

Commission on Community Investment and Infrastructure

RESOLUTION NO. 12-2014

**Adopted March 4, 2014**

AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH TWIN III BUILDING MAINTENANCE COMPANY, A SOLE PROPRIETORSHIP, THAT EXTENDS THE TERM BY 15 MONTHS TO JUNE 30, 2015 AND INCREASES THE AMOUNT BY \$19,698.75 FOR AN AGGREGATE CONTRACT AMOUNT NOT TO EXCEED \$352,768.75 TO FULFILL PROPERTY MANAGEMENT OBLIGATIONS FOR SHOREVIEW PARK; FORMER HUNTERS POINT REDEVELOPMENT PROJECT AREA

WHEREAS, The Office of Community Investment and Infrastructure (“OCII” or the “Successor Agency”), the successor to the former San Francisco Redevelopment Agency (the “RDA”), currently contracts with a property management firm to maintain Shoreview Park on Lillian Court, between Rosie Lee Lane and Beatrice Lane, in the former Hunters Point Redevelopment Project Area. OCII still owns Shoreview Park, and proposed transferring it to the City and County of San Francisco (the “City”) for a governmental purpose (i.e., a public park) under the Long-Range Property Management Plan (“PMP”) submitted to the State Department of Finance (“DOF”) in November 2013, as required under State Assembly Bills 26 and 1484 (“Redevelopment Dissolution Law”). Under Redevelopment Dissolution Law, OCII cannot sell or transfer any of its properties until DOF approves the PMP. DOF is still reviewing OCII’s PMP; and,

WHEREAS, The personal services contract with the property management firm, Twin III Building Maintenance Company (“Twin III”), was approved by the RDA Commission on March 16, 2010, under Resolution No. 26-2010. The RDA exercised its options under Section 2 of the personal services contract to extend the term from March 31, 2011 to March 31, 2013. The contract was extended again under a First Amendment, authorized by the Successor Agency’s Commission under Resolution No. 5-2013. Twin III’s personal services contract expires on March 31, 2014; and,

WHEREAS, Staff desires to extend this contract with Twin III for 15 months to June 30, 2015 because OCII has an enforceable obligation to maintain this property until it can be transferred to the City pursuant to OCII’s DOF-approved PMP. The cost of this extension would be \$19,698.75, for a total contract amount of \$352,768.75. The total contract amount is high because when it was first executed in 2010, Twin III was required to maintain five properties owned by the RDA. Four of the five properties under Twin III’s original contract have since transferred to the Mayor’s Office of Housing and Community Development, the housing successor agency for the City; and,

WHEREAS, The source of funds for the \$19,698.75 is new property tax revenue authorized under the Successor Agency’s Recognized Obligation Payment Schedule for the second half of the 2013-2014 fiscal year (“ROPS 13-14 B”), and to be authorized

under the Successor Agency's Recognized Obligation Payment Schedules for the 2014-2015 fiscal year ("ROPS 14-15 A" and "ROPS 14-15 B"). Payments under the contract during the 2014-2015 fiscal year are contingent on future approvals by the Oversight Board and DOF; and,

WHEREAS, Authorization of the Second Amendment will facilitate the cleaning, maintenance and roving site inspection services on a monthly basis for Shoreview Park. The activities under the proposed Second Amendment are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301(h) and 15061(b)(3). The activities would not directly cause any significant adverse change in the physical environment; and,

WHEREAS, Staff recommends approval of the proposed Second Amendment to the personal services contract with Twin III to extend the term by 15 months to June 30, 2015 at a cost of \$19,698.75 to maintain Shoreview Park; now therefore, be it

RESOLVED, that the Executive Director of the Office of Community Investment and Infrastructure is authorized to execute a Second Amendment to the Personal Services Contract with Twin III Building Maintenance Company, a sole proprietorship, that extends the term by 15 months to June 30, 2015 and increases the amount by \$19,698.75 for an aggregate contract amount not to exceed \$352,768.75 to fulfill property management obligations for Shoreview Park in the former Hunters Point Redevelopment Project Area, in substantially the form of the Second Amendment on file with the Secretary of the Commission, approved as to form by the Interim General Counsel to the Successor Agency.

*I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of March 04, 2014.*

*Natasha Jones*

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Commission Secretary