

**Commission on Community Investment and Infrastructure**

RESOLUTION NO. 32-2015

*Adopted June 2, 2015*

**AUTHORIZING A THIRD AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH TWIN III BUILDING MAINTENANCE COMPANY, A SOLE PROPRIETORSHIP, THAT EXTENDS THE TERM BY 12 MONTHS TO JUNE 30, 2016 AND INCREASES THE AMOUNT BY \$16,232 FOR AN AGGREGATE CONTRACT AMOUNT NOT TO EXCEED \$369,000 TO FULFILL PROPERTY MANAGEMENT OBLIGATIONS FOR SHOREVIEW PARK; FORMER HUNTERS POINT REDEVELOPMENT PROJECT AREA**

WHEREAS, the Successor Agency became the successor to the Redevelopment Agency of the City and County of San Francisco, a public body, corporate and politic, exercising its functions and powers and organized and existing under the Community Redevelopment Law of the State of California, when the former Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) was dissolved on February 1, 2012, pursuant to California Health and Safety Code Section 34170 et seq. (“Redevelopment Dissolution Law”); and

WHEREAS, the Successor Agency (now known as the Office of Community Investment and Infrastructure, or OCII) assumed all of the Former Agency’s enforceable obligations, including ownership of the Former Agency’s real property. The Successor Agency is charged with winding-down these enforceable obligations and disposing of all real property, pursuant to Redevelopment Dissolution Law, and subject to the oversight of the State Department of Finance (“DOF”), which is the lead implementing agency under Redevelopment Dissolution Law; and

WHEREAS, OCII owns Shoreview Park, located on Lillian Court between Rosie Lee Lane and Beatrice Lane, in the former Hunters Point Redevelopment Project Area, and contracts with the property management firm Twin III Building Maintenance Company (“Twin III”) to maintain the park; and

WHEREAS, OCII has proposed transferring Shoreview Park to the City and County of San Francisco (the “City”) for the property’s use as a governmental purpose (i.e., a public park) under the Long-Range Property Management Plan (“PMP”) submitted to DOF in November 2013, as required by Redevelopment Dissolution Law. Under Redevelopment Dissolution Law, OCII cannot sell or transfer its properties until DOF approves the PMP. DOF is currently reviewing OCII’s PMP; and

WHEREAS, Pending the approval of the PMP and the subsequent transfer of Shoreview Park to the City, OCII has a continuing obligation to maintain the park. As such, this property management activity is an enforceable obligation under Redevelopment

Dissolution Law, which defines enforceable obligations to include, among others, the costs of maintaining assets prior to disposition; and

WHEREAS, The Personal Services Contract with Twin III expires on June 30, 2015. In order to continue to meet OCII's obligation to maintain Shoreview Park until it can be transferred to the City pursuant to OCII's PMP as approved by DOF, OCII's Personal Services Contract with the Contractor to maintain Shoreview Park must be amended; and

WHEREAS, Staff desires to extend OCII's contract with Twin III for 12 months to June 30, 2016. The cost of the extension would be \$16,232, for a total contract amount of \$369,001. (The total contract amount is substantial because, when the contract was first executed in 2010, Twin III was required to maintain five properties owned by the RDA. Since then, four of the five properties have been transferred to the City's housing successor agency and only Shoreview Park remains under Twin III's Personal Services Contract.); and


WHEREAS, The source of funds for the \$16,232 is new property tax revenue authorized under OCII's Recognized Obligation Payment Schedule for the first half of the 2015-2016 fiscal year ("ROPS 15-16 A"), included as ROPS 15-16 A Line Item #11, in the amount of \$8,500, and additional property tax revenue to be authorized under OCII's Recognized Obligation Payment Schedule for the second half of the 2015-2016 fiscal year ("ROPS 15-16 B"). Payments to be authorized under ROPS 15-16 B are contingent on future approvals by the Oversight Board and DOF; and

WHEREAS, Authorization of the Third Amendment will facilitate the cleaning, maintenance and site inspection services on a weekly basis for Shoreview Park. The activities under the proposed Third Amendment are categorically exempt from 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 Third Amendment to the Personal Services Contract with Twin III to extend the term by 12 months to June 30, 2016 at a cost of \$16,232 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 Third Amendment to the Personal Services Contract with Twin III Building Maintenance Company, a sole proprietorship, that extends the term by 12 months to June 30, 2016 and increases the amount by \$16,232 for an aggregate contract amount not to exceed \$369,000 to fulfill property management obligations for Shoreview Park in the former Hunters Point Redevelopment Project Area, substantially in the form approved by the counsel to the Successor Agency.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of June 2, 2015.



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Commission Secretary