

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 32-2016

Adopted July, 19, 2016

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MJF & ASSOCIATES CONSULTING, A SOLE PROPRIETORSHIP, TO MANAGE THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE'S ("OCII") HUNTERS POINT SHIPYARD SITE OFFICE AND TO PROVIDE OUTREACH AND ADMINISTRATIVE SUPPORT SERVICES TO THE MAYOR'S HUNTERS POINT SHIPYARD CITIZEN'S ADVISORY COMMITTEE ("CAC"), THE LEGACY FOUNDATION, AND OCII FOR A CONTRACT TERM OF JULY 1, 2016 TO JUNE 30, 2019, AND A TOTAL CONTRACT AMOUNT OF \$997,906.77; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure) (the "Successor Agency" or "OCII") is completing the enforceable obligations of the Redevelopment Agency of the City and County of San Francisco (the "Former Agency") the Hunters Point Shipyard Project Area and Zone 1 (Candlestick Point) of the Bayview Hunters Point Project Area (the "Project Areas") under the authority of the California Community Redevelopment Law, Cal. Health & Safety Code §§ 33000 et seq., as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 et seq. and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission and delegating to it state authority under the Redevelopment Dissolution Law); and,

WHEREAS, The Candlestick Point and the Hunters Point Shipyard Project ("the Project") covers over 500 acres at the former Hunters Point Shipyard Naval Base (the "Shipyard") and at the adjacent Candlestick Point. Development of the Shipyard has been divided into two phases. In connection with the Shipyard Phase 1 Project, the Former Agency and HPS Development Co., LP ("Phase 1 Developer") entered into the Hunters Point Shipyard Phase 1 Disposition and Development Agreement, dated December 2, 2003 (the "Phase 1 DDA") by Resolution No. 179-2003. And in connection with the Candlestick Point and Shipyard Phase 2 Project, the Former Agency and CP Development Co., LP ("Phase 2 Developer") entered into the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement dated June 3, 2010 (the "Phase 2 DDA") by Resolution No. 69-2010; and,

WHEREAS, The California Department of Finance finally and conclusively determined that the Phase 1 DDA, Phase 2 DDA, and other Project documents are enforceable obligations under Redevelopment Dissolution Law. Letter, S. Szalay to T. Bohee (Dec. 14, 2012); and

WHEREAS, The Shipyard was closed by the federal government in 1974. In 1989, due to environmental contamination on the base, the U.S. Environmental Protection Agency ("EPA") placed the Shipyard on the National Priorities List of "Superfund" cleanup sites, requiring the Navy to investigate and remediate hazardous materials at the Shipyard; and,

- WHEREAS, In 1991, the United States Congress designated the Hunters Point Shipyard (the "Shipyard") for formal closure under the federal Defense Base Closure and Realignment Act and authorized the United States Department of the Navy (the "Navy") to transfer the Shipyard, in phases over time and upon clean up, to the Former Agency at no cost; and,
- WHEREAS, Since 1996, the Former Agency and OCII have continuously operated a Site Office at the Shipyard, which has been managed by a consultant who is required to provide Support Services to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee ("CAC"), OCII, and the Legacy Foundation, and to disseminate information about the OCII's redevelopment efforts at the Shipyard to the Bayview Hunters Point ("BVHP") community and the broader public. Additionally, the Site Office assists with property management functions, such as overseeing the Shipyard security badging program; and,
- WHEREAS, On July 30, 2013, the Successor Agency Commission, commonly known as the Commission on Community Investment and Infrastructure, (the "Commission") selected, by Resolution No. 37-2013, M.J.F. & Associates to fulfill the remaining contractual obligations of W.B. Kennedy & Associates for Site Office management after Mrs. Kennedy passed away in June 2013. M.J.F. & Associates had successfully co-managed the Site Office and was equipped to take on additional responsibilities such as office personnel management and engagement and relationship management with the BVHP community; and
- WHEREAS, On February 17, 2016, in accordance with OCII's Purchasing Policy, staff issued an Request for Proposal ("RFP") seeking responses from qualified consultants to manage the Shipyard Site Office; and,
- WHEREAS, On March 2, 2016, staff hosted a pre-submission meeting for prospective proposers. At the public meeting OCII staff provided an overview of the history and recent redevelopment activities at the Shipyard, described the role and scope of work of the Shipyard Site Office consultant, and responded to questions; and,
- WHEREAS, OCII received three proposals in response to the Site Office Management RFP, which were evaluated by a five-person panel. The panel subsequently interviewed all three applicants; and,
- WHEREAS, Following final deliberations, the panel recommended MJF & Associates Consulting to manage the Shipyard Site Office. OCII staff now seeks to enter into a personal services contract with M.J.F. & Associates Consulting, a sole proprietorship, to manage OCII's Hunters Point Shipyard Site Office and to provide outreach and administrative support services to the CAC, OCII and the Legacy Foundation (the "Contract"). Included in the scope of services for the contract is the management and operation of the Shipyard Site Office for uses consistent with applicable law, OCII policies, and the recorded Covenant of Purpose, Use and Ownership (Sep. 2, 2010); and,
- WHEREAS, The fees and expenses authorized under the Contract have been, and will be, reimbursable from the Phase 1 and Phase 2 Developer under the DDAs.. The Contract is shown on line HPSY 25 of the Recognized Obligation Payment Schedule ("ROPS"), which has been approved by the Department of Finance and will be included on each successive ROPS until expiration or termination of the Contract; and
- WHEREAS, Under the Redevelopment Dissolution Law, successor agencies only have the authority to enter into new contracts in compliance with enforceable obligations

that existed prior to June 28, 2011 and in accordance with Health and Safety Code 34177.3(a) OCII has determined that the Contract complies with the DDAs,

WHEREAS, Authorization of the Contract is not a project, as defined by the California Environmental Quality Act ("CEQA") in CEQA Guidelines Section 15378(b)(5) and therefore is not subject to environmental review under CEQA. The Contract will allow for the provision of administrative support, outreach and information services and will not independently result in a physical change in the environment; now; therefore, be it

RESOLVED, That the Commission approves and authorizes the Executive Director to execute, substantially in the form attached to the Commission Memorandum accompanying this Resolution, a personal services contract with MJF & Associates Consulting, a sole proprietorship, for the purposes of managing OCII's Hunters Point Shipyard Site Office and providing outreach and administrative support services to the CAC, OCII and the Legacy Foundation, for a contract term of July 1, 2016 to June 30, 2019 and a total contract amount not to exceed \$997,906.77.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of July 19, 2016.



Commission Secretary