

File No. 100334

Committee Item No. \_\_\_\_\_

Board Item No. 33

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date 03/30/10

#### Cmte Board

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

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Completed by: Joy Lamug

Date 03/25/10

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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1 [Approving Submission of a Design-Build Application to the California State Public Works  
2 Board Under California Public Contract Code Section 20688.6.]

3 **Resolution making findings and authorizing the submission of a design-build**  
4 **application to the California State Public Works Board to permit construction of a**  
5 **Community Facilities Demonstration Project at Hunters Point Shipyard Redevelopment**  
6 **Project Area.**

7  
8 WHEREAS, The Redevelopment Agency of the City and County of San Francisco (the  
9 "Agency") intends to design and construct a Community Facilities Demonstration  
10 Project (the "Project") on "Lot D" of Parcel A of the Hunters Point Shipyard ("Shipyard"),  
11 located within the Hunters Point Shipyard Redevelopment Project Area ("Project Area"); and

12 WHEREAS, As part of the first phase of development at the Shipyard, 1.2 acres of land  
13 for community use ("Community Facilities Parcels") has been provided; and

14 WHEREAS, The Community Facilities Parcels are to be used to enhance the overall  
15 quality of life of the residents in the Bayview Hunters Point area ("BVHP") and support the  
16 creation of a vibrant Shipyard community; and

17 WHEREAS, The Agency works with the Hunters Point Citizens Advisory Committee  
18 ("CAC") to create programming for the Community Facilities Parcels that matches the needs  
19 of existing and future residents in the BVHP community; and

20 WHEREAS, Development of the Community Facilities Parcels are one near-term  
21 component of a broader multi-year vision for the adjacent Shipyard Arts and Technology  
22 district; and

23 WHEREAS, The Project will serve as a community based public meeting and job  
24 training/placement facility in accordance with the principles established by the CAC; and  
25

1 WHEREAS, The Project is funded through U.S. Department of Commerce, Economic  
2 Development Administration ("EDA") grant #07-49-05755; and

3 WHEREAS, THE EDA grant monies were awarded especially for improvements to "Lot  
4 D", of the Project Area; and

5 WHEREAS, As a condition of using the federal funds, the Agency must follow the EDA  
6 Procurement Regulations, 15 C.F.R. 24.36 et seq., and EDA Construction Standards, which  
7 require, among other things, that the Agency meet competitive procurement requirements;  
8 and

9 WHEREAS, The Project must be substantially complete by August 15, 2010 to satisfy  
10 the EDA grant conditions; and

11 WHEREAS, Agency staff has developed the project criteria, the building and site  
12 design controls, performance specifications, and a detailed scope of work so that a design-  
13 build method can succeed; and

14 WHEREAS, California State Public Contract Code Section 20688.6 permits up to ten  
15 (10) redevelopment projects within the State of California to obtain design-build authority,  
16 which involves the procurement of both project design and construction from a single entity on  
17 either a "lowest responsible bidder" or "best value" basis; and

18 WHEREAS, The Agency must submit an application to the California State Public  
19 Works Board ("State Board") to obtain approval to use a design-build method for the Project;  
20 and

21 WHEREAS, The Project consists of the design and installation of a modular space  
22 building to be used for public meeting and event space and space for other community-  
23 oriented uses, including a job training/placement facility; and  
24  
25

1 WHEREAS, The Project benefits the Project Area by creating a new public space that  
2 will be used by local community groups and businesses, tenants of the Shipyard, and other  
3 members of the public; and

4 WHEREAS, Other than the EDA grant monies that have been awarded to the Agency,  
5 no other reasonable means of financing the Project area is available, as the City has no funds  
6 currently budgeted or otherwise identified to pay for the Project, and no other source,  
7 public or private, has been identified to provide funds to accomplish the Project; and

8 WHEREAS, The Project Area is not yet generating tax increment, and does not expect  
9 to generate tax increment in the near future, that could otherwise be a funding source for the  
10 Project; and

11 WHEREAS, The Project will be a LEED Certified building and will bring new  
12 infrastructure to the Project Area; and

13 WHEREAS, One intended function of the Project includes the creation of a job  
14 training/placement facility, which will increase jobs and economic stimulus and investments in  
15 the area and will continue to assist in the elimination of blighting conditions in the Project  
16 Area; and

17 WHEREAS, The Project is consistent with the adopted Five-Year Implementation Plan  
18 adopted pursuant to Health and Safety Code section 33490, which has as its goals to: (a)  
19 Foster employment, business, and entrepreneurial opportunities in the construction of facilities  
20 in the Project Area; (b) Provide for the development of economically vibrant and  
21 environmentally sound districts for mixed use cultural, recreation, educational and arts uses;  
22 and (c) Encourage use of the most cost effective, energy-efficient measures feasible, as  
23 adopted by the Agency Commission and on file with the Clerk of the Board of Supervisors in  
24 File No. 12-2009, which is hereby declared to be a part of this resolution as if set forth fully  
25 herein; and

1 WHEREAS, Authorization of this submission and subsequent use of the design-build  
2 method will not directly cause any change in the physical environment and is exempt from the  
3 California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061  
4 (b)(3); and

5 WHEREAS, Section 33445 of California Redevelopment Law requires a local  
6 legislative body to adopt a resolution making certain determinations with respect to publicly  
7 owned improvements funded by the Agency; and

8 WHEREAS, Resolution No. 14-2010 was adopted by The Redevelopment Agency  
9 Commission on February 16, 2010 authorizing Agency staff to pursue Board of Supervisors  
10 approval of the findings now, therefore, be it

11 RESOLVED, The Board of Supervisors finds that the public improvements will be of  
12 benefit to the Hunters Point Shipyard Redevelopment Project Area ("Project Area"); and, be it

13 FURTHER RESOLVED, That there are no other reasonable means of funding the  
14 Project; and, be it

15 FURTHER RESOLVED, That the Project will assist in the elimination of one or more  
16 blighting conditions in the Project Area; and, be it

17 FURTHER RESOLVED, That the public improvements are consistent with the  
18 Implementation Plan for the Project Area; and, be it

19 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San  
20 Francisco finds that the Redevelopment Agency, acting through the Executive Director, is  
21 authorized to submit an application to the California State Public Works Board to permit the  
22 use of the design-build process for the Community Facilities Demonstration Project under  
23 California Public Contract Code Section 20688.6.



# CERTIFICATE OF DETERMINATION



## SAN FRANCISCO REDEVELOPMENT AGENCY

Date: March 6, 2010

CASE NO: EX03.06.10

Project Title: Authorizing the Executive Director to award Contract No. HPS 001-10 to Project FROG, Inc., a California corporation, for an amount not to exceed \$2,034,941 for construction of a Community Facilities Demonstration Project modular building at the Hunters Point Shipyard and approving any related documents and conditionally approving the Basic Conceptual Design; Hunters Point Shipyard Redevelopment Project Area

Project Location-Specific: Parcel A of Hunters Point Shipyard Redevelopment Project Area

Project Location-General: City and County of San Francisco

Description of Nature, Purpose, and Beneficiaries of Project: Authorization of Contract No. HPS 001-10 to Project FROG, Inc. will facilitate the installation of a Community Facilities Demonstration Project on Parcel A of the Hunters Point Shipyard Redevelopment Project Area. The Demonstration Project modular building will provide community facility space for a range of uses including a community-based public meeting and event space, as well as arts and arts education, job training, and/or recreation, and will enhance the character of Parcel A for nearby residents and the general public, consistent with the goals and objectives of the Hunters Point Shipyard Redevelopment Plan. As required by the guidelines of the United States Department of Commerce, Economic Development Administration, the Agency would place a lien on the land under the Demonstration Project building and file related documents.

Name of Public Agency Approving Project: San Francisco Redevelopment Agency

Name of Person or Agency Carrying Out Project: Project FROG, Inc.

Exempt Status (pursuant to California Environmental Quality Act Guidelines)

- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption (State type and section number): New Construction of a Small Facility, Section 15301(c)
- ☐ Statutory Exemption (State type and section number): \_\_\_\_\_
- ☐ Other (State section number): \_\_\_\_\_

CERTIFICATE OF DETERMINATION  
SAN FRANCISCO REDEVELOPMENT AGENCY

Reason why project is exempt: The authorization to award the Contract to Project Frog, Inc. will facilitate the design, manufacture, and installation of a pre-fabricated, modular type building of approximately 5,000 square feet in floor area on the Hunters Point Shipyard. These activities are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303(c). The activities would not directly cause any change in the physical environment. Placing a lien on the land under the Demonstration Project building and filing related documents are Agency administrative activities that would not have any direct physical effects on the environment and are not "Projects" as defined in CEQA Guidelines Section 15378(b)(5).

Lead Agency Contact Person:

Name: Stanley Muraoka

Title: Environmental Review Officer

Telephone: (415) 749-2577

Signature: \_\_\_\_\_



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2010 MAR 23 AM 8:45

BY AK





## THE MAYOR'S HUNTERS POINT SHIPYARD CITIZEN'S ADVISORY COMMITTEE

BVHP SHIPYARD SITE OFFICE PHONE: 415.822.4622  
P. O. Box 882403 FAX: 415.822.4840  
SAN FRANCISCO, CA 94188 EMAIL: SANFRANCISCOCAC@AOL.COM

RECEIVED  
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BY OK

March 17, 2010

Board of Supervisors of the City and County of San Francisco  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
Attention: Angela Calvillo, Clerk of the Board

Dear Honorable Supervisors,

The Hunter's Point Shipyard Redevelopment Citizen's Advisory Committee (CAC) fully supports the planned installation of a modular building to be called the Community Facilities Demonstration Project. We collectively feel that this project will:

- Supply needed job opportunities that will also provide valuable experience in "green" building techniques for Project Area residents
- Provide a Bayview location for Citybuild to provide job placement services
- Serve as a laboratory for innovative ideas for economic development ahead of full project build out that compliment the 3<sup>rd</sup> Street revitalization
- Serve as a community meeting space
- House uses that will increase foot traffic to the Hunters Point Shipyard.

In addition, we are acutely aware of the necessity to comply with EDA grant spend-down provisions. We understand that this particular EDA grant sunsets in August of this year and not using the funds could jeopardize proposals for future grants, an outcome that would not be desirable for the Project or the City. The modular building concept is a project that will provide the benefits listed above and has the added benefit of being a project that can be completed within the next 5 months.

Members of the CAC have been involved in this project since inception, providing input to the Request for Qualifications issued by the Redevelopment Agency and serving on the selection panel for finalists. We understand that the contract is awarded on a lowest-qualified bidder basis and feel that Project FROG, Inc. is well qualified to deliver the intended project.

We hope that you agree with us and move forward to support the contract award to Project FROG, Inc. for completion of the demonstration project.

Sincerely,

Dr. Veronica Hunnicutt  
Chair, Hunters Point Shipyard Redevelopment Citizen's Advisory Committee

