

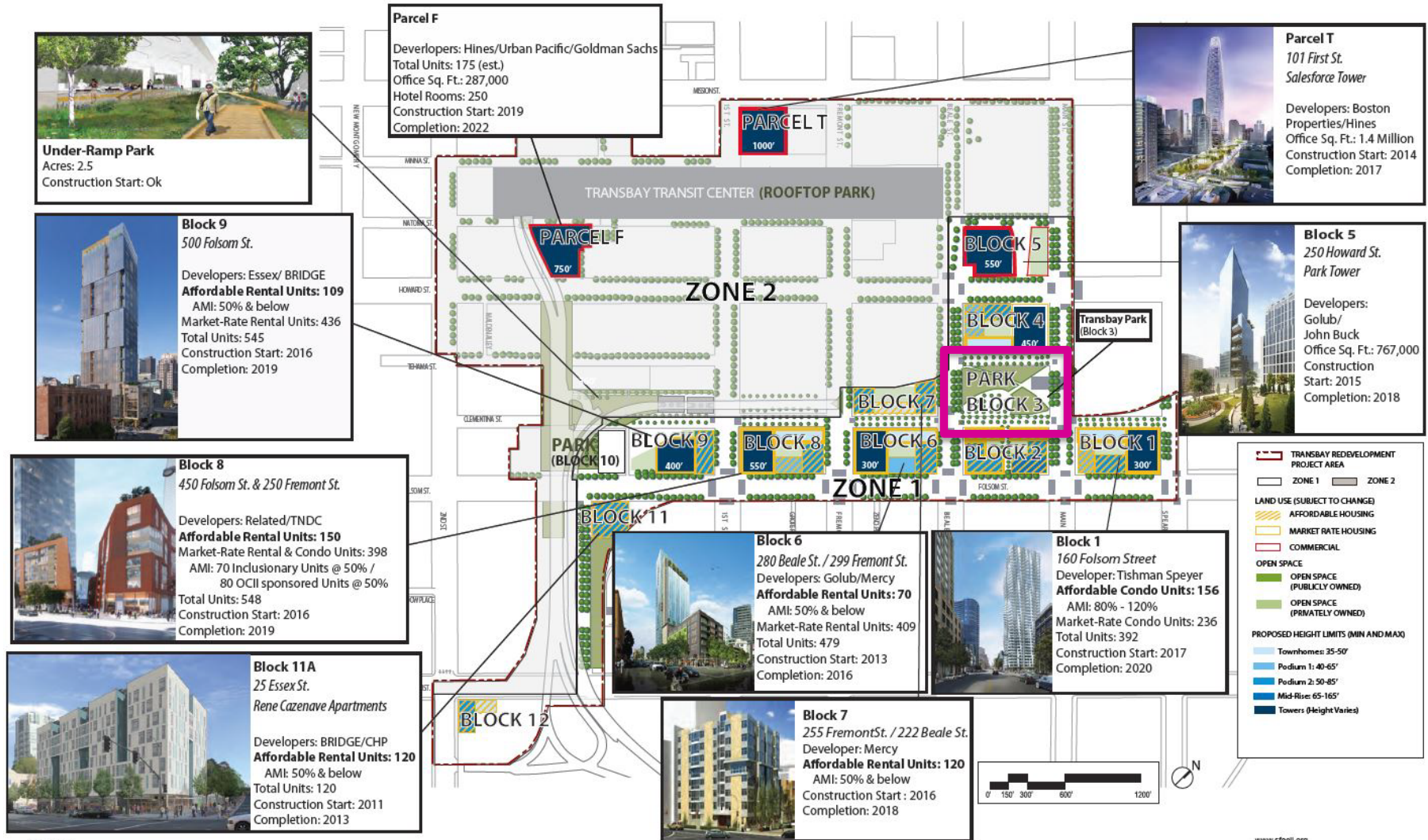
**TRANSBAY PARK
(BLOCK 3)
MEMORANDUM OF UNDERSTANDING
WITH S.F. PUBLIC WORKS**

September 18, 2018

Commission Action

Authorize a Memorandum Of Understanding (MOU) with San Francisco Public Works in an amount of \$3,895,613 for Transbay Park design and project management services

Transbay Redevelopment Area



OCII Infrastructure & Parks Development

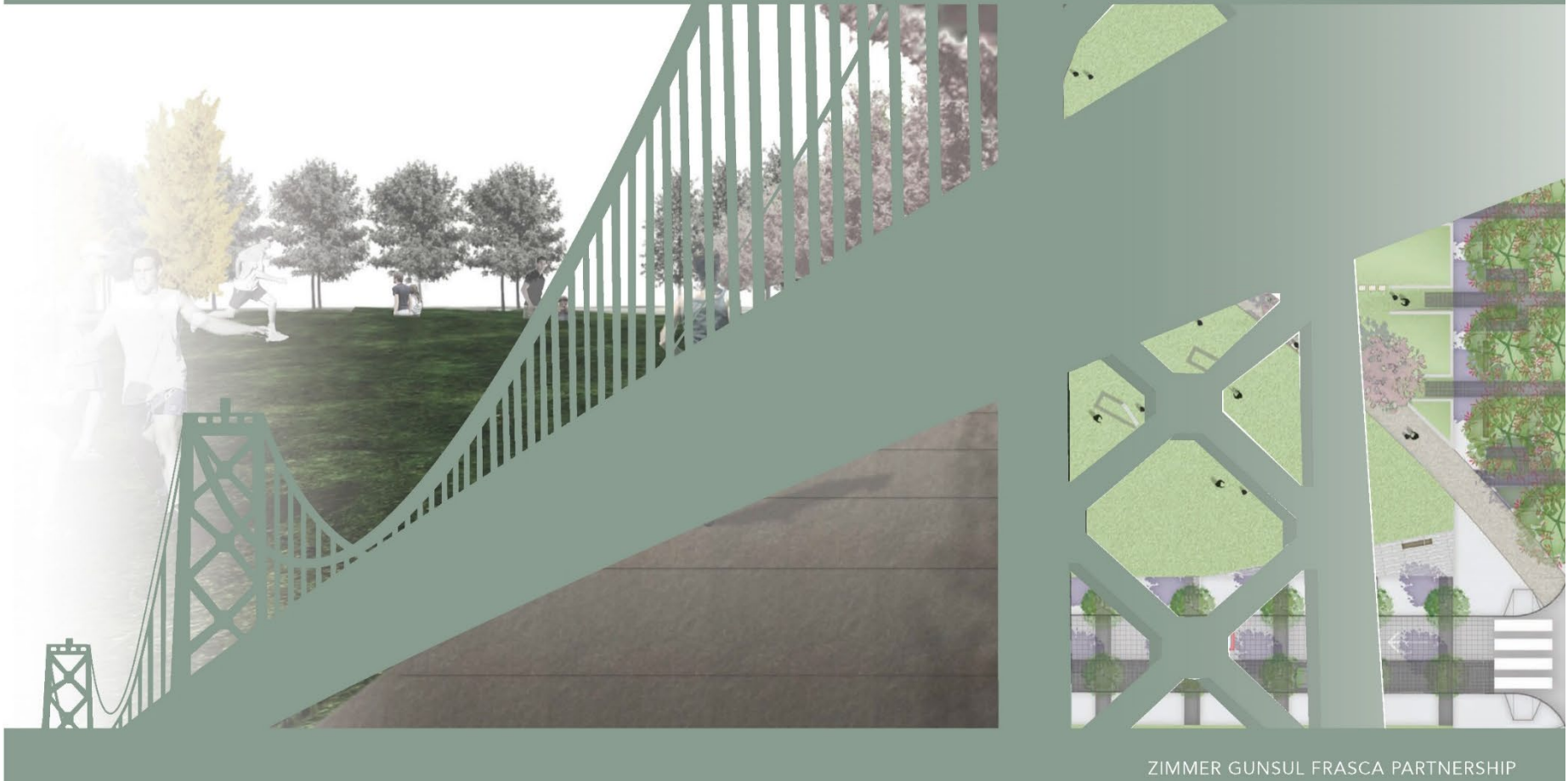
- OCII is responsible for implementation of certain infrastructure improvements in Zone 1 of the Transbay Redevelopment Project Area, including parks
- We partner with City agencies for design, project management and construction administration services

Streetscape & Open Space Concept Plan

SAN FRANCISCO REDEVELOPMENT AGENCY & SAN FRANCISCO PLANNING DEPARTMENT

TRANSBAY REDEVELOPMENT PROJECT AREA STREETSCAPE & OPEN SPACE CONCEPT PLAN

NOVEMBER 21, 2006

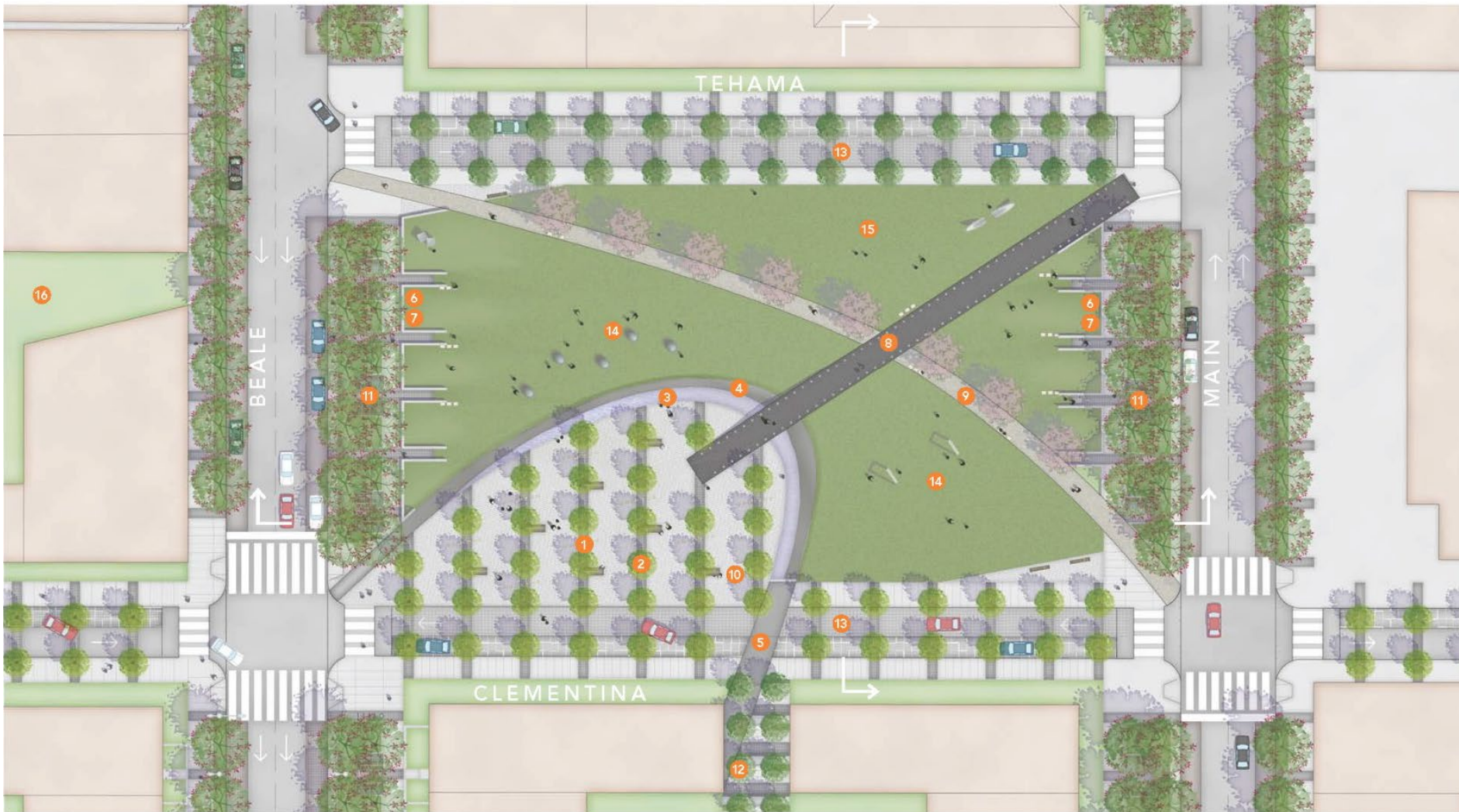


ZIMMER GUNSUL FRASCA PARTNERSHIP

Parks & Open Spaces



Transbay Park Concept Design



Transbay Park Design Goals

- Program will be a community-informed design
- Serve the needs of residents, commuters, office workers and visitors
- Include a children's playground
- Include a mix of active recreation and passive open spaces
- Incorporate sustainability measures

SFPW MOU Scope of Work

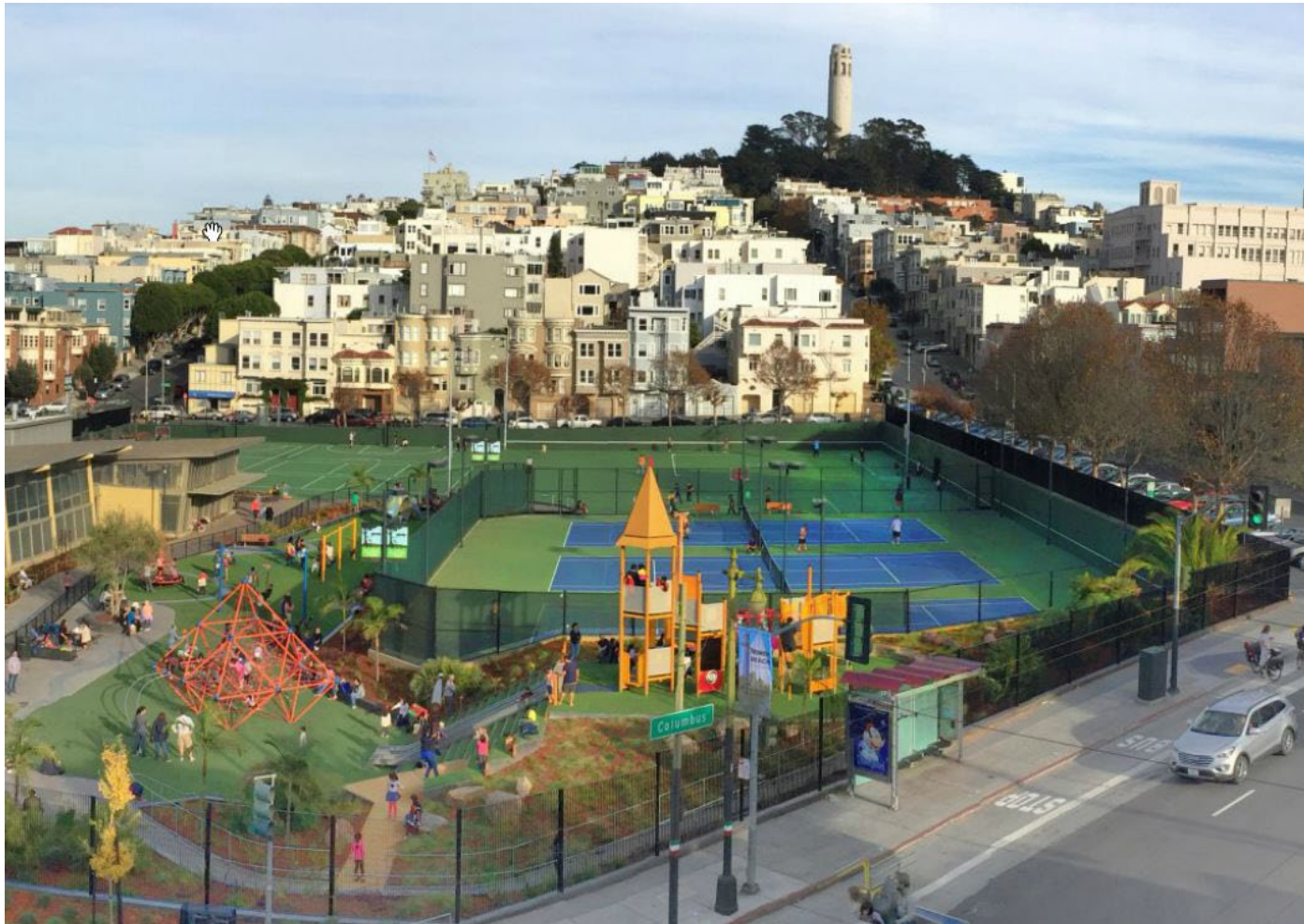
- **Design services including Schematic Design, Design Development, and Construction documents preparation**
- Public outreach
- Estimate costs
- Project management services
- Prepare all MOUs with other City agencies
- Manage consultants
- Ensure consistency with City requirements that apply to OCII projects (i.e. ADA, environmental)
- Ensure contract compliance with OCII SBE policies

Examples of SFPW Park Designs



Cayuga Park in the Outer Mission – completed in 2013

Examples of SFPW Park Designs



Joe DiMaggio Playground in North Beach – completed in 2015

Examples of SFPW Park Designs



Lafayette Park in Pacific Heights – completed in 2013

SFPW MOU Scope of Work

- Design services including Schematic Design, Design Development, and Construction documents preparation
- **Public outreach**
- **Estimate costs**
- **Project management services**
- **Prepare all MOUs with other City agencies**
- **Manage consultants**
- **Ensure consistency with City requirements that apply to OCII projects (i.e. ADA, environmental)**
- **Ensure contract compliance with OCII SBE policies**

Total SFPW MOU Authorization Request

MOU Budget Approach

SFPW MOU Fee	
SFPW Base Management & Service Fees	\$ 2,674,680
Allowance for As-Needed Services	\$ 1,220,933
Total SFPW Management & Services Fees	\$ 3,895,613

Total SFPW Authorization Request

Base Services

SFPW Fees	
<i>SFPW Management & Service Fees</i>	\$ 841,951
15% fee contingency	\$ 126,293
Total SFPW Management & Services Fees	\$ 968,244
<i>SFPW Design, Engineering, & ADA Review Fees</i>	\$ 1,286,012
15% fee contingency	\$ 192,902
Total SFPW Design, Engineering, & ADA Review Fees	\$ 1,478,914
Total SFPW	\$ 2,447,158
MTA Fees	\$ 172,845
15% fee contingency	\$ 25,927
Total MTA	\$ 198,772
PUC Fees	\$ 25,000
15% fee contingency	\$ 3,750
Total PUC	\$ 28,750
Total	\$ 2,674,680

Total SFPW Authorization Request

Allowances for As-Needed Services Cover:

- Public outreach
- 3rd party reports
- 3rd party cost estimates and reconciliation
- Project constructability review
- Permits
- Legal services

Next Steps

- **Fall 2018:** Project kickoff and concept design
- **Fall 2018 – Spring 2019:** Public Outreach
- **Spring 2019:** Begin Schematic Design
- **Fall 2019:** Request OCII Commission approval of Schematic Design
- **Spring 2020:** Complete Design Development drawings
- **Summer 2020:** Complete Construction Documentation
- **Fall 2020:** Request OCII Commission approval of construction funding
- **Late 2020:** Construction Begins
- **2022:** Anticipated construction completion

THANK YOU

Total SFPW Authorization Request

Allowances for As-Needed Studies

Arts Commission informal review	\$	3,000
Regulatory Affairs services	\$	10,000
Technical Specifications (as-needed consultant)	\$	40,000
BSM site survey	\$	50,000
Tree assessment	\$	10,000
Cost estimates (6) (Concept Design through 100% CDs)	\$	70,000
Cost estimate reconciliation (3)	\$	45,000
RPD peer reviews	\$	5,000
Constructability review (2) (as-needed consultant)	\$	30,000
Contract administration (10% fee on as-needed contracts)	\$	25,000
Maher Fees/Bay Area Quality Mgmt. District/State Water Resources Board	\$	8,000
Tree removal/planting permits	\$	3,000
DBI plan check, Demo, Site and Building Permits, USD fees, State water resource fees and Encroachment permits	\$	500,000
Geotechnical report	\$	75,000
Reproduction services/printing costs	\$	25,000
ESA phases I & II	\$	65,681
Stormwater control review fees	\$	12,000
SFPW legal services (City Attorney)	\$	5,000
Investigatory potholing	\$	30,000
Outside public outreach services	\$	50,000
Subtotal	\$	1,061,681
15% fee contingency	\$	159,252
Total Allowances Amount	\$	1,220,933