

TRANSBAY INFRASTRUCTURE TASK FORCE MEMORANDUM OF UNDERSTANDING WITH S.F. PUBLIC WORKS

May 21,2024

Commission Action

Authorize a Memorandum Of Understanding (MOU) with Public Works for its Infrastructure Task Force to support OCII in completing infrastructure improvements related to enforceable obligations in the Transbay Redevelopment Project Area in an amount not-to-exceed \$100,000 annually for the remainder of the Transbay Redevelopment Plan

OCII Infrastructure & Parks Development

- As master developer of the Transbay Project Area, OCII is responsible for implementation of certain infrastructure improvements in Zone 1 of the Transbay Redevelopment Project Area, including:
 - Design of streets & sidewalks
 - Installation of street lighting & sidewalk furniture
 - Construction of parks & open spaces
 - Other improvements
- We partner with City agencies for design, project management and construction administration services

OCII's Remaining Transbay Projects

TRANSBAY REDEVELOPMENT PROJECT AREA



Parcel F
Developers: Hines/Urban Pacific/Goldman Sachs
Total Units: 165 (est.)
Office Sq. Ft.: 287,000
Hotel Rooms: 250
Construction Start: TBD
Completion: TBD

Parcel T
101 First St.
Salesforce Tower
Developers: Boston Properties/Hines
Office Sq. Ft.: 1.4 Million
Construction Start: 2014
Completion: 2017

Block 5
250 Howard St.
Park Tower
Developers: Golub/John Buck
Office Sq. Ft.: 767,000
Const. Start: 2015
Completion: 2018

Block 9
500 Folsom St.
Developers: Essex/BRIDGE
Aff. Rental Units: 109
AMI: 50% & below
MR Rental Units: 428
Total Units: 537
Construction Start: 2016
Completion: 2020

Block 8
450 Folsom St. & 250 Fremont St.
Developers: Related/TNDC
Aff. Rental Units: 150
MR Rental & Condo Units: 396
AMI: 70 Inclusionary Units @ 50% / 80 OCII sponsored Units @ 50%
Total Units: 548
Construction Start: 2016
Completion: 2019

Block 11
25 Essex St.
Rene Cazenave Apartments
Developers: BRIDGE/CHP
Aff. Rental Units: 120
AMI: 50% & below
Total Units: 120
Construction Start: 2011
Completion: 2013

Essex Open Space
Acres: .5

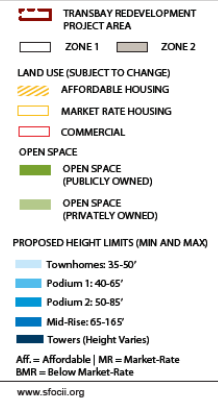
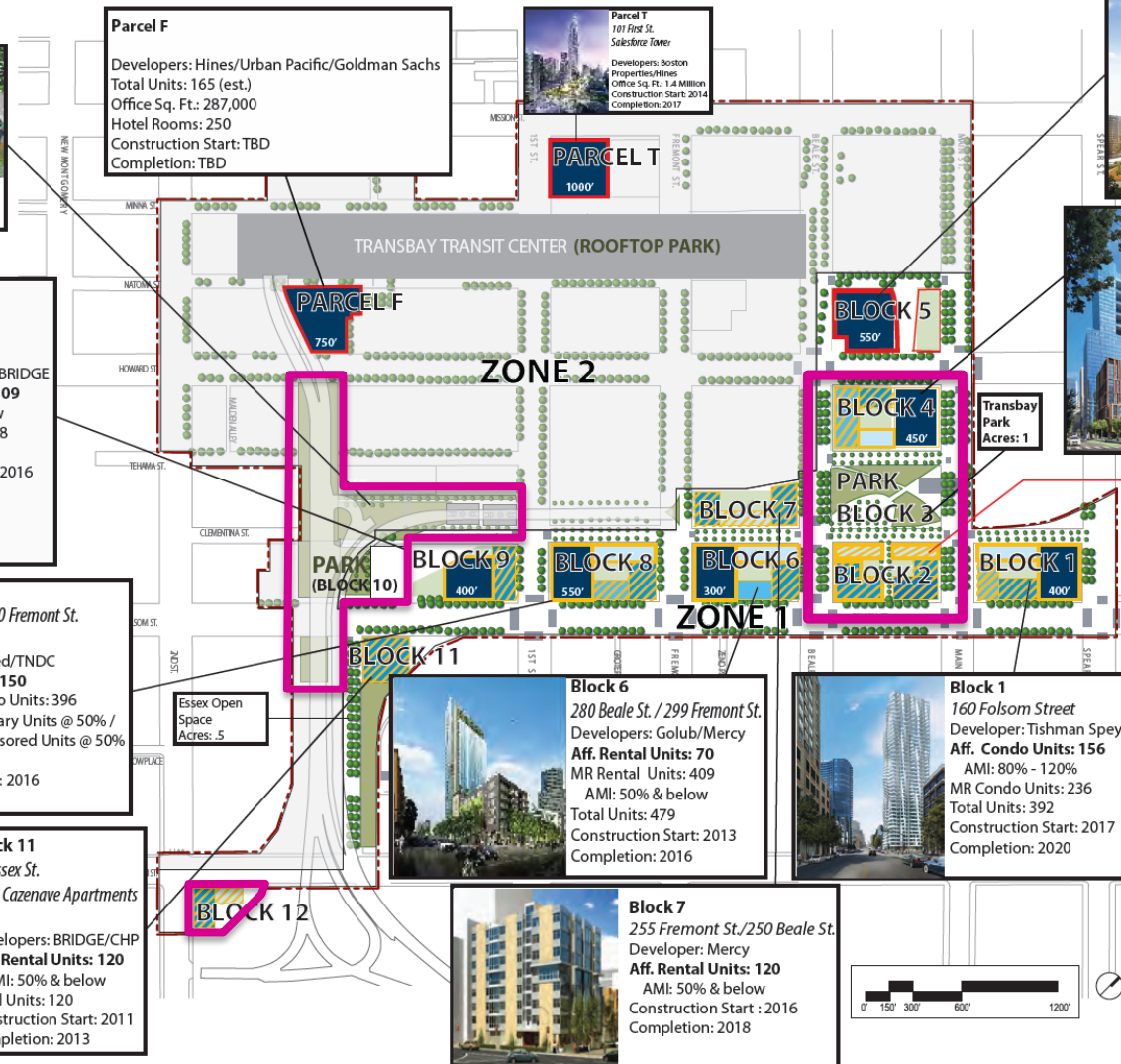
Block 6
280 Beale St. / 299 Fremont St.
Developers: Golub/Mercy
Aff. Rental Units: 70
MR Rental Units: 409
AMI: 50% & below
Total Units: 479
Construction Start: 2013
Completion: 2016

Block 7
255 Fremont St./250 Beale St.
Developer: Mercy
Aff. Rental Units: 120
AMI: 50% & below
Construction Start: 2016
Completion: 2018

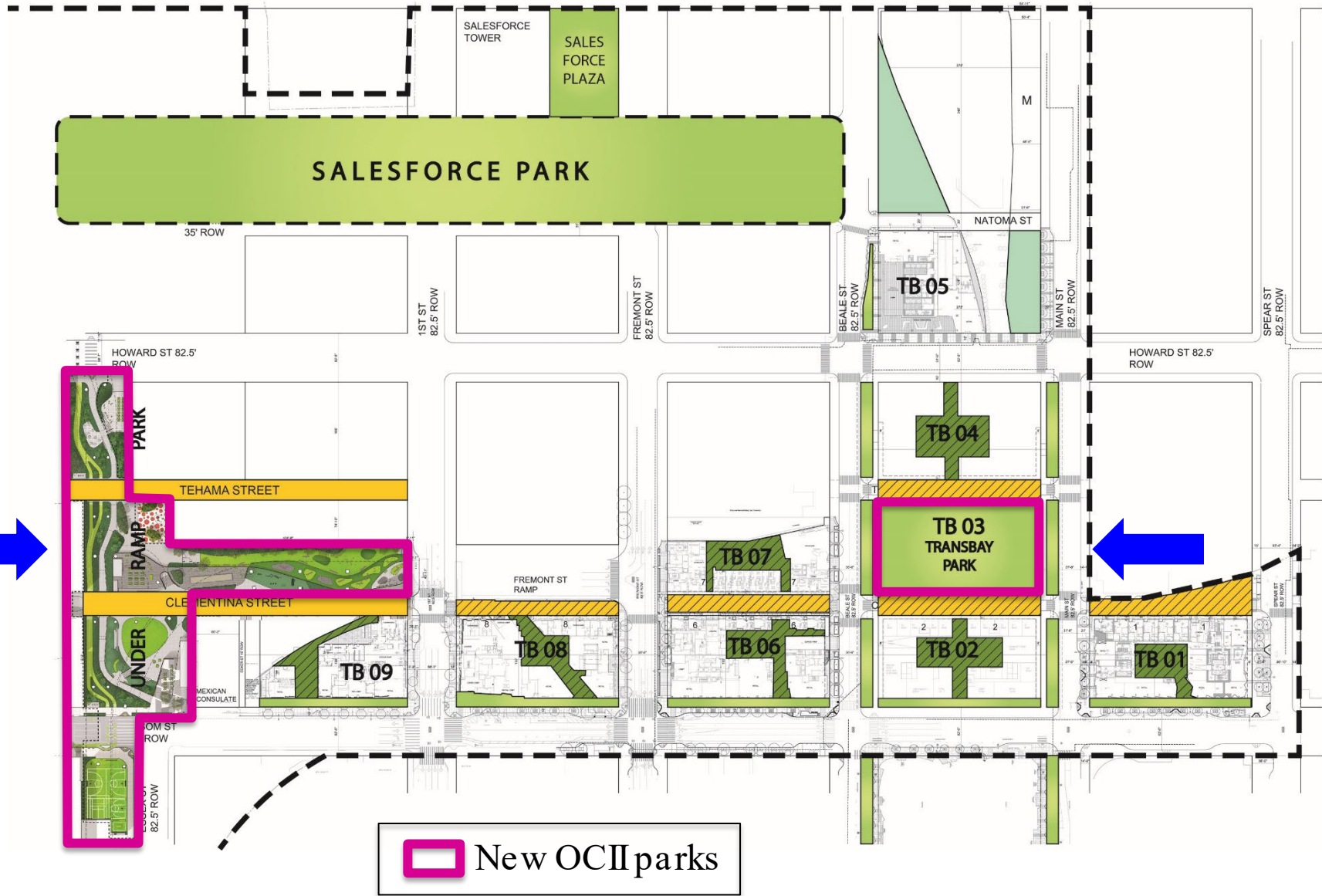
Block 1
160 Folsom Street
Developer: Tishman Speyer
Aff. Condo Units: 156
AMI: 80% - 120%
MR Condo Units: 236
Total Units: 392
Construction Start: 2017
Completion: 2020

Block 4
Developer: Hines/Urban Pacific /Goldman Sachs/Mercy
100% Aff. Rental
Units: 201 + 1 Mgr Unit
AMI: 40% - 100%
Tower BMR Rental Units: 105
AMI: 100% - 120%
Tower MR Rental Units: 219
Tower MR Condo Units: 155
Total Units: 681
Construction Start: 2024
Completion: 2028

Block 2
2W Developer: Chinatown Community Development Center
2W (Aff. Senior); 151 Units
Incl. 1 Mgr. Unit
2E Developer: Mercy
2E (Aff. Family); 184 Units
Incl. 1 Mgr. Unit
Total Units: 335
Construction Start: 2024
Completion: 2026



OCII Parks & Open Spaces



Previous & Existing OCII-DPW Agreements

Transbay Public Realm Projects

- Folsom Street Improvement Project
 - DPW role: Engineering coordinator & construction manager
- Block 3 Park & Street Improvements Project
 - DPW role: Designer, engineer, & construction manager
- Under Ramp Park
 - DPW role: City agency review coordinator

ITF MOU Scope of Work

- Coordinating Transfer and Final Maps
- Reviewing vertical and horizontal infrastructure projects design
- Coordinating Public Works Director's Orders Hearings.
- Processing infrastructure Notices of Completion for infrastructure improvements
- Directing OCIT's finished infrastructure projects for approval by the Board of Supervisors
- Recording project maps, easements, or agreements.
- Attending monthly project meetings and field site visits.

ITF MOU Term

Redevelopment Plan Expiration: 2035

Term of Agreement: 13 years

- Covers fiscal years 2023-2024 through 2035-2036
- 1 additional year for Public Works to issue final bill

ITF MOU Budget

- Annual Not-to-Exceed MOU Budget: \$100K
- Transbay Plan Expiration: 2035
- Remaining Plan Years: 11
- Retroactive MOU Payment: Current
FY2023-2024

ITF MOU Budget

Annual Budget Overview

Public Works Staffing	Budget
ITF Manager	
Project Manager	
Eng Review	
Admin	
Bureau of Street Use and Mapping	
Monthly Subtotal	\$7,488.59
Yearly	\$89,863.13
Contingency (10%)	\$8,986.31
Total	\$98,849.44
TOTAL ROUNDED	\$100,000.00

THANK YOU