

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 48-2022

Adopted December 6, 2022

AUTHORIZING AN AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS PUBLIC WORKS DEPARTMENT AND ITS RECREATION AND PARKS DEPARTMENT, TO COMPLETE THE DESIGN AND ENGINEERING OF TRANSBAY BLOCK 3 PARK AND STREETScape IMPROVEMENTS PROJECT AND TO INCREASE THE EXPENDITURE AUTHORITY FOR THESE SERVICES BY \$3,765,045, FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$7,660,658; AND PROVIDING NOTICE THAT THIS ACTION IS WITHIN THE SCOPE OF THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION / REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT / ENVIRONMENTAL IMPACT REPORT (“FEIS/EIR”), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FEIS/EIR FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA

WHEREAS, In furtherance of the objectives of the Community Redevelopment Law of the State of California (“CRL”), the Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) undertook a program to redevelop and revitalize blighted areas in San Francisco and in connection therewith adopted the development project area known as the Transbay Redevelopment Project Area (the “Project Area”); and,

WHEREAS, The Board of Supervisors (“Board of Supervisors”) of the City and County of San Francisco (“City”) approved a Redevelopment Plan for the Project Area by Ordinance No. 124-05, adopted on June 21, 2005, and by Ordinance No. 99-06, adopted on May 9, 2006, filed in the Office of the Recorder of the City and County of San Francisco (“Official Records”) as Document No. 2006-I224836, as amended by Ordinance No. 84-15 (June 18, 2015)) as Document No. 2015-K135871, and as amended by Ordinance No. 62-16 (April 19, 2016) as Document No. 2016-K333253, and as it may be amended from time to time (“Redevelopment Plan”); and,

WHEREAS, The Redevelopment Plan was adopted with the purpose of redeveloping 10 acres of property owned by the State of California (the “State-owned parcels”) to generate funding for the Transbay Joint Powers Authority (“TJPA”) to construct the new Transbay Transit Center, now commonly referred to as the Salesforce Transit Center (the “STC”); and,

WHEREAS, In 2003, the Transbay Joint Powers Authority (“TJPA”), the City, and the State of California, acting by and through its Department of Transportation (“Caltrans”), entered into a Cooperative Agreement, which sets forth the process for the transfer of the certain state-owned parcels to the City and the TJPA. In 2005, the TJPA and the Former Agency entered into the Transbay Redevelopment Project

Implementation Agreement (“Implementation Agreement”) which requires the Former Agency to prepare and sell these formerly state-owned parcels or retain them to implement the Redevelopment Plan, including, among other things, the construction and funding of new infrastructure improvements, including parks. In 2008, the Former Agency entered into an option agreement with the City and TJPA, which provided, among other things, the Former Agency with the option to acquire portions of Transbay Block 3 (the “Option Agreement”); and,

WHEREAS, The Redevelopment Plan and the Transbay Redevelopment Project Area Design For Development (“Design for Development”) published in 2003 identify Transbay Block 3 as the location for a central, public park that would serve as a destination in the neighborhood; and,

WHEREAS, In 2006, the Former Agency and the San Francisco Planning Department (“Planning Department”), in collaboration with other City agencies and the TJPA, commissioned the production of the 2006 Transbay Streetscape and Open Space Concept Plan (the “Streetscape and Open Space Plan”). On November 21, 2006, the Former Agency Commission approved, by Resolution No. 153-06, the Streetscape and Open Space Plan. The Streetscape and Open Space Plan includes design elements related to the ten major streets and six public alleyways within the Project Area, as well as neighborhood parks and areas below bus and freeway ramps. Furthermore, the Streetscape Plan includes recommended landscaping, sidewalk paving, tree types, street furniture, and lighting for each street. It also delineates the purpose of each public right-of-way and links the Transbay neighborhood to the adjacent Rincon Hill neighborhood; and,

WHEREAS, On February 1, 2012, the State of California dissolved all redevelopment agencies, including the Former Agency, by operation of law pursuant to California Health and Safety Code Sections 34170 et seq. (“Redevelopment Dissolution Law”). Under the authority of the Redevelopment Dissolution Law and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission (“Commission”) and delegating to it state authority under the Redevelopment Dissolution Law), the Successor Agency to the Former Agency (commonly known as the Office of Community Investment and Infrastructure or “OCII”) is administering the enforceable obligations of the Former Agency; and,

WHEREAS, On April 15, 2013, the California Department of Finance (“DOF”) determined “finally and conclusively” that the Implementation Agreement, along with other Transbay-related documents, is an enforceable obligation that will not require future DOF review, although expenditures under the Implementation Agreement are subject to continuing DOF review. Thus, the Implementation Agreement is an enforceable obligation that requires OCII to among other things, “execute all activities related to the implementation of the Redevelopment Plan, including but not limited to, activities related to major infrastructure improvements.” (Section 2.1 (d) of the Implementation Agreement at p. 4); and,

WHEREAS, In accordance with the Streetscape and Open Space Plan and the Implementation Agreement, OCII is responsible for developing the public open spaces comprised of those State-owned parcels not planned for private development under the Redevelopment Plan. Transbay Block 3, occupying the middle one-third portion of the master block between Howard, Beale, Folsom and Main Streets that was the TJPA Temporary Bus Terminal (“Former Temporary Terminal”), has been conveyed to OCII pursuant to the Cooperative Agreement, the Implementation Agreement, and the Option Agreement and is planned for the Transbay Block 3 Park and Streetscape Improvements Project, a one-acre park programmed to include a mix of passive recreation and open space and a playground for children ages 1-12 (the “Park”), as well as the new extensions of Tehama and Clementina Streets and streetscape improvements to the Main and Beale Streets rights-of-way (collectively, the “Project”). The Project’s design intent is to maximize utilization by surrounding residents, workers, and visitors, and minimize maintenance costs and environmental impact; and,

WHEREAS, OCII desires to proceed with the design and development of the Project because multiple development blocks in the Project Area have been built or will be under construction, and the Former Temporary Terminal is no longer needed for its intended purpose due to the opening of the STC; and,

WHEREAS, Under Redevelopment Dissolution Law, OCII is required to dispose of its real property assets pursuant to a long-range property management plan (“PMP”). OCII’s PMP, approved by the DOF on December 7, 2015, required OCII to transfer the Transbay Park to the City for a governmental purpose after OCII fulfills its obligations to develop the Park; and,

WHEREAS, San Francisco Public Works (“SFPW”) is the City agency responsible for infrastructure improvements within the public right-of-way. In 2018, OCII executed a Memorandum of Understanding (“2018 MOU”) with SFPW to provide professional services for the management, design and engineering of the Park. OCII now intends to amend the 2018 MOU (“Amended and Restated MOU”) to include the San Francisco Recreation and Parks Department (“RPD”) as a party to direct the Park’s design, and to expand SFPW’s role to design and engineer the Clementina and Tehama alley extensions, including signalized crossings of Clementina at Beale and Main streets, coordinating the Beale and Main streetscape interfaces with the San Francisco Municipal Transportation Agency’s (“MTA”) two bike infrastructure projects abutting Transbay Blocks 2, 3, and 4, adding a restroom facility to the Park, organizing and conducting all public outreach and participating in the San Francisco Art Commission’s Civic Design Review process and Art Enrichment program. The Amended and Restated MOU will also enable SFPW and RPD to continue providing design and professional services for the expanded Project scopes in subsequent Design Development, Construction Documents, Bid and Award phases_of the Project; and,

WHEREAS, The 2018 MOU term was three years and expired on September 18, 2021. Over the past year, OCII, SFPW, and RPD have worked collaboratively to refine the Scope of Work for the Amended and Restated MOU and establish the new Project budget; and,

WHEREAS, SFPW will bill OCII for all project costs including reimbursing other City agencies for work, pursuant to the Amended and Restated MOU. SFPW will be the project lead and will have separate agreements with the MTA and PUC to review specific project component, and SFPW and RPD will jointly execute an agreement with the San Francisco Arts Commission regarding its Civic Design Review process and Art Enrichment program which will incorporate public art within the Park. OCII will retroactively reimburse RPD services rendered between June 2020 and the execution of the Amended and Restated MOU. OCII will also retroactively reimburse SFPW for additional services not covered by the 2018 MOU and performed between execution of the 2018 MOU and the execution of the Amended and Restated MOU. A copy of the Amended and Restated MOU is on file with the Secretary of the Commission and is attached to this Commission resolution; and,

WHEREAS, The cost for SFPW's services under the MOU totals \$7,660,658. The MOU will be effective for a term of 3 years; and,

WHEREAS, The Amended and Restated MOU was presented to the Transbay Citizens Advisory Committee ("CAC") on April 14, 2022. Of the 7-member CAC, five members voted in support of OCII executing the Amended and Restated MOU, one member abstained from the vote, and one member was absent; and,

WHEREAS, OCII staff recommends approval of the agreement; and,

WHEREAS, On April 20, 2004, the Commission of the Former Redevelopment Agency of the City and County of San Francisco ("Former Agency Commission") adopted Resolution No. 45-2004, certifying the Final Environmental Impact Statement / Environmental Impact Report (the "FEIS/EIR") for the Transbay Terminal / Caltrain Downtown Extension / Redevelopment Project, which included the Redevelopment Plan. On January 25, 2005, the Former Agency Commission adopted Resolution No. 11-2005, adopting findings under the California Environmental Quality Act ("CEQA"), a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan. The Board of Supervisors and the City Planning Commission adopted similar findings; and,

WHEREAS, A total of nine addenda to the FEIS/EIR were prepared between June 2, 2006, and June 13, 2022; and,

WHEREAS, The FEIS/EIR is a program environmental impact report (“EIR”) under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. The FEIS/EIR is also a project EIR under CEQA Guidelines Section 15161 for certain structures and facilities. The FEIS/EIR analyzed the development of public open space uses, including new streets, on and adjacent to Transbay Block 3, in accordance with the Redevelopment Plan and the Design for Development for the Transbay Redevelopment Project. The FEIS/EIR contemplated the Former Redevelopment Agency’s disposition of the publicly-owned Transbay Blocks 2, 3, and 4 for the development of private and public uses, including residential and retail uses on Blocks 2 and 4, the extensions of Clementina and Tehama Streets, and a public open space on Block 3; and,

WHEREAS, OCII staff has reviewed the Amended and Restated MOU and finds that authorizing its approval to enable the development of the Transbay Block 3 Park and Streetscape Improvements Project in accordance with the Project's Schematic Design is an Implementing Action within the scope of the project analyzed in the FEIS/EIR and subsequent addenda and that therefore no additional environmental review is required pursuant to California Public Resources Code Section 21166 and Sections 15162, 15163, 15168, and 15180 of the CEQA Guidelines; and,

WHEREAS, OCII staff, in making the necessary findings for the Implementing Action contemplated herein, considered and reviewed the FEIS/EIR and addenda, has made documents related to the Implementing Action, the FEIS/EIR, and addenda available for review by the Commission and the public, and these files are part of the record before the Commission; and,

WHEREAS, The FEIS/EIR findings and statement of overriding considerations adopted in accordance with CEQA by the Former Agency Commission by Resolution No. 11- 2005 dated January 25, 2005, were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the Implementing Action; now therefore, be it

RESOLVED, The Commission finds and determines that approving the Amended and Restated MOU is an Implementing Action within the scope of the project analyzed in the FEIS/EIR and addenda and require no additional environmental review pursuant to California Public Resources Code Section 21166 and State CEQA Guidelines Sections 15180, 15168, 15162 and 15163 for the following reasons:

1. The Implementing Action is within the scope of the project analyzed in the FEIS/EIR and addenda and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the FEIS/EIR; and,

2. No substantial changes have occurred with respect to the circumstances under which the project analyzed in the FEIS/EIR and addenda was undertaken that would require major revisions to the FEIS/EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIS/EIR; and,
3. No new information of substantial importance to the project analyzed in the FEIS/EIR and addenda has become available which would indicate that (a) the Implementing Action will have significant effects not discussed in the FEIS/EIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the FEIS/EIR will substantially reduce one or more significant effects on the environment, and, be it further

RESOLVED, The Commission hereby approves and authorizes the Executive Director to enter into (i) the Amended and Restated Memorandum of Understanding (in substantially the form attached to this resolution as Exhibit A) between OCII and the City and County of San Francisco, acting through its Public Works Department and its Recreation and Parks Department, for an aggregate amount not-to-exceed \$7,660,658; and (ii) any and all ancillary documents, including a permit to enter, or take any additional actions necessary to facilitate the activities contemplated under the Amended and Restated Memorandum of Understanding and this Resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of December 6, 2022.



Commission Secretary

Attachment 1: Amended and Restated Memorandum of Understanding for Professional Services for Transbay Block 3 Park and Streetscape Improvement Project



MEMORANDUM

To: Office of Community Investment and Infrastructure
San Francisco Recreation and Park Department

Through: Ron Alameida
Public Works Deputy Director, City Architect

From: Kathleen O’Day
Public Works Building Design and Construction Project Manager

Date: Original MOU: August 2, 2018
Amended and Restated: _____, 2022

Subject: Amended and Restated Memorandum of Understanding and Fee Proposal for Professional Services for **Transbay Block 3 Park and Streetscape Improvement Project**

San Francisco Public Works (“SFPW”) is pleased to submit this amended and restated Memorandum of Understanding (“MOU,” henceforth the “**Agreement**”) and fee proposal to provide professional services to assist the Office of Community Investment and Infrastructure (“OCII”) and the San Francisco Recreation and Park Department (“RPD”) in the preconstruction phase of the new **Transbay Block 3 Park and Streetscape Improvement Project (“Project”)**. SFPW’s professional services include Project Management, Design by City Architects and Engineers, Disability Access reviews, Site Assessment Remediation services, Site Surveying, Construction Contract Preparation through contractor selection, Administration, Bid, Advertisement and Award of Contract for construction. Additional services through SFPW and its as-needed consultant pool include environmental site assessment, tree assessment, geotechnical analysis, cost estimating, archeological monitoring, security camera design and constructability reviews.

The following Agreement and associated fee proposals define the scope of services proposed to be performed by SFPW, RPD, San Francisco Municipal Transportation Agency (“SFMTA”), and San Francisco Public Utilities Commission (“SFPUC”), as well as the roles and responsibilities and mutual understanding between SFPW, RPD and OCII, for this proposed scope of services.

If you have any questions, please contact Kathleen O’Day at 415-218-7515.

Cc: Charles Higuera, Acting Director of Project Management, Public Works (BDC)

Amended and Restated Memorandum of Understanding

TRANSBAY BLOCK 3 PARK AND STREETSCAPE IMPROVEMENT PROJECT

San Francisco Public Works (“**SFPW**”), San Francisco Recreation and Parks Department (“**RPD**”), and the Office of Community Investment and Infrastructure (“**OCII**”) (collectively, the “**Parties**”) will collectively coordinate and perform the Scope of Work and Scope of Services for design of and construction bidding on the new Transbay Block 3 Park and Streetscape Improvement Project (as further described in Paragraph I below, the “**Project**”) as established by this Amended and Restated Memorandum of Understanding (the “**Agreement**”). The Agreement terminates three years following its date of execution unless otherwise extended or earlier terminated in accordance with its terms.

In sum, SFPW will assemble and manage a City agency team (and including as-needed City contractors) to provide professional services for the Project, RPD will oversee and approve all design aspects of SFPW's services that are specific to the Park alone (“**RPD Design Client**”), and OCII will provide owner's representative services overseeing design aspects of SFPW's services specific to the streetscapes and new streets abutting the Park (OCII's land use authority under the Redevelopment Plan and related documents is not affected by this Agreement). OCII will fund all costs of the Project in accordance with this Agreement (including without limitation Paragraph VII below), in the not-to-exceed amount of **Seven Million, Six Hundred and Sixty Thousand, Six Hundred and Fifty-Eight and 00/100 Dollars (\$7,660,658.00)**. For purposes of reimbursement, RPD will provide its owner's representative services under this Agreement as a subcontractor to SFPW. OCII will retroactively reimburse RPD for services rendered between June 2020 and the execution date of this Agreement. OCII will also retroactively reimburse SFPW for additional services not covered by the Original MOU (as defined in Section VII) and performed between execution of the Original MOU and the execution of the Agreement.

OCII, RPD and SFPW acknowledge the Fixed Construction Budget Limit of \$20,129,278, which reflects a construction bid estimate (see Attachments 8a & 8b) of \$19,122,814 (which is based on the Schematic Design, as recommended by RPD Commission by Resolution No. 2203-007 (March 17, 2022) and approved by the OCII Commission by Resolution No. 48-2022 (December 6, 2022) and includes a 10% market conditions contingency and a 14.8% escalation to the midpoint of construction) plus a design contingency of 5%. The SFPW design team will maintain the design phase cost estimates to total 5% below the Fixed Construction Budget Limit. The Fixed Construction Budget Limit does not include construction contingency nor construction costs outside of the anticipated General Contractor's bid estimate. Future construction cost estimates will be produced by a consultant estimator at the Design Development and Construction Document phases.

SFPW and RPD will provide services according to the Project schedule as described in the Agreement, and SFPW will manage the Project from design through bid advertisement and recommendation for construction contract award. SFPW will provide planning, design and engineering services, construction contract advertisement, and recommendation for construction contract award for the Project. SFPW Project Manager, in collaboration with RPD Project Manager, will support, coordinate, and manage all communications between the respective agencies of the City Design Team (defined below) and OCII. SFPW will manage communications between City project teams including SFPW, RPD, San Francisco

Municipal Transportation Agency (“**SFMTA**”) and San Francisco Public Utilities Commission (“**SFPUC**”). The Agreement and its attachments herein collectively contain the principal terms and conditions upon which SFPW and RPD will provide their services to the Project.

San Francisco Public Works

Recommended By:

Kathleen O’Day Date
SFPW Project Manager

Approval by:

Ron Alameida, Date
Public Works Deputy Director

Approval By:

Carla Short Date
Interim Public Works Director

San Francisco Recreation and Parks

Recommended by:

Monica Scott Date
RPD Project Manager

Approval by:

Philip Ginsburg Date
RPD General Manager

Office of Community Investment and Infrastructure

Recommended By:

Benjamin Brandin, Date
OCII Transbay Project Manager

Approval by:

Thor Kaslofsky Date
OCII Executive Director

TABLE OF CONTENTS

	RECITALS
I.	PROJECT DESCRIPTION
II.	PROJECT TEAM
III.	PROJECT SCHEDULE AND DELIVERABLES
IV.	SCOPE OF SERVICES
V.	ASSUMPTIONS
VI.	EXCLUSIONS AND ADDITIONAL SERVICES
VII.	PROJECT COST CONTROLS BUDGET
VIII.	FINANCIAL OVERSIGHT, INVOICE PAYMENTS, AND AUDITS
IX.	INDEMNITY AND INSURANCE
X.	DISPUTE RESOLUTION
XI.	ENTIRE AGREEMENT
XII.	GOVERNING LAW
XIII.	SEVERABILITY
XIV.	RIGHT OF ACCESS
XV.	ATTACHMENTS

RECITALS

- A. The Project furthers a portion of the Transbay Redevelopment Plan (the “**Redevelopment Plan**”) and the Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan (the “**Streetscape & Open Space Plan**,” see Attachment 2A) approved in 2005 and 2006, respectively. The Streetscape & Open Space Plan includes design elements related to the ten major streets and six public alleyways within the Project Area, as well as neighborhood parks and areas below bus and freeway ramps. Furthermore, the Streetscape & Open Space Plan includes recommended landscaping, sidewalk paving, tree types, street furniture, and lighting for each street. It also delineates the purpose of each public right-of-way and links the Transbay neighborhood to the adjacent Rincon Hill neighborhood;
- B. The Streetscape & Open Space Plan was further refined in the Transit Center District Plan (2012). For the Project, the Streetscape & Open Space Plan contemplates a new public open space with maintenance facilities, new streets (Tehama and Clementina), and other streetscape improvements to enhance and complete the vision for the Transbay Redevelopment Project Area (the “**Project Area**”);
- C. For the purposes of this Agreement, the Project consists of design and engineering services provided by SFPW for a public park currently known as Transbay Block 3 Park (the “**Park**”), streetscape improvements on adjacent segments of Beale and Main Streets (the “**Streetscape Improvements**”), the future extensions of Tehama Street (through 50% Design Development phase) and Clementina Street, and signalized crossings at Clementina and its intersections with both Beale and Main Streets (the “**Street Extensions**”), all as further detailed in Paragraph I, below and in Attachment 1;
- D. In 2018, OCII and SFPW entered the Original MOU whereby OCII hired SFPW to provide project management and professional services related to the design and engineering of the Park and the Streetscape Improvements. The Parties now wish to amend and restate the Original MOU to incorporate an expanded role for RPD as the future owner of the Park and increase the Project scope of work (described in more detail in Section I.1. below) for SFPW and other agencies of the City and County of San Francisco (“**City**”);
- E. With the exception of the location of streetscape improvements (sidewalks) on Main and Beale Streets, OCII currently owns the Project site, known as Transbay Block 3 and adjacent future Tehama and Clementina right of way extensions (collectively referred to herein as the “**Site**”). The Redevelopment Dissolution Law requires OCII to dispose of its real estate assets under a Long-Range Property Management Plan (“**PMP**”), which the California Department of Finance and the Oversight Board of the City and County of San Francisco approved, by Resolution No. 14-2015 (Nov. 23, 2015) and expressly calls for the transfer of

the Park to the City for a government use. RPD and OCII staff are actively engaging in conversations about the timeline and conditions for this transfer which shall be subject to the approval of the Recreation and Park Commission and the Board of Supervisors. The future Tehama Street portion of the Site (a legally defined parcel) will be transferred from OCII to a private developer for further design and construction. Following its construction of Tehama Street, the private developer will dedicate the new Tehama Street to the City once the City confirms acceptance of the constructed new right of way. Similarly, OCII will dedicate the new Clementina Street (also a legally defined parcel) to the City for acceptance post construction. Thus, SFPW will be the future owner of both the new Clementina and Tehama Streets;

- F. OCII has an enforceable obligation to fund the costs of the Project and will use bond proceeds as the source of funds;
- G. Funding for both capital and operating costs are finite and therefore the design should prioritize the Project's long-term financial sustainability;
- H. The Parties intend that, at or shortly before the completion of the design and engineering services under this Agreement, the funding and services related to construction of the Park, Streetscape Improvements and Street Extensions will be addressed by a future amendment to this Agreement or a separate agreement.
- I. Proposition B, approved by San Francisco voters on November 3, 2020, establishes a Public Works Commission to oversee the department beginning September 1, 2022. Per Charter section 4.141(c)(3), "The Commission shall approve all contracts proposed to be entered into by the Department." Chapter 6 of the Administrative Code also requires Public Works Commission approval of contract modifications. As part of this MOU scope of work, SFPW Project Manager ("**SFPW PM**") will go before the SFPW Commission to seek approval of the award of this Project's construction contract. MOUs between City Agencies are however not required to be presented to the SFPW Commission for approval. New contract approval processes, for both professional services and construction contracts, were released to SFPW project staff in June 2022.
- J. Prior to award of a construction contract, the OCII Commission will review and approve the Project's total construction cost, including the SFPW-recommended bid award amount. The SFPW Commission will approve the awarding of the construction contract.

I. PROJECT DESCRIPTION

The Project consists of SFPW providing and coordinating design and engineering services for: (1) the Park (see Attachments 2B and 2C), a new approximately one-acre park with a children's playground and a stewardship building which will house a unisex bathroom, an RPD maintenance storage space, and storage/community space (the "**Stewardship Building**"); (2) the Streetscape Improvements to Main and Beale sidewalks abutting the Park; and (3) the Street Extensions adjacent to the Park of (i) Tehama Street and (ii) Clementina Street (including signalized crossings at the intersections of Clementina Street with Beale and Main Streets respectively) , each of items 1 through (3) to culminate in complete Construction Documents and issuance of a bid for construction services; **except that** Tehama Street will be designed by SFPW through 50% Design Development drawings and Construction Documents will be prepared by the Transbay Block 4 developer who will also be responsible for construction of the Tehama extension.

The Site is bounded by Beale and Main Streets (including the location of streetscape improvements thereon) and the future extensions of Tehama and Clementina Streets. The Site is currently the middle block of San Francisco's former Temporary Transbay Transit Terminal. The Park is one of the central features of the Project Area, which was adopted in 2005 and includes 40 acres of new high-density, transit-oriented housing, office, and retail space in a new neighborhood just south of San Francisco's downtown (Attachment 3).

The Project is intended to design a Park that is an urban open space and public square that will serve as a neighborhood "living room" to complement the high density of the surrounding uses. The Project's design goals are to create an open space for use by surrounding residents and commercial employees, minimize maintenance costs and comply with existing environmental impact analyses for the Project Area.

1. SCOPE OF WORK

Project Management, Design and Engineering

The SFPW Project Management and Design Team's ("**SFPW Team**") responsibilities include preparing design documents beginning with a Concept Design ("**Project Concept Design**") through Construction Documents (excluding Tehama Street after 50% Design Documents phase) subject to the requirements of Section IV, below, for the following Project scope of work:

- (a) the new Park;
- (b) the Streetscape Improvements;
- (c) the relocation of the water mainline on the west side of Main Street running parallel to Blocks 2 and 3;
- (d) the Street Extensions

OCII's role is to fund the design and eventual construction of the Project. The SFPW Team will assist OCII Transbay Project Management and RPD Project Teams to develop the program and design of the Park, Streetscape Improvements and Street Extensions. SFPW Team will collaborate with and seek review and approval by RPD on all aspects of the Park's design. RPD has final approval on all elements pertaining to the design of the Park, subject to OCII's review and approval of consistency with Redevelopment Plan and Plan Documents. SFPW is providing project management, design and engineering services, additional professional consulting services through the City's pre-approved list of consultants, and site analysis required to finalize the designs, produce final construction bid documents, as well as contract administration services to advertise, bid and award the Park, Streetscape Improvements and Street Extensions for construction (subject to the exclusion of Tehama Street after 50% Design Documents phase, as discussed in the following paragraph).

As part of the Project scope, SFPW will also provide design and engineering services to complete a 50% Design Development Document package for Tehama Street ("**Tehama 50% DD Package**"), including SFPW standard right of way design requirements for the future Tehama right of way acceptance by the City. The SFPW Team will share the Tehama 50% DD Package with the Transbay Block 4 developer, who is responsible for Tehama Street Design Development and Construction Documents, constructing the Tehama Street improvements in accordance with designs produced by SFPW under this Agreement, and transferring the new Tehama Street extension to the City.

City Agency Coordination

SFPW Team will also coordinate with City agencies with jurisdiction over the Project, including but not limited to the Infrastructure Task Force ("**ITF**"), SF Fire Department ("**SFFD**"), the Recreation and Park Commission, San Francisco Municipal Transportation Authority ("**SFMTA**"), **SFPUC Water, Power and Sewer**, and SFPW Disability Access Coordinators, OCII Design Review, and other City staff managing the development of City-sponsored street improvement projects that impact this Project's design (e.g., the Active Beale Street, Main Street Bike Facility, SFPUC sewer replacement, and SFPW repaving of Main and Beale Street projects, among others). This coordination will establish and finalize the curb lines for OCII's projects comprising the redevelopment of the former Temporary Transbay Transit Terminal – Transbay Blocks 2, 3 and 4 and the new Clementina and Tehama Streets right of ways.

Coordination with Transbay Blocks 2 and 4 Development Teams

SFPW will assist OCII with development of the concept level landscape and civil designs for Blocks 2 and 4 sidewalk renovations along Main and Beale Streets to ensure continuity and

coordination in the design of their respective streetscapes between Folsom and Howard Streets.

San Francisco Art Commission Art Enrichment

SFPW and RPD will enter a separate MOU with the San Francisco Art Commission (“SFAC”) (Attachment 9) for the Project’s participation in the SFAC Art Enrichment Program (“**Block 3 Park Art Enrichment**”). Art installed under the Block 3 Park Art Enrichment will be located within the Park, and will be funded by OCII up to maximum amount of \$360,000.00 as part of the Park’s design and future construction. OCII’s execution of this Agreement serves as the agency’s approval to fund the Block 3 Art Enrichment scope, which includes the solicitation of an artist, incorporation of the selected artist’s piece into the Park’s design, installation of the public art piece within the Park, maintenance of the art, and SFAC administration costs.

Power Provision

In the fall of 2021, SFPUC confirmed that this Project is approved to use PG&E retail power for all Project right of way lighting and to tie into the existing power supply for street lighting along Main and Beale Streets as well as the new Clementina Street extension. On March 16, 2022, SFPUC confirmed that providing Hetch Hetchy Power (SFPUC Primary Wholesale Distribution Tariff Service) to the site would be infeasible and SFPUC therefore released the Project site to apply for PG&E retail power.

2. PROJECT GOALS

The Parties have identified the following comprehensive goals for the Project:

- A. Design the improvements to comply with City standards and requirements and to facilitate the ultimate acceptance of the improvements by the City as required under the PMP.
- B. Design the improvements to be the centerpiece of a cohesive and integrated urban design framework, tying together the entire Transbay pedestrian and open space network.
- C. All design should acknowledge the Fixed Construction Budget Limit determined by OCII (see item 6. Fixed Construction Budget Limit below).
- D. Minimize the environmental impact by reducing water and electricity usage through a combination of low-flow irrigation, drought-tolerant plantings, and high-efficiency lighting. Designing a sustainable park and building is of highest priority for the project clients and is in line with San Francisco’s sustainability goals.
- E. Provide a playground that is sized to serve the needs of the adjacent neighborhood residents while reflecting the size of such spaces in similarly scaled parks.

- F. Provide passive relaxation spaces for all ages, including ones that serve the needs of the adjacent office workers and downtown visitors during the week, as well as areas to eat lunch and have outdoor meetings.
- G. Provide a separated dog relief area.
- H. Provide spaces that could function as potential day-use public event activities that would activate the park on weekends and possibly in the evening pending RPD permit allowance.
- I. Design spaces that maximize sunlight exposure and shield wind as much as possible.
- J. Design should promote safety and cleanliness such that loitering and illicit uses are minimized or discouraged. Strategies can include creative uses for lighting and minimizing “blind corners”.
- K. Design to minimize long-term maintenance costs by incorporating features that meet RPD specifications and are durable, sustainable, and easy to clean and maintain.
- L. Provide a single-story unisex restroom/maintenance/stewardship building including storage space
- M. Provide aesthetically desirable plantings throughout, with an emphasis on native, drought-tolerant, and wind-resistant plantings and trees that thrive in urban settings and are expected to do well given the Site’s characteristics.
- N. Design streets to complement the Park’s design, promote safe usage by all modes of transport including pedestrian and bicycle movement, and minimize vehicle traffic speeds.
- O. Provide clear design through construction bid documents for new Clementina Street and signalized intersections, and thorough 50% Design Development drawings for Tehama Street that allow for ease of acceptance by the City after the Transbay Block 4 developer completes its construction.

3. PROFESSIONAL SERVICES

Based on information provided by OCII, The Professional Services to be provided to achieve the Scope of Work are as follows:

Regarding the Project’s design and engineering services, SFPW PM will manage and oversee services provided by:

- SFMTA Engineers and
- SFPW
 - Landscape Architecture,
 - Architecture,
 - Disability Access Coordinators,
 - Site Assessment Remediation,
 - Civil,
 - Structural,

- Geotechnical,
- Hydraulic,
- Electrical and Mechanical Engineering, and
- Site surveying

SFPW will manage and oversee outside consultants including but not limited to archeological report and monitoring, geotechnical borings and analysis, environmental site analysis Phase I and II reports and arborist reports. SFPW will present Design Development presentations for review and approval by the City's Art Commission for Civic Design Review. SFPW, OCII and RPD will coordinate with the City's Art Commission Visual Arts Committee on the work related to the voluntary Art Enrichment for this Project. SFPW will coordinate with the selected artist to incorporate their artwork into the Park's design.

The design services will include production of the Project Concept Design based on community feedback, a Schematic Design package, as recommended by RPD Commission (Resolution No. 2203-007; March 17, 2022) and approved by the OCII Commission by Resolution No. 48-2022 (December 6, 2022), detailed Design Development drawings and Construction Documents, and professional services through permitting, advertisement and bid phase (Attachment 4).

SFPW PM and an SFPW Landscape Architect for the Project ("**SFPW Design Lead**") will coordinate with RPD Project Manager and seek RPD input and approval throughout the Park's design process, including RPD Commission approval for the Park's Schematic Design. SFPW will coordinate and resolve all Park design issues with RPD Project Manager. RPD will also review and provide input on the design of Street Extensions to ensure their compatibility with the Park's design and its future maintenance needs. The Project design will meet City standards for acceptance by the City and will be consistent with the Redevelopment Plan, Streetscape & Open Space Plan, the City's sustainability goals and RPD's standards for park design, as well as SFPW design standards for the Street Extensions and Streetscape Improvements.

SFPW PM will coordinate with the SF Contract Monitoring Division ("**SF CMD**") and OCII Contract Compliance Department ("**OCII CCD**") to ensure that applicable City contracting policies meet, to the greatest extent possible, the goals of OCII's Small Business Enterprise ("**SBE**") policy.

- A. For all third party and/or as-needed consultants brought onto the Project during the design phase, SFPW PM and SF CMD will work towards assisting OCII in meeting its overall agency SBE goal of 50% by:
 - 1) Approving contract service orders or work orders to SBEs to the greatest extent possible, and

- B. Provide OCII CCD with quarterly SBE participation status reports. SFPW will give first consideration in the approval of contract service orders or work order in the following order:
- 1) Project Area SBEs (those located in an OCII Redevelopment Project Area),
 - 2) San Francisco-based SBEs, and
 - 3) all other SBEs.
 - 4) Prior to the bid of the construction contract, SFPW PM will coordinate and cooperate with OCII CCD to ensure SBE program requirements are included in the specification documents.
- C. SFPW PM will also coordinate with OCII CCD and its agent, the Office of Economic and Workforce Development (“**OEWD**” or “**CityBuild**”), to ensure applicable City contracting specifications included in construction bid documents meet the hiring and reporting goals of OCII’s Construction Workforce Program, which requires that contractors (regardless of tier) make good faith efforts to employ San Francisco residents for 50% of the hours by each trade needed to construct the Project.

4. PROJECT ROLES AND RESPONSIBILITIES

- A. City Design Team. The following six agencies have distinct jurisdiction and/or responsibilities over the Project. SFPW PM will coordinate with representatives of each agency so that they function collectively as the “**City Design Team**”:
- San Francisco Public Works
 - San Francisco Recreation and Park
 - San Francisco Municipal Transportation Agency
 - San Francisco Public Utilities Commission
 - Office of Community Investment and Infrastructure
 - San Francisco Art Commission (“**SFAC**”)
- B. Project Coordination:

1) ***SFPW and Partner City Agencies***

A SFPW PM will be assigned to the Project to work in conjunction with an OCII Project Management staff member (“**OCII PM**”), as the project sponsor, and a RPD staff member (“**RPD PM**”) who will implement the RPD Design Client role for the Park (collectively, the “**PM Team**”). The SFPW PM will have overall responsibility to coordinate reviews by and responses from either the City Design Team or the other members of the PM Team regarding all aspects of the Project. As the Park’s likely future owner, RPD, through the RPD PM, will have final approval on all elements pertaining to the design of the Park (acknowledging that OCII retains its design review jurisdiction under the Redevelopment Plan and related documents to approve Park designs according

to the applicable redevelopment documents). The SFPW PM will coordinate and manage the procurement of all necessary reference surveys and documents from both as-needed consultants and City agencies as required for design, engineering, and the eventual construction of the Project. SFPW PM and Analyst will set up funding for SFAC for the voluntary Art Enrichment Program expenses, funding for City Agency reviews including Department of Public Health Maher reviews, and SFPUC Stormwater reviews and SF Planning reviews of the Schematic Phase work.

2) ***SFPW Project Funding Set-Up and Billing***

SFPW PM and Analyst will set up funding for SFPW Design and Engineering Team, additional SFPW team members including outside consultants hired through SFPW's as-needed consultant pool. Additionally, SFPW will set up funding for RPD, SFPUC and SFMTA in order for them to bill their time for work on the Project. RPD, SFPUC, and SFMTA will submit costs invoices to SFPW for inclusion in its Project invoices for reimbursement by OCII. SFPW will submit Project invoices to OCII on a quarterly basis. OCII will be responsible for reimbursing Public Works of all applicable City fees due at or before permit issuance for the Project's construction.

3) ***SFPW and RPD Project Team Staffing***

SFPW will assign a SFPW Design Lead. RPD will assign the RPD PM to manage RPD design reviews and work with the SFPW PM and SFPW Design Lead on finalizing decisions related to the Park. SFPW PM will assign members of the design team as-needed to serve their respective functions, including architectural/engineering designers (A/E), site assessment remediation ("SFPW-SAR") engineers, access coordinators and as-needed consultants. SFPW PM will coordinate work, generate and distribute meeting minutes for City Design Team coordination.

4) ***Project Design Production and Cost Controls***

SFPW PM and SFPW Design Lead will develop design documents, as described under Section IV, within the Fixed Construction Budget Limit as provided in Paragraph I.6, and ensure that changes in design up to and including building permit submission will be similarly coordinated with the Fixed Construction Budget Limit.

C. SFPW Role with Hazardous Materials Abatement:

- 1) SFPW Design Lead will coordinate with SFPW-SAR and incorporate drawings and documents to identify and include necessary abatement scope in the construction bid package.

D. SFPW, RPD, and OCII Roles with SFMTA and SFPUC:

- 1) SFPW Design Lead will regularly meet with SFMTA and SFPUC to review design documents and will include necessary changes at all stages of design documentation including the building permit set and bid package. SFPW PM will keep OCII PM and RPD PM informed and consult with OCII PM and RPD PM on any proposed changes from SFMTA and/or SFPUC that may impact the Park, access to the Park and/or Park and Street Extension interfaces.

E. OCII, SFPW and RPD Roles in Permit Submission & Bid:

- 1) SFPW Architect with assistance from SFPW PM will submit and obtain the building permit for the Project. OCII will reimburse SFPW for all fees necessary to obtain the permit.
- 2) SFPW PM will coordinate with RPD PM and OCII PM to review documents prior to all submittals for City Agency approvals as well as any public presentations for the Project. SFPW PM will coordinate with RPD PM regarding submittals for the Park but will coordinate with the OCII PM regarding submittals for all aspects of the Project.
- 3) SFPW Design Lead will coordinate with City Design Team to finalize technical specifications. RPD PM will provide SFPW Design Lead, SFPW PM and OCII PM with any updated RPD standard specifications that impact construction cost.
- 4) SFPW PM, SFPW Design Lead and OCII will coordinate with Contract Preparation to prepare Division 0 and 1 specifications and to package Construction Documents for bidding. Reproduction fees are not yet estimated and will be paid for by SFPW and reimbursed by OCII, subject to the Project Controls Cost Budget allowance of \$35,000 for document reproduction services and printing costs.

F. OCII, SFPW and RPD Roles in San Francisco Arts Commission Review:

- 1) OCII intends to transfer the Park to the City in accordance with the process discussed in Recital E. Given that the Park will ultimately be owned by the City, the San Francisco Arts Commission (“**SFAC**”) deemed per San Francisco City Charter Section 5.103 that the Project should follow the Charter-mandated Civic Design Review requirements for City-owned projects. Since OCII projects are exempt from the Civic Design Review requirements, OCII voluntarily agrees to

participate in the SFAC’s Art Enrichment Program and include public art in the Park. OCII and RPD agreed that SFPW shall comply with Civic Design Review (“CDR”) requirements. To limit impacts to the Project’s schedule, SFPW and SFAC agreed that the Project’s design presentations be reduced to combine the “Park Concept Phase” and the “Phase I” presentations. SFPW will prepare presentations and present Park Concept Phase/Phase I, Phase II, Phase III (further described below) as well as informal meetings when required to the CDR Committee. OCII and RPD’s roles will be to attend the meetings and present Project background information, if requested.

5. PROJECT PHASES

The Project is comprised of the below 6 phases of work. This Agreement only pertains to the first 4 phases. The latter 2 phases will be covered by the aforementioned future amendment of this agreement or a separate agreement which will cover the Project’s construction and closeout phases.

Phases Subject to this Agreement

Phase I Project Initiation/Planning (11 months)

Phase II Schematic (16 months)

Phase III Design Development/Construction Documents/Permitting (13 months)

Phase IV Advertisement, Bid and Selection (6 months)

Future Phases Not Subject to This Agreement

Phase V Construction (24 months)

Phase VI Project Closeout (2 months)

6. FIXED CONSTRUCTION BUDGET LIMIT AND PROJECT COST ESTIMATING

A. Fixed Construction Budget Limit

The Parties have established a “**Fixed Construction Budget Limit**” of \$20,129,278, which reflects a draft construction bid estimate prepared by SFPW’s cost estimator consultant (see Attachments 8a & 8b) of \$19,122,814 (which is based on the Schematic Design and includes a 10% market conditions contingency and a 14.8% escalation to midpoint of construction) plus a design contingency of 5%. See table below.

SD Scope	Contingency	Amount
Base Scope (including Security Cameras)*		\$ 13,188,192
Market Contingency**	10%	\$ 923,898
Design Phase Estimating Contingency***	25%/35%	\$ 2,545,443

Escalation to Midpoint of Construction****	14.80%	\$	2,465,281
Total SD Estimated Construction Cost + Contingencies		\$	19,122,814

*Base Scope = Direct Cost + General Conditions & Requirements, OH&P, Bonds & Insurance

**Contingency taken as percentage of Direct Cost

***Design Phase Estimating Contingency taken as 25% (35% for Camera scope) of the sum of Direct Cost + Market Contingency

****Escalation to Midpoint of Construction is taken as percentage of Base Scope + Market Contingency and Design Contingency

The SFPW design team will maintain the design phase cost estimates to total 5% below the Fixed Construction Budget Limit. The SFPW PM will ensure that the City Design Team shall perform the Scope of Services described in Section IV hereunder such that the estimated construction cost of the Park, Clementina Street, and Streetscape Improvements, as designed, will be 5% less than the Fixed Construction Budget Limit. Where the SFPW PM identifies an adjacent jurisdictional agency impact to the Project, SFPW PM will review the matter with the OCII PM to review scope and cost impacts. The OCII PM must approve the cost impacts resulting from adjacent jurisdictional agencies' (e.g. SFMTA, SFPW, SFPUC) project (e.g., Active Beale Street or Main Street Bike Facility projects) changes before incorporating them into the design documents.

Based upon input from either RPD, SFPW, or both, OCII, in its reasonable discretion, may choose to increase the Fixed Construction Budget Limit. Should OCII decide to increase the Fixed Construction Budget Limit, the OCII PM will provide written confirmation to the SFPW PM of the amount of increase and a new total not-to-exceed limit for the Fixed Construction Budget. If the increase is due to additional new scope authorized by OCII, OCII will fund any additional services associated with the budget increase. The Fixed Construction Budget Limit does not include construction contingency nor construction costs outside of the anticipated General Contractor's bid estimate. Future construction cost-estimates will be produced by a consultant estimator at the Design Development and Construction Document phases.

II. PROJECT TEAM

SFPW PM will manage SFPW's design and engineering services, and Project-related work conducted by the various City professionals within SFPW, SFPUC and SFMTA or other City agencies. The SFPW PM will coordinate with RPD PM and OCII PM for design reviews and approvals. The Project Team is as follows:

1. SAN FRANCISCO PUBLIC WORKS

A. Building Design & Construction (BDC) Staff:

- 1) Project Manager
- 2) Project Management Analyst
- 3) Landscape Architect (Design Lead)
- 4) Architect
- 5) Disability Access Coordinator (Buildings and Parks)
- 6) Construction Management and Inspection (Buildings and Parks) (for constructability reviews)

B. Infrastructure Design & Construction (IDC) Staff:

- 1) Streets & Highways Engineer (Civil Engineer)
- 2) Hydraulic Engineer
- 3) Mechanical Engineer
- 4) Electrical Engineer (Buildings and Parks)
- 5) Electrical Engineer (Public Right of Way [**“ROW”**])
- 6) Structural Engineer
- 7) Geotechnical Engineer
- 8) Disability Access Coordinator (ROW)
- 9) Regulatory Affairs Specialist

C. Site Assessment & Remediation Environmental Engineer (SFPW-SAR) Staff:

- 1) Site Assessment & Remediation Engineer

D. Bureau of Street Use and Mapping

- 1) Site Surveyor

E. Contract Monitoring Division and Administration (SF CMD) Staff:

- 1) Principal Accountant
- 2) Contract Administration
- 3) Contract Preparation & Project Controls (with OCII CCD review)

F. Project Consultants:

1. Arborists
2. Cost Estimators (including 2 reconciliation cost estimates)
3. Archeologist
4. SF Planning – Environmental consultants
5. Soil Engineer for Environmental Site Assessments Phase I and II
6. Geotechnical Engineer
7. Security Consultant
8. Signage Consultant

2. **SAN FRANCISCO RECREATION AND PARK DEPARTMENT**

- A. Project Manager
- B. Supervising Project Manager
- C. Planner
- D. Deputy Director of Planning
- E. Director of Capital & Planning
- F. Operations Staff

3. **SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA) :**

- A. Sustainable Streets Traffic Routing and Signals Traffic Engineers
- B. Livable Streets Traffic Engineers

4. **SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC): (DESIGN REVIEW ONLY)**

- A. Street Lighting Engineer

5. **OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE:**

- A. Transbay Project Manager
- B. Transbay Development Specialist
- C. OCII Design Review Staff

III. PROJECT SCHEDULE AND DELIVERABLES

Phase I	Project Initiation/Planning (100% Project Concept Design) - Project kickoff scheduled for September 25, 2018	11 mo
Phase II	Schematic Design (50% & 100%)*	16 mo
Phase III	Design Development (100%) & Construction Documents & Permits (60%, 90% and 100%)	13 mo
Phase IV	Bid/Advertisement/Selection	6 mo

**Current design phase*

Deliverables for the Project (excluding Tehama Street) include:

- 100% Concept Design Package and Conceptual Cost Estimate
- 50% Schematic Design Package
- 100% Schematic Design Package and Cost Estimate
- 100% Design Development (DD) Package and Cost Estimate
- 60% Construction Documents (CD) and Cost Estimate
- 90% Construction Documents (CD) and Cost Estimate
- 100% Construction Documents (CD) and Cost Estimate

Deliverables for Tehama Street

- 100% Concept Design Package
- 50% Schematic Design Package
- 100% Schematic Design Package
- 50% Design Development (DD) Package

IV. SCOPE OF SERVICES

Consistent with the provisions of this Agreement (including without limitation Sec. I.3 and I.4 above), SFPW will provide project management and design and engineering services for the Project. SFPW and OCII Design Review staff will ensure design consistency for the Project per the requirements of this Agreement, the Redevelopment Plan, the Transbay Development Controls and Design Guidelines (“**DCDG**”) and all ancillary Redevelopment Plan documents. SFPW will also coordinate Project meetings. Preparation of the construction bid documents and securing site and building permits required to advertise the Project for bid are also included in the services by SFPW, its consultants, as well as other City agencies covered by this Agreement.

SFPW PM will provide reasonable services required to coordinate this Project’s streetscape design improvements and signalized crossings with other projects’ street improvement designs immediately adjacent to the Project including:

- Coordination with the Tehama Street design by the Transbay Block 4 Developer,
- Coordination with Clementina sidewalk design by the Transbay Block 2 Developers, and
- Coordination with the abutting Beale and Main Street improvement projects designed by other City agencies.

Additionally, SFPW PM, SFPW Design Lead, City Design Team, and RPD PM will coordinate with OCII project teams: specifically, the adjacent Block 2 and Block 4 developer teams regarding the Clementina (Block 2 interface) and Tehama (Block 4 interface) Street extensions. It is anticipated that Project SFPW PM and SFPW Design Lead will attend the monthly ITF meetings no more than four times a year with adjacent project managers and leads. Smaller-focused group meetings to address specific coordination needs between key design and engineering staff of the Block 2, Block 3 and Block 4 projects is anticipated to require up to three meetings per design phase (Concept,

Schematic, Design Development and Construction Document phase). It is anticipated Block 3 team will meet to coordinate with other City agency projects teams (for the MTA-sponsored Main and Beale Streets Improvement projects and the SFPUC-sponsored Main and Beale Streets sewer replacement projects) on a similar basis for Concept and Schematic Design phases, but likely on bimonthly basis during Design Development and Construction Document phases given the extent of overlap and complexity of the proposed new streetscape improvements on Beale and Main Streets. Where possible the number of meetings will be reduced by combining meeting team meetings as well as limiting attendees to only those required for coordination.

Peer review of the sidewalk scope of work adjacent the ROW will be performed by SFMTA Engineers, and the streetscape lighting will be reviewed by SFPUC staff. SFPW Disability Access Coordinators (“**DAC**”) will provide federal Americans with Disabilities Act (“**ADA**”) compliance review of Project design during the design phases to ensure the design meets federal, state and local requirements. The DAC will review and approve final Construction Documents. SFPW-SAR will provide environmental specifications. SF CMD will assist with preparation of the Division 0 and 1 specifications. SFPW Contract Administration and SF CMD will assist with bid advertisement and selection of a general contractor to build the Project. SF CMD will lead these efforts, but will work in conjunction with OCII’s CCD staff.

Consistent with the provisions of this Agreement (including without limitation Sec. I.3 and I.4 above), SFPW and RPD will collectively ensure design consistency for the Park with the requirements of this Agreement, RPD’s design standards and guidelines, and RPD’s maintenance and operational needs. RPD PM role includes review, comment and approval (as applicable) of all things pertaining to the Park’s design, including, but not limited to: all design materials and documents; bid documents; documents required for permits and other regulatory approvals; ownership transfer documents; RPD commission documents; any public-facing documents such as newsletters, blog posts, mailers, presentations, site signage, etc.; coordination with other RPD staff for review and approval of certain construction materials and finishes, site furnishings, irrigation, selection of plants and trees; and coordination of RPD Commission meetings.

SFPW Building Design & Construction Landscape Architects (“**BDC – LA**”) will be responsible for coordinating and consolidating all design document submittals for the Project, in coordination with and subject to review by RPD PM for all issues concerning design of the Park (see Attachment 4).

1. Planning and Schematic Design Phase (*Complete*)

A. Task 1: Project Initiation and Existing Conditions Analysis (SFPW PM, SFPW Design Lead, City Design Team, and RPD PM):

- 1) Park Program Needs Analysis evaluating neighborhood demographics, existing area parks, and their respective amenities (provided by SFPW Design Lead)
- 2) Topographic Site Survey (provided by SFPW)

- 3) Tree Assessment Report (provided by SFPW consultant)
- 4) Environmental Site Assessment Report (provided by SFPW consultant)
- 5) Hazardous Materials Report (provided by SFPW SAR)
- 6) Geotechnical Report (provided by SFPW)
- 7) Archeologist Report (provided by SFPW consultant)

B. Task 2: Planning and Concept Design (SFPW PM, SFPW Design Lead, City Design Team and RPD PM):

- 1) Review as-built plans and verify site conditions.
- 2) Coordinate with Project stakeholders to identify program scope for the Park.
- 3) Coordinate with adjacent SFMTA and SFPW infrastructure project management teams regarding their separate but related Active Beale and Main Street Bike Facility projects.
- 4) Develop conceptual plans and alternatives for the Project.
- 5) Prepare conceptual electrical load for SFPUC feasibility (negotiations with PG&E regarding feasibility not included).
- 6) Prepare presentation materials for City agency meetings, stakeholder meetings and community meetings, including presentations to the Transbay Citizens Advisory Committee (“CAC”) and the East Cut Community Benefits District (“CBD”), of the BDC – LA’s portfolio and early planning presentations of the Project.
- 7) Organize and facilitate all community outreach, surveys, and community meetings (5 max public meetings).
- 8) Prepare materials for various regulatory reviews: SFPW ADA reviews, General Plan (SFMTA), and OCII Planning and Design Reviews.
- 9) Prepare and coordinate requirements of Sidewalk legislation where required (SFPW Streets and Highways and SFMTA).
- 10) Investigate whether the Project is in the Sea Level Rise Zone and if necessary SFPW will provide the Checklist for Sea-Level Rise and Vulnerability Memo (SFPW Hydraulics and Landscape Architects).
- 11) Provide Hydraulic Overland Flow Study and Analysis (SFPW Hydraulics)
- 12) Investigate whether Project is within Recycled Water Use zone and assist with documentation required.
- 13) Review Plans with Park Service Area Manager (RPD).
- 14) OCII PM to realign the Project budget and scope based on planning phase work.

C. Task: 3 Schematic Design (SFPW PM, SFPW Design Lead, City Design Team and RPD PM)

- 1) Prepare material for OCII Commission and RPD Commission meetings.
- 2) Meet and review plans with OCII Planning and Design Review.

- 3) Present plans for review with RPD Structural Maintenance Yard Supervisors for input.
- 4) Present and Review with OCII Project stakeholders including but not limited to the CBD and CAC (up to 5 meetings).
- 5) Confirm regulatory requirements from SFPW Access Coordinator, SFPUC Stormwater and Water Conservation Requirements, SF Planning archeological monitoring requirements and Department of Public Health Maher requirements.
- 6) Produce photometric and lighting designs of new streets for reviews with PUC (full block studies included per PUC requirement).
- 7) Initiate additional PUC reviews for approval of recent changes in non-standard PUC pre-approved light fixture requested by OCII.
- 8) Plan and attend SFPW reviews required for approval of non-standard ROW paving material and paving pattern requested by OCII and supported by SFPW Design Team. Prepare necessary documents for review.
- 9) Redesign street concept design to include midblock crossing at Clementina.
- 10) Redesign Stewardship/Bathroom building concept and modify the building's program. This project includes multiple revisions to the building form and program in Schematic phase. (Includes up to 3 major revisions in this phase).
- 11) Provide an initial feasibility study for the relocation and incorporation of the Transbay Block 5 Art Deco Pavilion building as part of the Park. Early feasibility study to be performed by SFPW Landscape and Architecture. SFPW PM, RPD PM and RPD Planner will participate in reviews and meetings.
- 12) San Francisco Public Utilities Commission ("SFPUC") has provided public power to city departments, schools, museums, public housing, and other city customers for decades. Though SFPUC uses PG&E power lines to distribute energy, the SFPUC ultimately owns the power from the Hetch Hetchy Reservoir. However, in recent years, SFPUC and PG&E have engaged in legal battles due to PG&E requiring City projects in San Francisco to install new, expensive electrical equipment that would also add to construction time. SFPUC negotiations related to PG&E Wholesale Distribution Tariff interconnection design for Primary Voltage Service requirements and impacts of their respective/collective requirement changes made in April 2021 would have unfairly and adversely impacted this project given the low power demand and yet the electrical equipment required space that was larger than our new building. The cost estimated at \$800,000 was prohibitive for a small park project. SFPW PM attended multiple meetings, discussions with the SFPW's PUC liaison and SFPW electrical team supplied SFPUC with data concerning anticipated power needs. SFPW team met with SFPUC as well to explore potential alternative energy options. SFPW PM with assistance of SFPUC liaison drafted a formal request for consideration for approval from the SFPUC to release the park project and allow us to apply for PG&E retail power which was approved in March 2021. The

streetscape lighting was also approved by SFPUC to tie into existing street power lines for street lighting.

- 13) Upon OCII request, SFPW PM to attend meetings with Transbay Infrastructure Task Force, Block 2 and/or Block 4 developers. City Design Team (or portions thereof) to attend, when required, for design coordination purposes. A total of 4 meetings per year are covered in the base scope of this Agreement. Additional meetings will be covered by the contingencies afforded to SFPW in the Project Controls Cost Budget (Attachment 5).
- 14) SFPW consultant provide Schematic Design Cost Estimate.
- 15) Prepare and present drawings for design review with SFAC CDR (Combined Concept and Phase I CDR review and 3 CDR informal reviews).
- 16) OCII PM to validate the Project budget and scope based on concept cost estimate.
- 17) SFPW to assist RPD with the MOU between RPD, SFAC and SFPW covering the Park project's participation in the SFAC Art Enrichment Program (OCII is voluntarily participating in the program and capitalizing a public art element in the Park). SFPW will assist with SFAC coordination including providing Project information to include in the Art Enrichment program artist Request for Qualifications.

Schematic Design Package Requirements

100% Schematic Design (“SD”) Package should include the following information at a schematic level for review by OCII Planning and Design Review:

Cover Sheet, Sheet Index, Transbay Redevelopment Project Area Map, Transbay District Open Space and Pedestrian Network Plan, Transbay Park (Block 3) Plan, Park and Streetscape Improvement Project Narrative and Description, Plan Rendering, Plan Enlargement Rendering, Diagram of Park programming and Uses, Park Amenities, Site Sections (list), Perspective Rendering(s), Zoning Diagram, Circulation and Sub Zoning Diagram, Pedestrian Paths and Streetscapes, Accessibility Diagram, Rough Layout and Grading and Drainage Plan, Site Amenities Plan, Tree Planting Plan, Understory Planting Plan and Materials.

2. Design Development (SFPW PM, SFPW Design Lead, City Design Team and RPD PM)

A. Tasks

- 1) Reconcile budget: Review SD cost estimate with OCII PM, SFPW PM and RPD PM and adjust project scope if required.
- 2) Develop full list of drawings and specification table of contents for project.
- 3) Provide plant palette and cut sheets of materials in consideration.
- 4) Meet and review plans with OCII Planning and Design Review.
- 5) Submit Preliminary Stormwater Management Plan (Hydraulics and Landscape).

- 6) Input project in the online computer Envista/Accela programs (note in 2022 City has a new contract with company called DotMaps) and issue the Notice of Intent (Streets and Highways).
- 7) Coordinate DD Cost Estimate with as-needed SFPW consultant.
- 8) Conduct internal coordination and constructability reviews.
- 9) Coordinate RPD Structural Maintenance Yard Supervisors review for input.
- 10) Review with OCII Project stakeholders (1 CBD meeting, and monthly meeting(s) with RPD PM and Designated RPD Staff).
- 11) Coordinate with SFAC PM, SFAC Artist to incorporate their art into the design of the Project
- 12) Prepare and present drawings for design review with Arts Commission CDR (Phase II CDR review).
- 13) Review Park plans with Park Service Area Manager (RPD). Review Stewardship Building plan drawings with the CBD Deputy Director or other staff.
- 14) SFPW PM to submit Site Permit to the Department of Building Inspections (“DBI”) and comply with all DBI requirements for approval. A copy of the Site Permit will also be submitted to OCII, and OCII Planning and Design Review will review and approve Site Permit through DBI’s standard protocol of routing permits to other relevant review agencies.

Design Development Package Requirements

The Design Development Documents submission should generally be consistent with the Schematic Design approval. Any substantive changes will require OCII and RPD approval. The 100% Design Development package is equivalent to a 30% Construction Document and shall include the following sheets and information:

- **Title Sheet:** Drawing Sheet Index, site location map, area of the development parcel in square feet, total building area in square feet, program of building uses and approximate gross square footage (“GFA”) of each use by room. Number of bicycle parking spaces (bike racks) and classification.
- **Park Plans:** Include parcel boundaries and dimensions. Show building footprints and proposed uses and dimensions of building setbacks. Include all existing structures, right-of-way boundaries and sidewalks adjacent to the site. Include Demolition Plans, Layout Plans with on-street Parking and Loading spaces (including anticipated staging locations), Circulation Diagram including entrances and emergency access/egress for pedestrians, accessibility routes, vehicles, bicycles and service vehicles. Show utility and service plans, including connections to existing and proposed utilities. Include grading plans depicting proposed sidewalk grade and ground-level finished floor elevations, and site drainage and roof drainage. Sections, Layout Plan, Grading and Drainage Plan, Plant and Materials and Callout Plan (includes all Site Elements, Furnishing, Park Lighting (including fixture layout and

photometrics) and Paving materials), Irrigation Plan and Design Details. Park master signage plan. Stormwater plans and calculations. Security Plan identifying public security measures. Utility and Mechanical Equipment Screening materials and details. Label all property lines and setback dimensions.

- **Stewardship Building Plans:** Stewardship/Restroom/Storage Area Building Architectural Plans, Structural Details, Electrical, Mechanical and Plumbing Plans. Building Sections (including Wall Sections and details) and Building Elevations (including the structural system) including floor layout, property lines and setback dimensions, finished floor elevations and circulation. Label and dimension all building elements and include materials palette (including signage). The roof plan shall include locations and dimensions for all penetrations, vents, rooftop mechanical equipment, mechanical screening and roof drainage. Architectural Design palette board, including primary building materials, color palette, wall systems, glazing and details of installation. Stewardship Building Architectural materials board.
- **Streetscape Improvement Plans:** Streetscape plans for Clementina, Main, Beale Streets, including Civil Plans, Electrical Plans (Lighting and Signalized crossing), Hydraulic Plans and Landscape Architectural Plans. Include parcel boundaries and dimensions, right-of-way dimensions, street centerlines and sidewalk dimensions. Identify Emergency Vehicle Access (EVA) path-of-travel (Fire Truck Access).
- **Sustainability Checklist.** A sustainability checklist shall track sustainability goals into the Construction phase. SFPW shall make every effort to achieve the Sustainable Sites Initiative SITES v2 rating system categories and points as outlined on Page 27 of the approved Schematic Design.
- **Outline of Specifications:** Architectural, plumbing, and electrical building elements and material specifications list. Landscape plantings, furnishings, play equipment, and materials specifications list. Streetscape elements and materials specifications list.

3. Construction Documents

Construction Documents should generally be consistent with the Design Development documents and shall comply with DBI requirements, including Site Plans, Construction Drawings, and Specifications prepared for bidding the Project. Construction Documents shall include the following information:

Cover Sheet, Sheet Index, Accessibility Plan, Architectural Plans and Details, Site Layout, Grading and Drainage, Irrigation, Planting, and Materials Plans, Construction Details and Specifications.

A. 60% Construction Documents

- 1) Reconcile Budget: SFPW PM will review 100% DD cost estimate with OCII PM and RPD PM and adjust project scope or identify additive alternates as required.
- 2) Review and incorporate comments from OCII, RPD and SFPW PMs and internal Quality Assurance Quality Control (“QAQC”) reviews of DD Package.
- 3) Complete all plan, section and elevation drawings, and initiate detail drawings for all major building, playground components, and public art (art locations and lighting will be shown in landscape plans).
- 4) Finalize all major building systems including sizes of all equipment rooms and penetrations.
- 5) Coordinate with SFPW, RPD and OCII PMs.
- 6) Meet and review plans with OCII Planning and Design Review.
- 7) Meet and review plans with RPD Structural Maintenance Yard.
- 8) Coordinate 60% Cost Estimate with as-needed SFPW consultant.
- 9) Submit documents for SFPW PM as-needed constructability consultant.
- 10) Review Park Plans with RPD Park Service Area Manager and Stewardship Building plans with CBD Deputy Director or other staff.

B. 90% Construction Documents

- 1) Reconcile Budget: Review 60% cost estimate with OCII, RPD and SFPW PMs and adjust project scope and alternates as required.
- 2) Review and incorporate internal QAQC and external City agency 60% CD comments.
- 3) Develop drawings and specifications of all individual design disciplines.
- 4) Produce 90% CD package for OCII Planning and Design Review department, RPD and SFPW PMs and final constructability review.
- 5) Prepare and submit SFPUC Final Stormwater Plan.
- 6) Coordinate 90% Cost Estimate with as-needed consultant.
- 7) Meet and review plans with OCII Planning and Design Review.
- 8) Meet and review plans with RPD Structural Maintenance Yard.
- 9) Review Plans with Park Service Area Manager (RPD) and Stewardship Building plans with CBD Deputy Director or other staff.
- 10) Review and incorporate final OCII (OCII PM and Planning and Design Review department), SFPW PM, and RPD review comments.
- 11) Coordinate SFPW QAQC across disciplines.
- 12) Coordinate with SF CMD and OCII CCD for Division 0 and 1 specifications and for bid advertisement.
- 13) Coordinate with SFAC Artist’s design work (potential scope).

- 14) Prepare and present drawings for design review with Arts Commission (Phase III).

C. Permit Documents

- 1) Obtain SFPW access coordinator review and approval.
- 2) Prepare and submit permit documents for DBI parallel review process.
- 3) Assumes a single submittal process and does not include a multi-phase-site permit/building permit.
- 4) Respond to and address all plan check comments; track progress of permit and update OCII, RPD and SFPW PMs regarding progress of plan check vs. bid schedule.

D. 100% Construction Bid Documents

- 1) 100% Construction Documents
- 2) Incorporate all related permit review comments from the City's regulatory agencies
- 3) Bid and Recommendation for Contract Award
 - a. Prepare and issue bid addenda as necessary.
 - b. Attend pre-bid conferences and respond to bidder's questions. SFPW PM will request both SF CMD and OCII CCD to present requirements and provide information to contractors at the pre-bid conference meetings.
 - c. Review bids with SFPW, RPD and OCII PMs for bidder's qualifications and assist OCII PM, SFPW PM and RPD PM with respective commission approvals, if any.
 - d. Coordinate with SFPW, RPD and OCII PMs to align permit issuance and appeal expirations dates with construction NTP dates.
 - e. Provide final costs (through as-needed consultant services) and assist with Bid Award presentation to OCII Commission, SFPW Commission and RPD Commission.

V. ASSUMPTIONS

1. SFPW with assistance from OCII and RPD will be responsible for coordinating public meetings with all community groups, and their respective stakeholders, committees and commissions, with cooperation from SFPW Design Lead and/or SFPW PM where necessary in the preparation and presentation of materials. SFPW, OCII and RPD responsibilities will include scheduling, preparation of agendas, and conducting meetings.
2. SFPW, with cooperation from OCII and RPD, will be responsible for securing project approvals from other commissions, regulatory agencies with jurisdiction over the Project (if

any). SFPW will be responsible for the payment of application fees at the time of application, subject to full reimbursement from OCII per this Agreement.

3. The Project's scope is covered under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Final Environmental Impact Report. OCII is the lead agency under the California Environmental Quality Act ("CEQA") and will act as such (including preparing any necessary studies) for the purposes of the preparation of CEQA findings for discretionary approvals related to the Project.
4. OCII has established the Transbay Park Project boundaries pursuant to Final Transfer Map 10327 approved by the Board of Supervisors and recorded with the City as Document #2021105647.
5. The Project Park design is required to be reviewed and approved by SF Arts Commission Civic Design Review Committee.
6. OCII is responsible for providing to SFPW, and to RPD for the Park project, documentation of the mitigation, avoidance, and minimization measures required to be implemented in the project's design and construction to maintain consistency with the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report and the Final Environmental Impact Report Transit Center District Plan and Transbay Tower.

VI. EXCLUSIONS AND ADDITIONAL SERVICES

The services and/or tasks listed below are not included in SFPW's scope of work. OCII may request SFPW to include such services and/or tasks as an Additional Service by modification of this Agreement.

1. SFPW services beyond recommendation for award of construction contract including all SFPW staff and professional services during construction administration, management and oversight (note: SFPW services under this Agreement conclude with recommendation for award of construction contract under Paragraph IV.D, above);
2. New deliverables beyond those listed in this Agreement and its attachments;
3. Revisions requested by OCII to work previously approved;
4. Revisions to work to respond to 3rd-party reviews to accommodate particular construction material, method or sequence not included in this Agreement and its attachments. This includes any new City agency requirements for example that SFPUC Water or Sewer may require, or other City agency's new requirements that impact Project construction.
5. Fast track, multiple bid packages, and alternate bid documentation beyond narratives and a few details;
6. Redesign to reduce cost where the reason for excessive costs are outside SFPW's control (e.g., change of scope or program; requirements added by regulatory body);
7. Work related to additive alternates that are estimated to exceed the Fixed Construction Budget Limit;

8. Reproduction services/printing beyond those provided for in the Project Controls Cost Budget;
9. Project definition and Project program: preparation of program and planning documents such as Community Needs Assessment, and RPD and CBD Stewardship Building program.
10. Planning: San Francisco Planning Department General Plan Referral; Notice of Exemption (“NOE”) from the California Environmental Quality Act; Environmental review and clearance; other planning or environmental review as required for the Project;
11. Value engineering beyond meeting the Fixed Construction Budget Limit;
12. Services required for re-advertisement of the contract for construction, or to issue addenda, provided the need for such services is not due to error or omission on the part of the City Design Team or RPD;
13. Application and payment of fees to utility providers for new and/or modified services;
14. Civil engineering beyond that currently established in this Agreement including Attachment 5; non-ADA graphic and signage design; acoustical engineering; interior design (CBD stewardship space within the new Stewardship Building); telecommunications; computer network systems design; traffic surveys and engineering; engineering design of shoring, bracing and underpinning systems;
15. SFMTA- or SFPUC-required changes resulting from OCII expansion the Project’s scope beyond what is covered in this Agreement;
16. Services required for LEED or SITES certification and commissioning for green building requirements;
17. Services made necessary by reversals of authorizations, approvals or instructions previously given by OCII staff, OCII Commission, RPD Commission, SFPW Commission, other City authorities or regulatory agencies;
18. Services made necessary by changes in codes, regulations or interpretations during the course of the Project that were not and could not have been anticipated by SFPW and which result in a substantive change to the drawings. SFPW shall not be held responsible for the resulting additional costs, fees, or time, and shall be entitled to reasonable added compensation for the time and expense of addressing such changes. SFPW shall provide ongoing consultation and advice to OCII and RPD regarding anticipated code changes and interpretations that may affect designs in advance of these revisions, to avoid later substantive change to drawings;
19. Services made necessary by conflicts between approvals and/or requirements by City agencies;
20. Services not otherwise specified in this Agreement and its attachments relative to detailed investigation, surveys, valuations, inventories, testing or appraisals of elements including but not limited to existing building and site conditions, the surrounding public ROW beyond project survey limits (the survey extends 80 feet beyond park parcel into Beale and Main Streets and 10 feet beyond Clementina and Tehama ROW parcels), landscaping, facilities, equipment or furnishings, or to make measured drawings thereof, or to verify the accuracy of drawings or other information furnished by others;

21. Services required in connection with construction performed by others that is not part of the Project. The Project Team is responsible only for preparing Construction Documents for work within the Project boundary, but will coordinate with the design teams of adjacent projects to align the Project design with construction immediately adjacent to the Project (e.g., Tehama Steet construction by Transbay 4 Developer, Clementina Street construction aligning with Transbay Block 2 Developer, construction by City of adjacent right of way projects);
22. Additional services due to changes of scope.

VII. PROJECT COST CONTROLS BUDGET

1. **Transbay Block 3 Park and Streetscapes Improvement Project Cost Controls Budget.** Project costs for SFPW, RPD, SFMTA and SFPUC services are based on SFPW and OCII's agreement regarding the Project scope, schedule, and budget. The Project costs are listed in the **"Project Cost Controls Budget"** (Attachment 5 hereto), and OCII will fund all City agency services performed under this Agreement on a reimbursable basis to SFPW. The **"Project Cost Controls Budget"** is a Total Not-To-Exceed Cost of **Seven Million, Six Hundred and Sixty Thousand, Six Hundred and Fifty-Eight and 00/100 Dollars (\$7,660,658.00)**. This amount consists of the Project Cost Controls budget of \$3,895,613 established in the original 2018 MOU between OCII and SFPW (the **"Original MOU"**) plus \$3,765,045.00 for modified and expanded services to be provided under this Agreement, which includes \$209,500.00 for Art Enrichment costs required by SFAC during the Project's design phase.

SFPW, RPD and SFMTA cost proposals include fiscal year increases, typically at a rate of 3% annually, which is calculated and added to the respective proposals for each agency and for each separate project phase whose duration is based on the schedule approved by OCII and SFPW. However, in June 2022 the City of San Francisco and the IFPTE Local 21 Union representing SFPW, RPD, and SFTMA ratified a new contract for a 10% wage increase over two years (ending June 30, 2024). These wage increases are reflected in the Project Cost Controls Budget. Delays in the schedule not caused by SFPW or its constituent City agencies can impact the fiscal year increase calculation and may require additional fees, and therefore OCII Commission approval.

2. **Scope Changes.** SFPW PM shall consult OCII PM in advance of authorizing any City Agency requests or requirements for additional scope of work or scope changes to the Project. Upon receipt of any such information from SFPW regarding additional scope of services, OCII shall review the submittal and, as set forth in services listed below, either provide written authorization for the additional scope of services and determine whether the change in scope requires OCII Commission approval or deny the request and set forth the reason(s) for the denial. SFPW, RPD, and OCII agree and understand that during the term of

this Agreement any budget revisions will require prior written approval by OCII's Executive Director or its designated assignee.

3. **Use of Contingencies.** The purpose of the contingencies is to cover services provided by City agencies or specific Project scopes of work necessary to complete the Project through the construction bid phase that exceed the original line-item budgeted amounts for City agency services established in the Project Cost Controls Budget. SFPW and OCII have agreed to budget a 15% contingency in the Project Cost Controls Budget for consultant and City agency design and engineering fees. SFPW PM shall be allowed to authorize the City Design Team to utilize up to 100% of the fee contingency for necessary design services to complete project tasks within the scope of this Agreement. However, the SFPW PM will inform the OCII PM of the Design Team's need to utilize the fee contingency, and the SFPW PM will also include a report regarding the use of contingencies when submitting quarterly invoices to the OCII PM.

Any SFPW- or RPD-proposed scope additions that would exceed the Project Cost Controls Budget limit must first be approved by the OCII Commission. SFPW PM must inform the OCII PM of any additional new scopes of work not covered by this Agreement and must first seek approval from the OCII Executive Director or its assignee before reallocating a portion of the budgeted contingencies detailed in the Project Cost Controls Budget to cover the added scope tasks. Any such scope additions requiring use of contingency must not cause the Project Cost Controls Budget to surpass the not-to-exceed amount of \$7,660,658.00.

4. **Printing Costs Reimbursement.** OCII will reimburse SFPW for any printing or mailing costs required for the Project, including but not limited to public outreach, permitting, advertisement of bids and public presentations. A budget line for such printing or mailing costs is included in the Project Cost Controls Budget.
5. **Allowances.** Allowances for optional fees and services within the total Project Controls Budget (in the amounts provided in Attachment 5) may be authorized by the OCII PM and will be contracted through Public Works either directly or as as-needed services through SFPW consultant pool, and include the following activities only:
 - A. Technical Specifications required for new or modified scope of work (\$40,000)
 - B. Reproduction and Printing costs in excess of the amount established in the Project Cost Controls Budget. (\$35,000 allowance)
 - C. SF Planning Reviews in Schematic Design Phase (\$10,000 allowance)
 - D. Any redesign requested by OCII on Clementina Street layout by early Design Development phase (\$50,000 allowance)

VIII. FINANCIAL OVERSIGHT, INVOICE PAYMENTS, AND AUDITS

SFPW, RPD and OCII agree to the accounting methods and procedures under this Agreement, which are intended to establish accounting activities and communications by and between OCII and SFPW.

1. **Spending Authority.** OCII has the contractual authority to develop the Project under the Transbay Redevelopment Project Implementation Agreement (January 20, 2005), and the expenditure authority under the approved Recognized Obligation Payment Schedule (“ROPS”) Line 431 providing funding for the Project. OCII funding to be used include OCII issued bond proceeds and Transbay Park Fees. SFPW, SFPUC, RPD and SFMTA will establish estimated revenue and expenditure appropriations in the appropriate capital project structure and the City’s Financial System Project chart fields.
2. **Evidence of Funding for Construction.** Prior to SFPW advertising the bid for construction contract for a qualified general contractor, OCII will demonstrate in the form of an approved resolution issued by the Successor Agency Commission (or other form reasonably acceptable to SFPW) the full amount of construction funding (both hard and soft construction funding shall include the engineer’s construction estimate, demolition and hazmat remediation, transportation and disposal costs, project and construction management, construction administration and all other hard and soft costs anticipated during construction), and the associated hard and soft cost contingency. SFPW will set up initial funding to allow for advertisement of bids. OCII will reimburse SFPW in full for encumbrances for the period between advertisement and bid award. SFPW and OCII will execute a future amendment to this Agreement to approve the terms and costs of work covering the Project phases between bid selection and award through construction completion.
3. **Details of Payments & Funding.** OCII will provide evidence of secured funds to SFPW such that OCII can reimburse SFPW for all costs agreed to in this Agreement and identify the funding sources for the eventual construction contract for the Project. SFPW will submit a Project Reimbursement Application (which will include all billings, including documents supporting all charges) to OCII on a quarterly basis. Payment to SFPW will be made no later than 30 days following OCII’s approval of each Project Reimbursement Application. Since this is a reimbursable arrangement, SFPW is required to incur the costs ahead of payment from OCII.
4. **Lead Agency.** SFPW will act as the City's lead agency to facilitate coordinated review of Project Reimbursement Applications from SFMTA, PUC and other City Agencies. RPD will submit its billing to SFPW to be included in SFPW's quarterly to OCII.
5. **Supporting Cost Documentation.** On a quarterly basis, SFPW shall review for accuracy and submit all appropriate support (invoices, timesheets, etc.) for labor and non-labor costs performed by SFPW and other City Departments. SFPW will submit payments to other City

Departments within 15 days from approval of the supporting cost documentation. Supporting documentation must include any monthly emailed notifications related to use of the Project Controls Budget contingencies.

6. **Financial Recording.** All expenses related to the Project are capital in nature. All expenses for the Project will be recorded in the respective Department's project structure and reported to the Controller's Office for proper recording in the City's financial system, PeopleSoft. It is OCII's responsibility to notify the Controller's Office that the Project is completed and can be capitalized as defined by Controller's Office Fixed Assets Defections and Guidelines.
7. **Audits.** SFPW shall make available to OCII upon request all personnel time records, contractual records, and other records used to justify reimbursement within a reasonable period of time, not-to-exceed thirty (30) days from the date SFPW receives a written request.
8. **Record Retention.** SFPW will follow the record retention and storage policy as outlined in the Department Procedure 2.1.5.

IX. INDEMNITY AND INSURANCE

1. **Indemnification and Insurance.** Nothing in this Agreement limits the indemnification and insurance requirements of the Permit to Enter agreement between OCII and SFPW to be executed substantially together with this Agreement. In addition, SFPW shall defend, hold harmless and indemnify the Successor Agency and/or its respective commissioners, members, officers, agents and employees (individually and collectively "**Indemnitees**") of and from any and all claims, demands, losses, costs, expenses, obligations, damages, injuries, actions and causes of action ("**Losses**") arising out of Permittee's negligence or intentional malfeasance in performing Permittee's obligations under this Agreement.
2. **Existing and Future Contractors.** Notwithstanding the foregoing, the parties acknowledge and agree that SFPW has existing as-needed contractors that will perform certain scopes of work on the Project. For any existing as-needed contractor that will enter property owned by OCII as part of the Transbay Park Project, SFPW shall require its contractors (and at OCII's request their subcontractors) to name "Office of Community Investment and Infrastructure/Successor Agency to the Redevelopment Agency of the City and County of San Francisco and its commissioners, members, officers, agents and employees" as additional insured under insurance policies provided by SFPW contractors (and will provide documentation of such acceptable to OCII). For all new contracts entered into after the date of this Agreement, SFPW will consult with OCII to ensure that the contractor provides insurance in compliance with OCII standards for liability, auto, workers' compensation, professional, and pollution liability (if applicable). Any increase in cost resulting from the addition of insurance requirements (including the additional insured requirement in the second sentence

of this Section) will be project costs that are reimbursable by OCII, provided OCII may elect to reduce or otherwise alter insurance requirements as-needed to contain costs. Increases in Project costs resulting from SFPW's as-needed consultants' compliance with OCII insurance requirements shall not increase the total Project Controls Budget. Instead, with OCII approval, such cost increases shall be drawn against a contingency within the total Project Controls Budget. The parties agree to meet and confer in good faith to ensure that OCII insurance requirements are satisfied. If no SFPW contractor can satisfy OCII requirements, there will be no SFPW obligation to proceed unless or until the parties reach agreement on the applicable insurance requirements.

X. DISPUTE RESOLUTION

SFPW and OCII agree that this Agreement provides a general description and understanding of the services to be provided, and of the schedule and costs associated with these services. The respective managers of SFPW and OCII shall resolve disputes arising out of this Agreement expeditiously. If SFPW has a billing dispute with OCII, it must attempt to resolve it with the OCII PM and the OCII Deputy Executive Director for Finance and Administration. In the case of a dispute involving the transfer of monies to SFPW to resolve insufficient funds, a temporary stop date will be placed on the Project Identification Number preventing SFPW staff from working on the Project until the funds are received. If an agreement over the dispute cannot be reached, the SFPW Deputy Director of Finance and Administration and the OCII Deputy Executive Director for Finance and Administration will meet with the City Controller's office (or other mutually agreed party) to finally resolve the matter.

XI. ENTIRE AGREEMENT

This Agreement sets forth the entire agreement between OCII, RPD and SFPW and supersedes all other prior written or oral provisions.

XII. GOVERNING LAW

All transactions described herein are subject to and must be conducted in accordance with the applicable requirements of the City's Charter and codes and applicable state and/or federal laws.

XIII. SEVERABILITY

The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions hereof.

XIV. RIGHT OF ACCESS. SFPW and OCII have entered into a Permit to Enter ("PTE") governing entry into the Project site by SFPW, its City-Department staff invitees, and SFPW's contractors. SFPW shall ensure that all of its contractors, and any City-Department contractors, enter

the Project site pursuant to the PTE (unless otherwise agreed to by OCII), and shall provide at least 14 days' prior written notice to OCII of each contractor first entry onto the Project site.

XV. ATTACHMENTS:

- Attachment 1:** Project Description & Scope of Work
- Attachment 2a:** Former Concept Design of Transbay Park (dated 2006)
- Attachment 2b:** Final Concept Design (dated December 2020)
- Attachment 2c:** Final 100% Schematic Design (dated May 2022)
- Attachment 3:** Transbay Redevelopment Project Area Map
- Attachment 4:** Summary of Professional Services Scope of Work
- Attachment 5:** Project Controls Cost Budget
- Attachment 6:** Roles and Responsibilities Matrix
- Attachment 7:** Scope of Work Diagram
- Attachment 8:** Schematic Design Construction Cost Estimate (dated February 2022) and Security Camera Cost Estimate (dated March 2022)
- Attachment 9:** Art Enrichment Memorandum of Understanding between the SF Arts Commission, San Francisco Public Works and the San Francisco Recreation and Parks Department (dated January 2022)

XVI. ATTACHMENTS:

ATTACHMENT 1: PROJECT DESCRIPTION AND SCOPE OF WORK

ATTACHMENT 2A: FORMER CONCEPT PLAN OF TRANSBAY PARK (dated 2006)

ATTACHMENT 2B: FINAL CONCEPT PLAN (dated December 2020)

ATTACHMENT 2C: FINAL 100% SCHEMATIC DESIGN PLAN (dated May 2022)

ATTACHMENT 3: TRANSBAY REDEVELOPMENT PROJECT AREA PLAN

ATTACHMENT 4: SUMMARY OF PROFESSIONAL SERVICES SCOPE OF WORK

ATTACHMENT 5: PROJECT CONTROLS COST BUDGET

ATTACHMENT 6: ROLES AND RESPONSIBILITIES MATRIX

ATTACHMENT 7: SCOPE OF WORK DIAGRAM

ATTACHMENT 8: SCHEMATIC DESIGN CONSTRUCTION COST ESTIMATE (dated Feb 2022) AND SECURITY CAMERA COST ESTIMATE (dated March 2022)

ATTACHMENT 9: ART ENRICHMENT MOU (dated Jan 2022)

Transbay Block 3 Park and Streetscape Improvement Project Description and Scope

The Office of Community Investment and Infrastructure (“OCII”), Successor Agency to the former San Francisco Redevelopment Agency (“SFRA”), as sponsor of the Transbay Block 3 Park & Streetscape Improvement Project (“the Project”) intends to engage the services of San Francisco Public Works (“PW”) for project management and design services and the Recreation and Park Department (“RPD”) as potential future park owner and client representative. The Project scope includes a new 1-acre park with a building and playground, currently referred to as “Transbay Block 3 Park”, adjacent new sidewalk streetscapes, widened existing sidewalks, a new street extension and signalized crossings.

TJPA will transfer the project area to OCII and the intention is for OCII, prior to construction, to transfer the park property to RPD. OCII plans to transfer the alleys after construction to the City upon PW acceptance. Upon completion of the park construction, RPD will conduct maintenance and operations of the park. The Block 4 developer plans to request an agreement with PW whereby the developer will maintain Tehama Street. After acceptance, PW will maintain Clementina Street.

This agreement will take the form of a Memorandum of Understanding between OCII, PW and RPD.

Project Background:

Transbay Block 3 Park and Streetscape Improvements Project (“the Project”) is one of the central features of the Transbay Redevelopment Plan’s Project Area (the “Project Area”). The Transbay Redevelopment Plan was adopted in 2005 and the Project Area includes 40 acres of high-density, transit-oriented housing, offices and retail in a new neighborhood just south of San Francisco’s Downtown. The Transbay Block 3 Park (“the Park”) was first conceptualized in the Transbay Redevelopment Plan and its accompanying documents, and later in the Transbay Project Area Streetscape and Open Space Concept Plan (the “Concept Plan”), dated November 21, 2006. Select elements of the Concept Plan have been further refined in the Transit Center District Plan (2012). The Concept Plan included new public open spaces, new alleyways, improvements to existing streets, widened sidewalks, street trees, lights, seating areas, and other elements to enhance and complete the vision for the Transbay Redevelopment Project Area. OCII has hired PW to update the 2006 Concept Design to design a sustainable urban neighborhood park reflective of San Francisco’s current environmental policies and goals, such as water conservation.

Project Program:

The Project is comprised of the design of the Block 3 Park as well as portions of the adjacent new extensions of Clementina and Tehama Streets and improvements to the existing Main and Beale Streets rights-of-way. To enhance the high density of the surrounding uses, the Park will serve as the neighborhood “living room.” The Park design goals include creating facilities that

ATTACHMENT 1

maximize utilization by surrounding residents, workers and visitors and minimizing maintenance costs through sustainable design. Park programming will include a mix of recreation and passive open space and a playground for children of all ages. RPD has approved a unisex accessible restroom in the new Stewardship Building that will also include RPD maintenance storage and a space for community stewardship by the East Cut Community Business District.

The Park will include bosques of trees to serve as a visual and wind buffer and step down in scale from the adjacent developments. Throughout the Park will be large plantings beds with drought tolerant plants. Large planting beds will organize the widened Beale and Main Sidewalks into different use zones. New street trees will line the adjacent new street sidewalks. The streetscape design includes new lighting in the Park, on both Main and Beale sidewalks, the new Clementina Street and Tehama Street. The right of way related scope of work also includes signalized crossings and streetlights at Clementina Street at Main Street and Beale Street intersections. The extensive changes to lighting in this area will require extensive photometric studies and reviews with the SFPUC.

Given that RPD will likely be the future Park Owner, the San Francisco Art Commission (“SFAC”) confirmed that the Park design is subject to Civic Design Review (“CDR”), however revised this requirement to entail three versus four phases of review (concept/Phase I combined, Phase II and Phase 3).

OCII has voluntarily agreed to pursue the SFAC’s Art Enrichment program and fund a future art installation in the Park. PW Landscape will coordinate with SFAC and selected artist to ensure coordination of final construction documents.

The power supply for the park and the street related and new alleys’ lighting on this project has been approved by the SFPUC for retail power. PW will coordinate power for the project with SFPUC and PG&E as required.

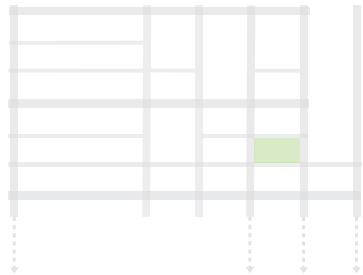
Park Design Goals

OCII and RPD have identified the following comprehensive goals for the project:

- Minimize the environmental impact through “low-impact” ecological stormwater design, efficient irrigation, and lighting and controls.
- Provide child-friendly play spaces that serve the needs of the adjacent affordable and market rate housing residents.
- Provide passive relaxation spaces that serve the needs of the adjacent office workers during the week including areas to eat lunch and have outdoor/walking meetings.
- Provide spaces that would be potential event spaces for day-use activities that would activate the park on weekends.
- Provide spaces that maximize the sunlight exposure and provide wind shielding as much as possible.

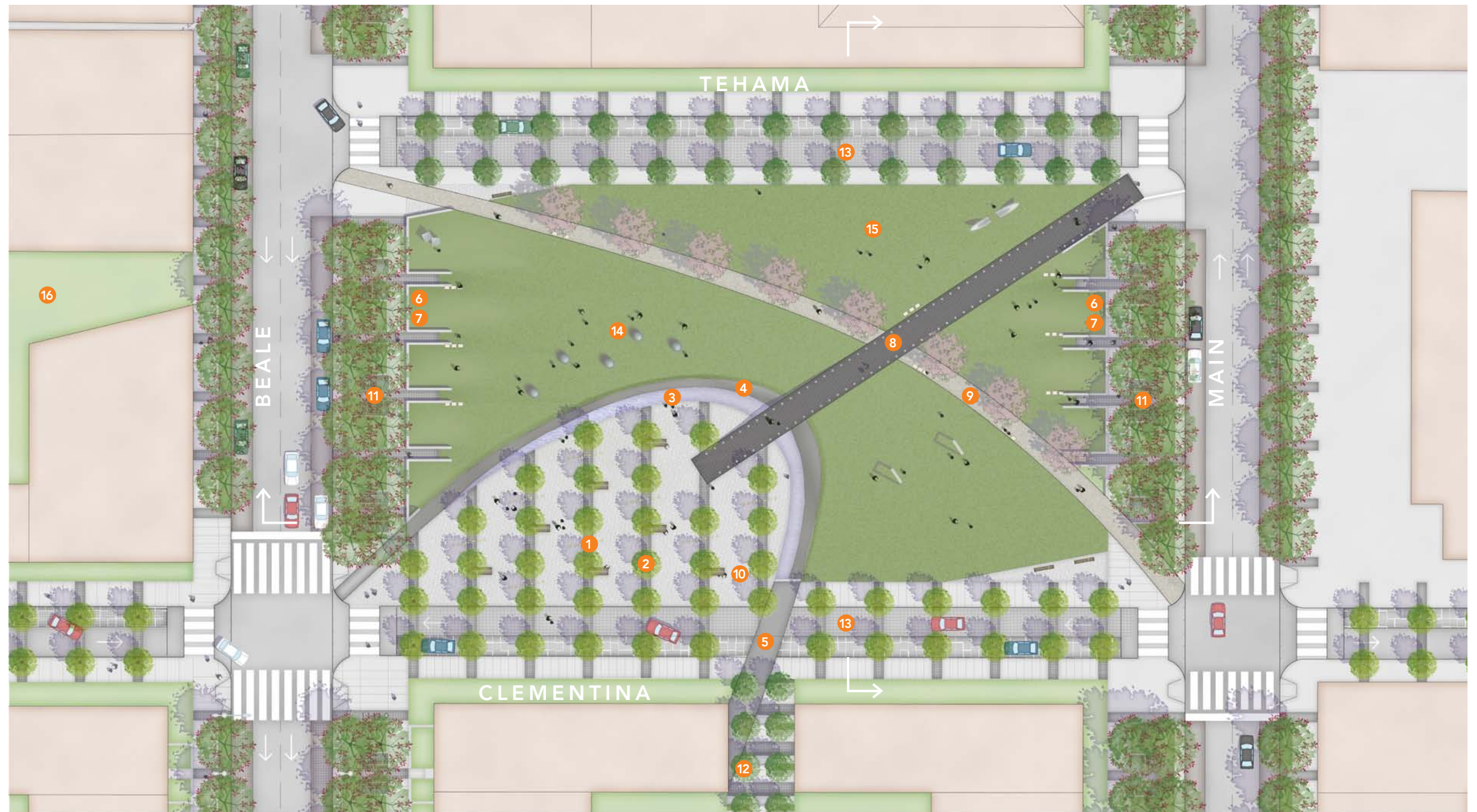
ATTACHMENT 1

- Design with an eye towards safety and cleanliness such that loitering and illicit uses are minimized. Strategies should include creative uses for lighting and minimizing “blind corners.”
- Design to minimize long-term maintenance by incorporating features that are durable, sustainable, and easy to clean.
- Funding for both capital and operating costs are finite and therefore the design should focus on financial sustainability.



**TRANSBAY PARK
DESIGN FEATURES**

- 1 Plaza paved in 4" x 24" black granite pavers
- 2 Ginkgo trees
- 3 Water basin
- 4 Black granite wall
- 5 Black granite paving extending to mews
- 6 Concrete walls
- 7 Undulating "waves" of turf
- 8 Black granite 8" pavers with in-ground LED lights
- 9 Medium gray concrete path with intermittent seat walls & lights
- 10 Benches
- 11 Extension of linear park sidewalk
- 12 Groundcover plantings at Beech trees
- 13 Black granite setts in field of medium gray concrete
- 14 Play Area
- 15 Field
- 16 Private Open Space



Transbay Park - Illustrative plan



SITE PLAN





Schematic Design for the Transbay Block 3 Park and Streetscape Improvements Project

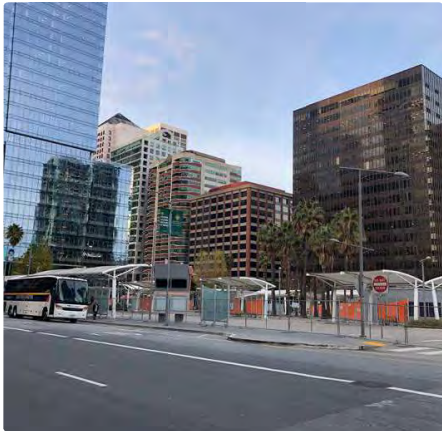


100% SUBMITTAL | MAY 17, 2022

EXISTING SITE CONTEXT



A. On-site looking northwest



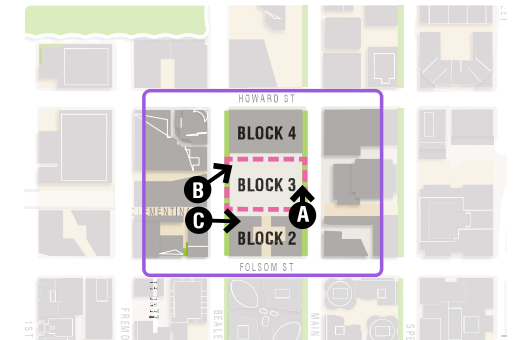
B. Beale Street looking north



C. Beale Street looking northeast

The existing site is comprised of the former Temporary Terminal Site, bounded at the east and west by Beale and Main and at the North and South by the future Tehama and Clementina Streets. The Block 3 park parcel occupies roughly a third of the site and is 39,875 square feet or 0.9 acres.

The photos displayed at left are of the temporary bus terminal infrastructure and the surrounding high-rise developments in the neighborhood.



ADJACENT OPEN SPACE



Three other open spaces with proximity to Block 3 Park inform the development of the new park's program. Rincon Park, at the waterfront to the east, includes an open grassy area and dog park. The future Under Ramp Park, to the west, will have a highly activated program that will include sports courts, a pavilion building with retail kiosks, a beer garden, a fitness area, a dog park, and protected bikeways.

The elevated Salesforce Park, to the north, is a highly managed and programmed park with botanical garden features. The design of the Block 3 park acknowledges this context and does not duplicate existing programming, but instead provides flexible space for neighborhood residents and office workers to gather and relax.

ILLUSTRATIVE SITE PLAN



The design concept for the Clearing includes a natural respite with an open meadow framed by a dense landscape edge that contrasts with the park's urban context. It will be a neighborhood hub that allows for small community gatherings, children's play, walks along a looped pathway, or simply sitting on a park bench. The central meadow feature recalls the site's past as a rich intertidal landscape and creates a biodiverse habitat that will attract wildlife to the park and enrich the lives of its residents.

LEGEND

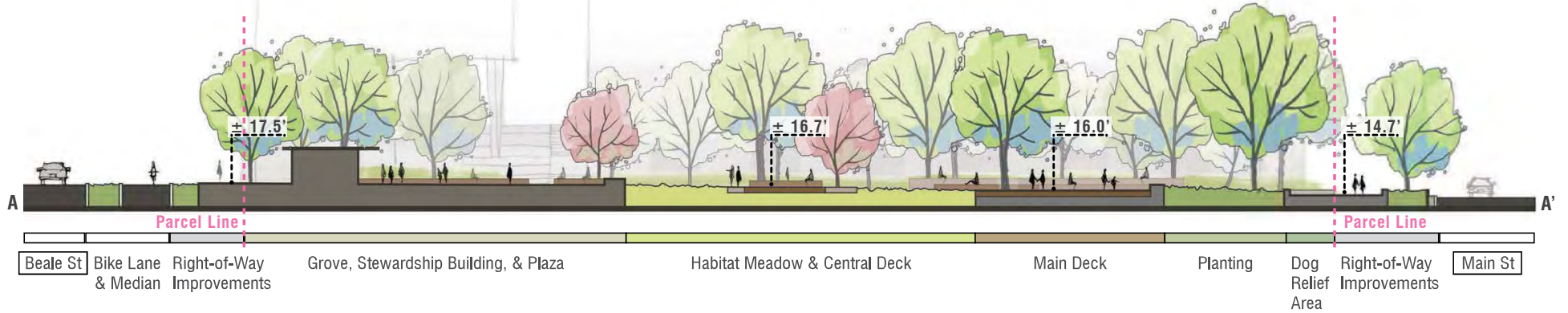
- A Flexible Tables & Chairs
- B Benches/Seating
- C Seatwalls
- D Boulders
- E Permeable Paving
- F Paving
- G Plantings
- H Trees

True North
 SOMA North

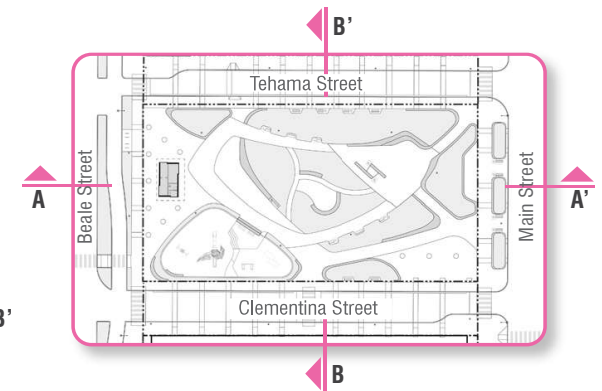
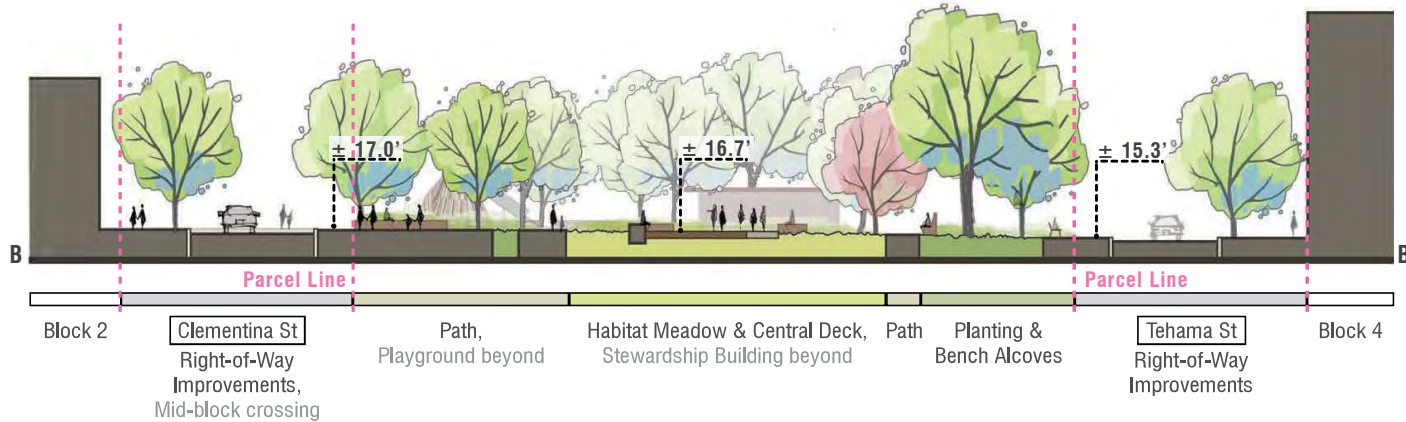
0' 5' 10' 30'

SITE SECTIONS

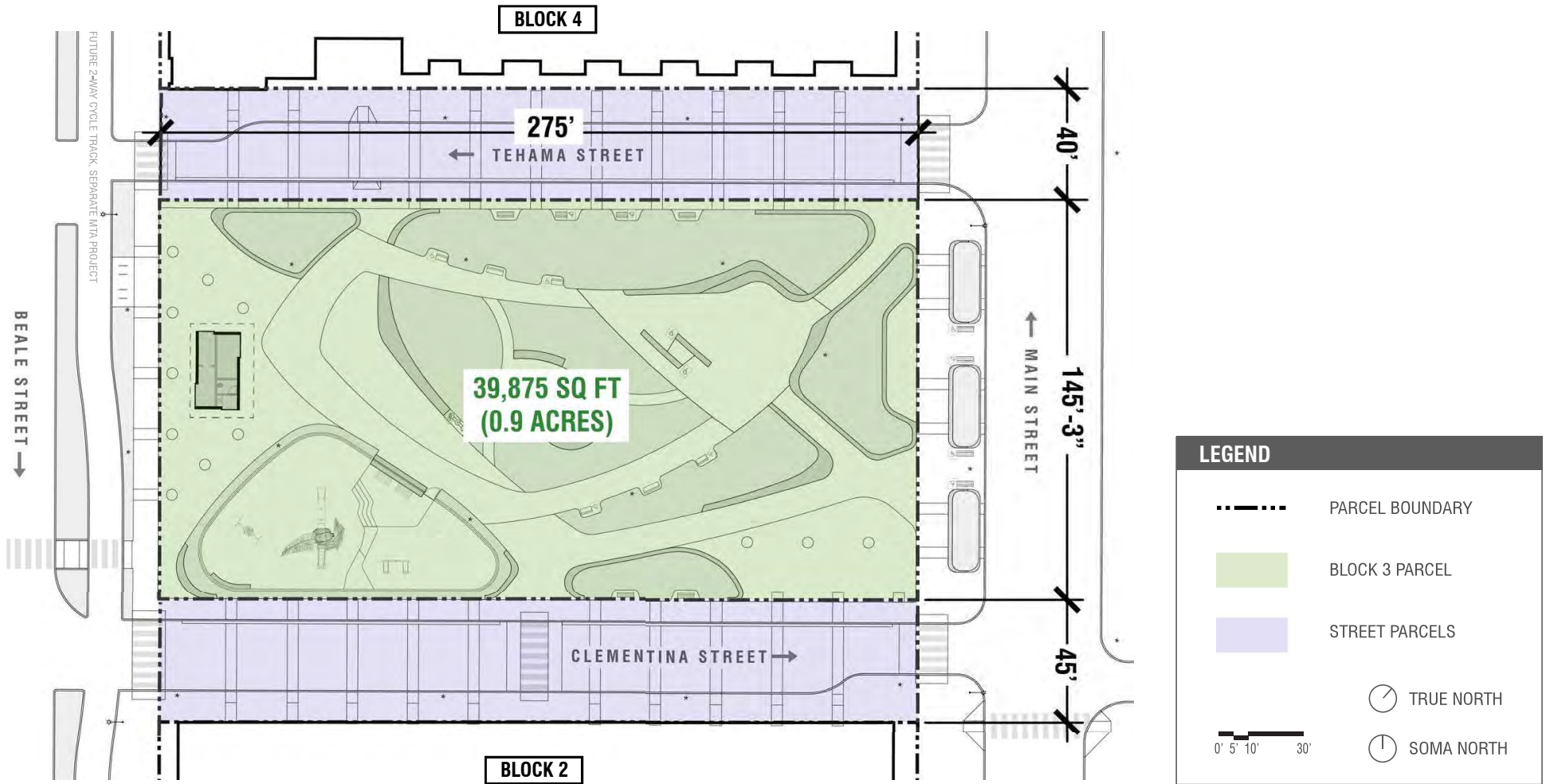
SECTION A-A'



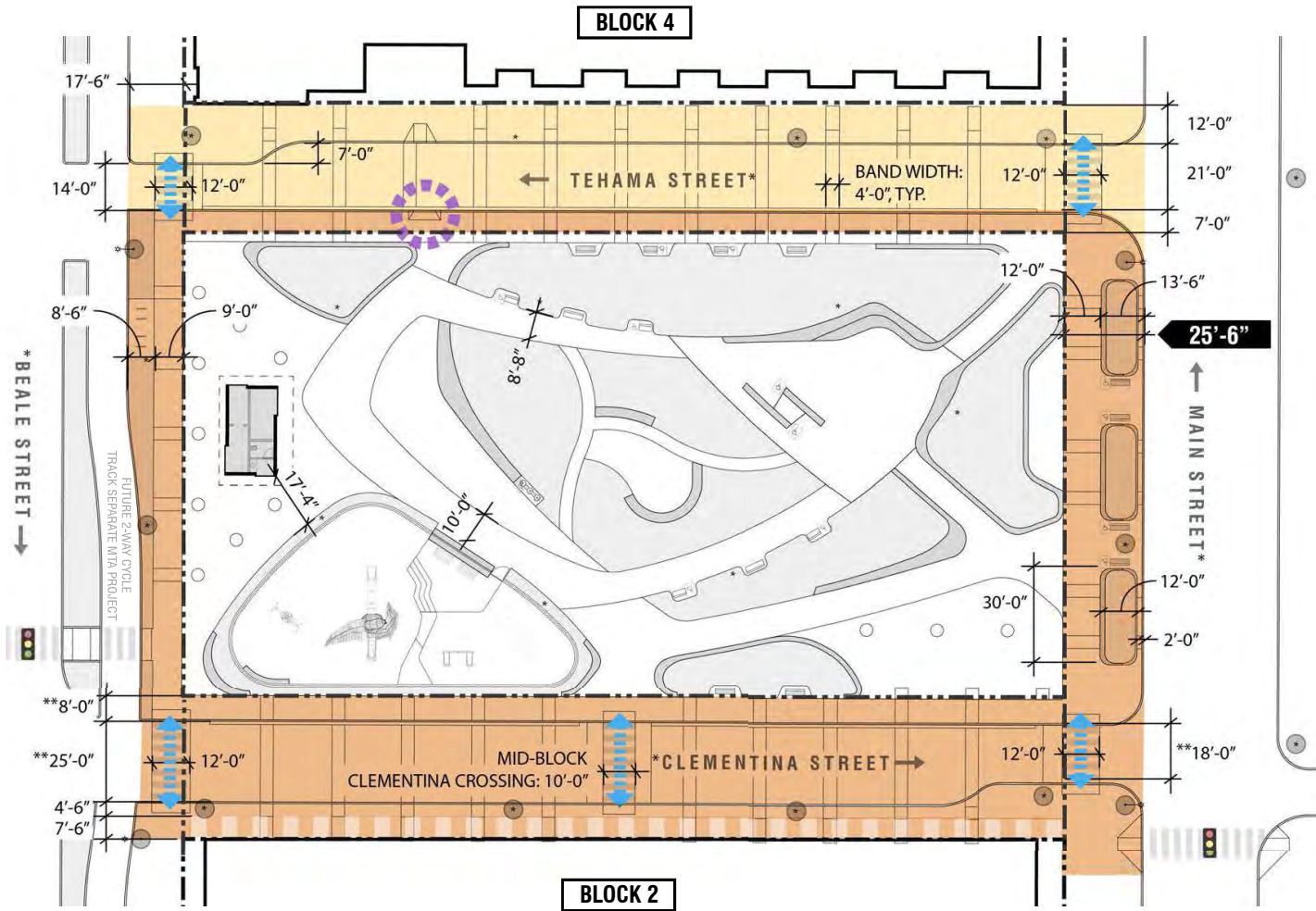
SECTION B-B'



PARCEL BOUNDARY & SITE DIMENSIONS



RIGHT-OF-WAY SCOPE OF IMPROVEMENTS

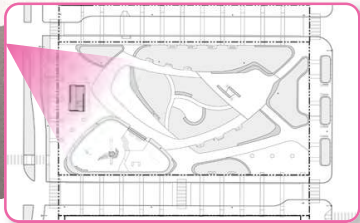


LEGEND	
	PARCEL BOUNDARY
	RAISED CROSSWALKS
	SIGNALIZED CROSSING PARTIAL SCOPE***
	LIGHT POLE SEE LIGHTING PLAN
	INTERIM SIDEWALK PUBLIC WORKS STANDARD
	DESIGN & CONSTRUCTION
	CONSTRUCTION BY OTHERS
	CURB CUT
	TRUE NORTH
	SOMA NORTH
	0' 5' 10' 30'

*Streetscape configurations for Tehama, Clementina, Beale, and Main Streets are subject to change, pending subsequent City Department requirements.

**Clementina Street drive width may be reduced by 4' overall (to allow for 12' wide northern sidewalk) in the event that Block 2 construction type is confirmed to be Type 1.

***Signalized Crossings at Clementina and Beale and Clementina and Main Street intersections are included in this project scope of work. In Design Development Phase, this scope of work and construction sequence will be further coordinated with MTA/PW adjacent Main and Beale projects whereby scope reductions may occur.

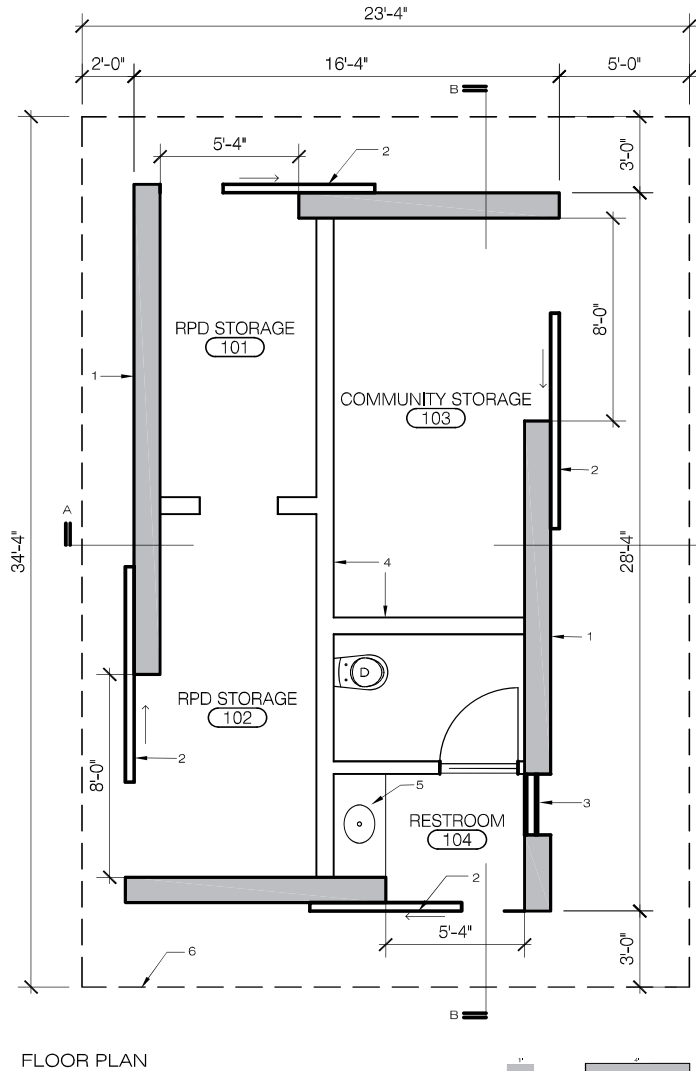


"TRANSBAY PARK" TEXT IS A PLACEHOLDER,
AND THE FINAL PARK NAME WILL BE DETERMINED
THROUGH A COMMUNITY PROCESS.



STEWARDSHIP BUILDING - VIEW FROM PARK INTERIOR

STEWARDSHIP BUILDING - PLANS



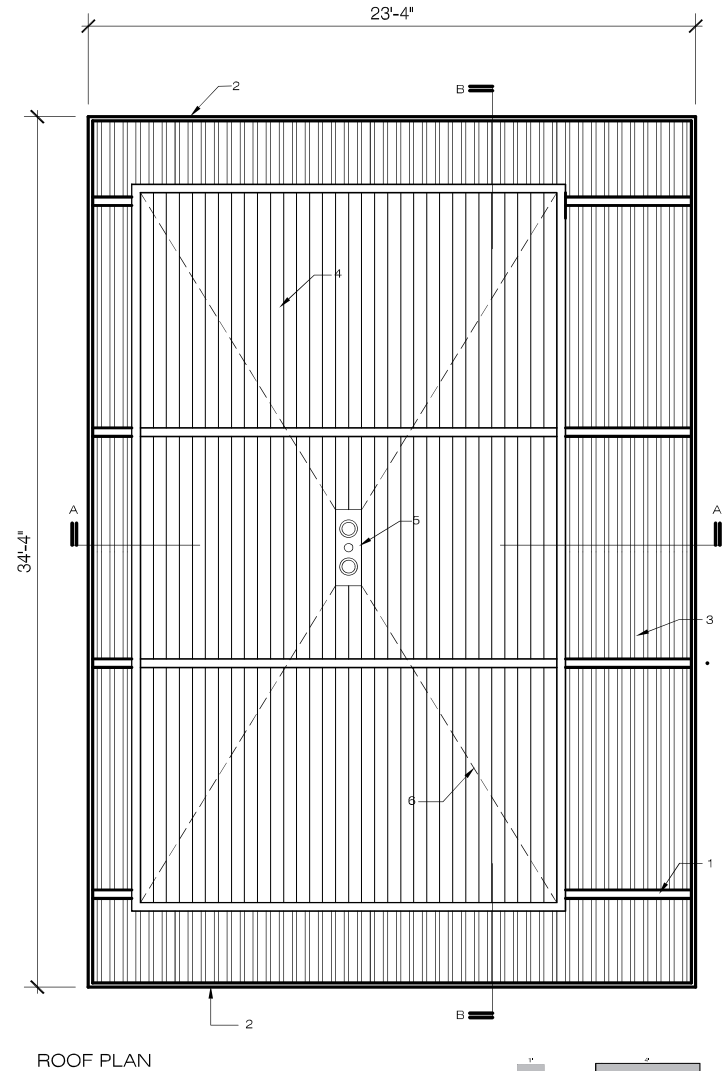
FLOOR PLAN LEGEND

- 1 CMU EXTERIOR WALLS WITH STONE CLADDING
- 2 ALUMINUM BATTEN CLAD SLIDING BARN DOOR
- 3 TRANSLUCENT CHANNEL GLASS
- 4 CMU PARTITION WALL
- 5 SINK AND COUNTER
- 6 LINE OF SLATTED OVERHANG (ABOVE)

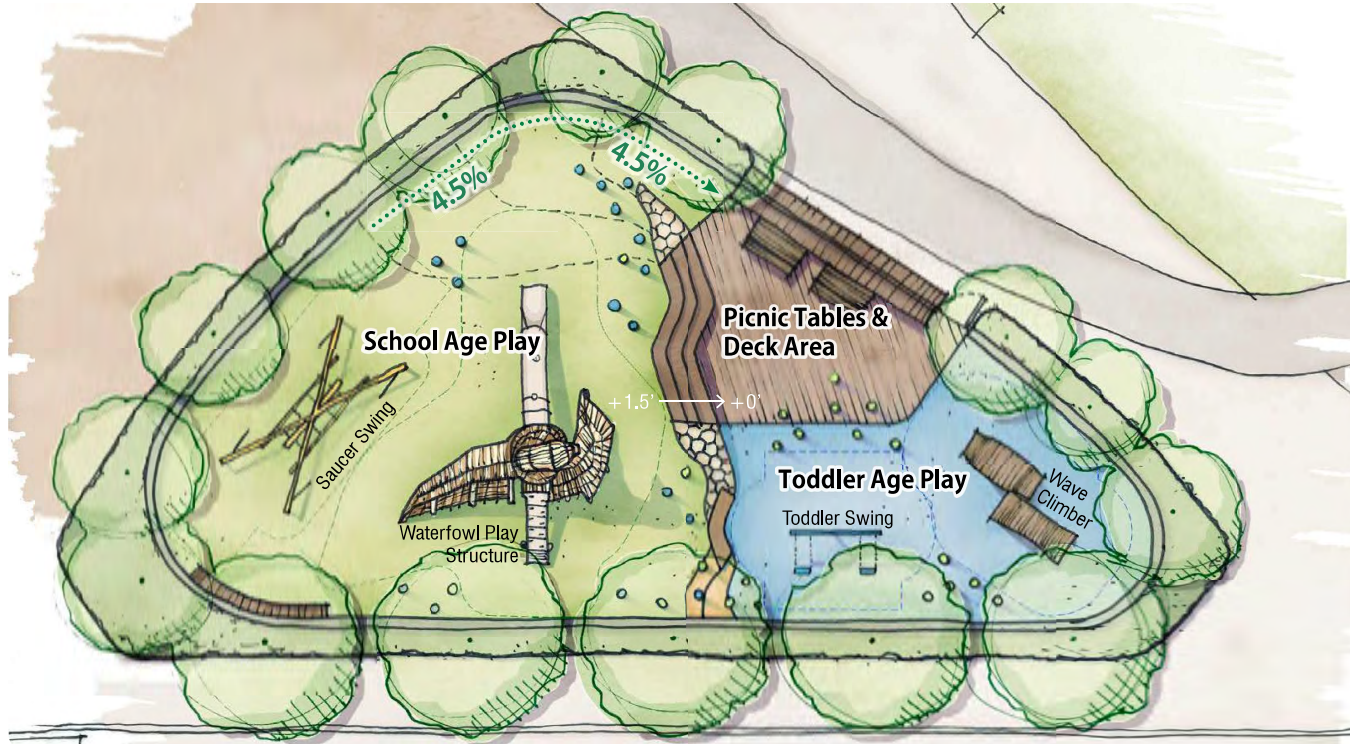
PROGRAM AREA SUMMARY		GSF
REC PARK STORAGE		200
COMMUNITY STORAGE		150
ALL GENDER RESTROOM		100
TOTAL		450

ROOF PLAN LEGEND

- STEEL BEAM OUTRIGGERS 1
- STEEL CHANNEL FASCIA 2
- ALUMINUM SLATS 3
- ALUMINUM DECKING SLATS (OVER ROOF MEMBRANE) 4
- ROOF DRAIN AND PLUMBING VENT STACK 5
- LINE OF ROOF SLOPE (1/2" : 12") BELOW 6

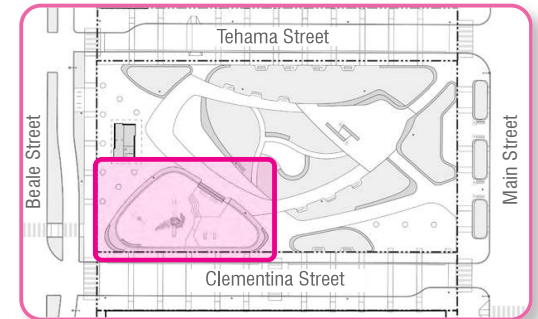
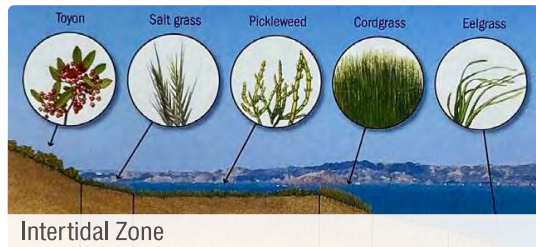


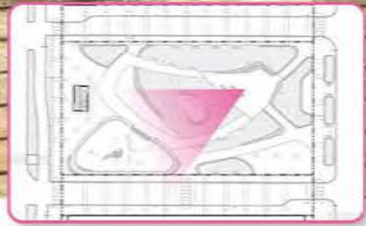
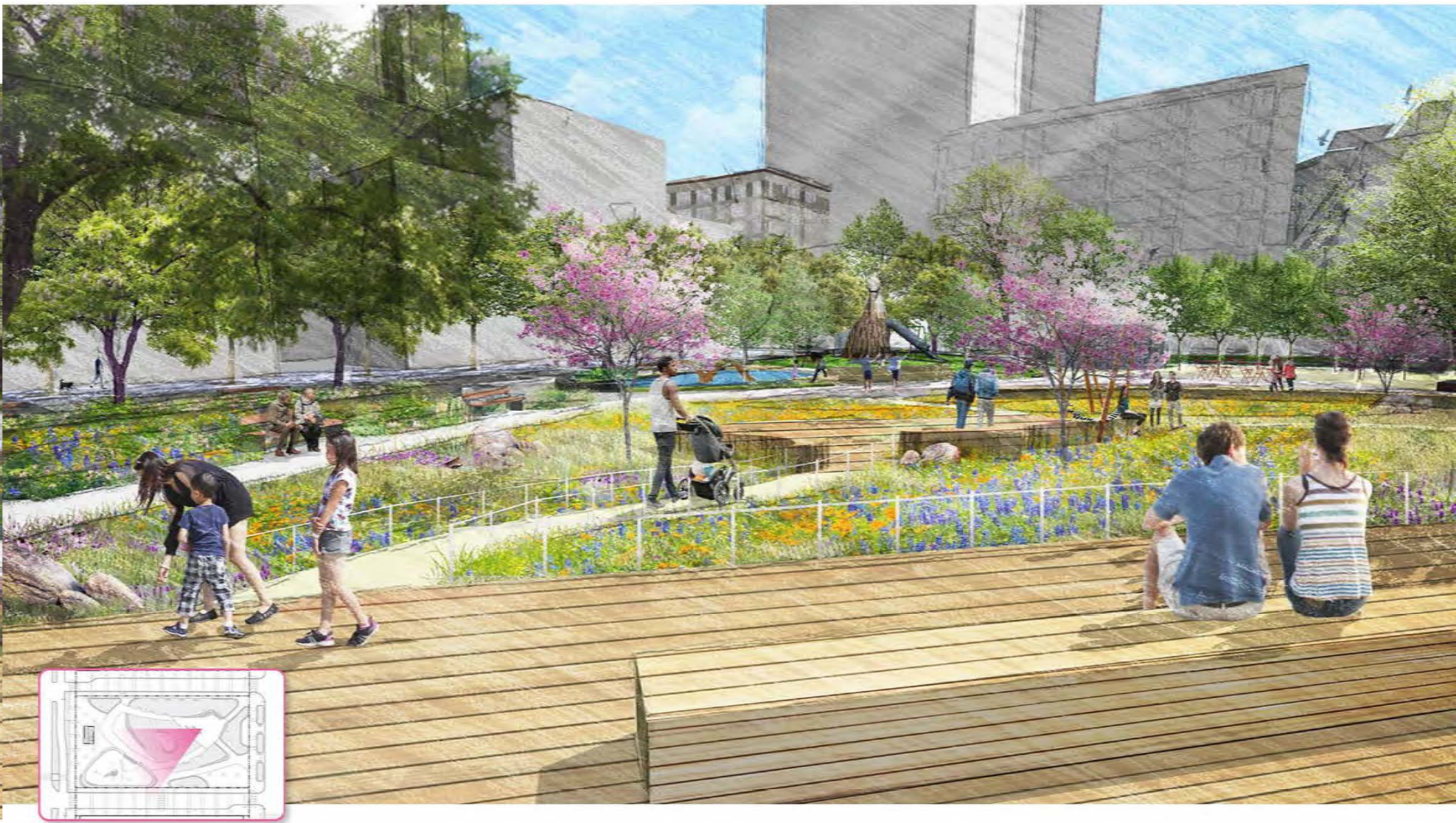
PLAYGROUND ENLARGEMENT



The playground design is inspired by the natural landscape of the San Francisco Bay shoreline. The space is divided into three levels that mimic the physical profile of the zone: the first, at park level, is shown in blue and represents the water; the second, an 18-inch high terrace, is indicated by stairs and climbing blocks and represents the transition zone between water and land; and the third, an elevated level, is shown in green and represents the wetlands. The demarcation of zones makes the site's unique history more evident to its audience and offers a deeper understanding of the place and history.

This multilevel approach also has practical advantages because it creates a physical boundary between the two age groups. A smaller toddler zone is placed at ground level, adjacent to the picnic area, and is contained by a terrace to allow easier monitoring by parents. This stepped terrace also provides a challenge to develop motor skills, such as climbing, before children are ready to transition into the larger more challenging and independent school-aged elevated zone.





TRANSBAY REDEVELOPMENT PROJECT AREA



Under-Ramp Park
Acres: 2.5
Construction Start: 2019

Parcel F
Developers: Hines/Urban Pacific/Goldman Sachs
Total Units: 175 (est.)
Office SF: 287,000
Hotel rooms: 250
Construction Start: 2019
Completion: 2022



Parcel T
101 First Street
Salesforce Tower
Developers: Boston Properties/Hines
Office SF: 1.4 Million
Construction Start: 2014
Completion: 2017



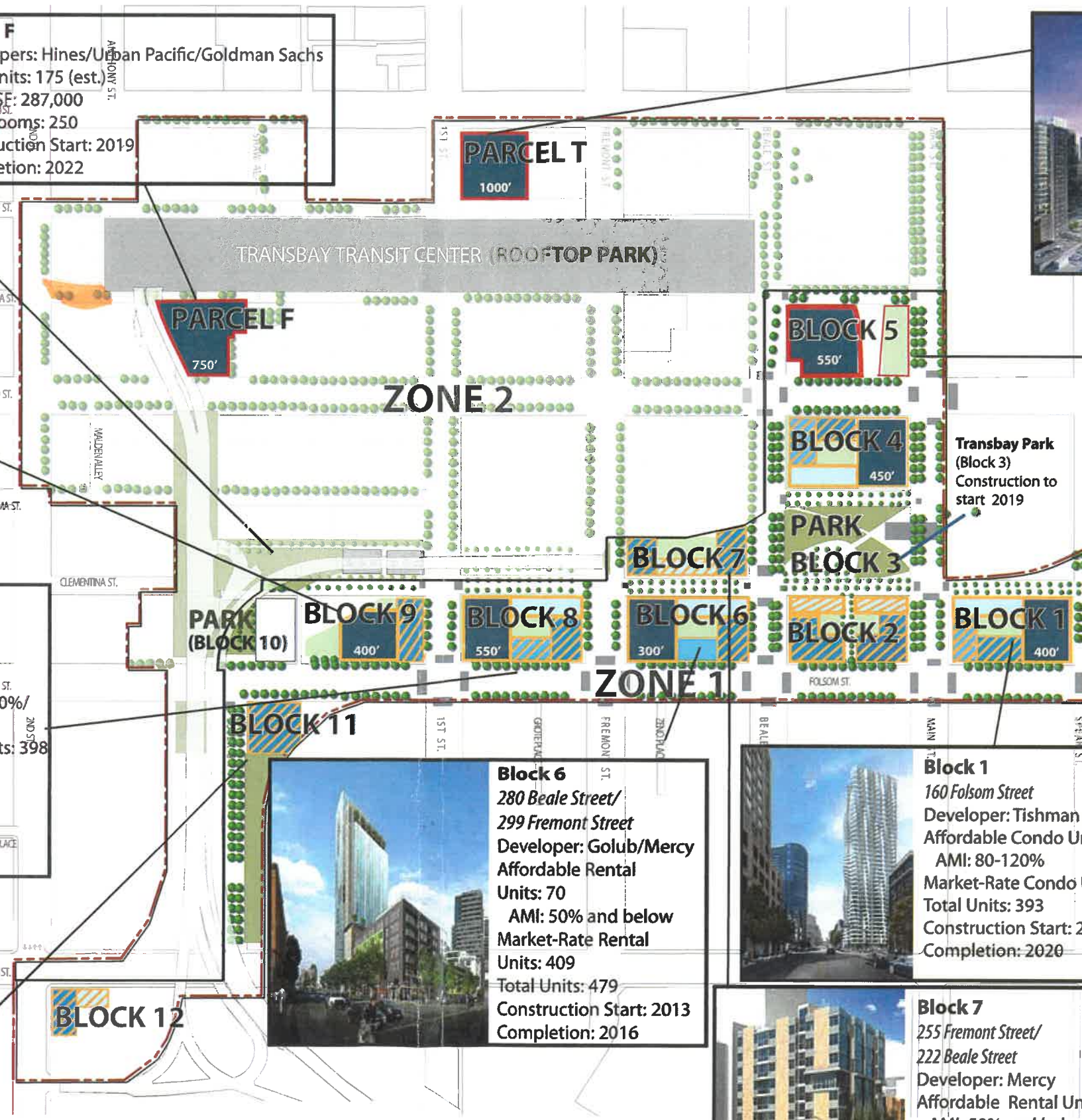
Block 9
500 Folsom Street
Developers: Essex/ BRIDGE
Affordable Rental Units: 109
AMI: 50% and below
Market-Rate Rental Units: 436
Total Units: 545
Construction Start: 2016
Completion: 2019



Block 5
250 Howard Street
Park Tower
Developers: Golub/ John Buck
Office SF: 767,000
Construction Start: 2015
Completion: 2019



Block 8
250 Fremont Street / 400 Folsom Street
Developers: Related/TNDC
Affordable Rental Units: 150
AMI: 70 inclusionary units @50%/
80 OCIL units @ 50%
Market-Rate Rental/Condo Units: 398
Total Units: 548
Construction Start: 2016
Completion: 2019




Block 6
280 Beale Street/
299 Fremont Street
Developer: Golub/Mercy
Affordable Rental
Units: 70
AMI: 50% and below
Market-Rate Rental
Units: 409
Total Units: 479
Construction Start: 2013
Completion: 2016



Block 1
160 Folsom Street
Developer: Tishman Speyer
Affordable Condo Units: 156
AMI: 80-120%
Market-Rate Condo Units: 237
Total Units: 393
Construction Start: 2017
Completion: 2020



Block 11A
25 Essex Street
Rene Cazenave Apartments
Developers: BRIDGE/CHP
Affordable Rental Units: 120
AMI: 50% and below
Total Units: 120
Construction Start: 2011
Completion: 2013



Block 7
255 Fremont Street/
222 Beale Street
Developer: Mercy
Affordable Rental Units: 120
AMI: 50% and below
Construction Start: 2016
Completion: 2018

TRANSBAY REDEVELOPMENT PROJECT AREA

- TRANSBAY REDEVELOPMENT PROJECT AREA
- ZONE 1
- ZONE 2

LAND USE (SUBJECT TO CHANGE)

- AFFORDABLE HOUSING
- MARKET RATE HOUSING
- COMMERCIAL

OPEN SPACE

- OPEN SPACE (PUBLICLY OWNED)
- OPEN SPACE (PRIVATELY OWNED)

PROPOSED HEIGHT LIMITS (MIN AND MAX)

- Townhomes: 35-50'
- Podium 1: 40-65'
- Podium 2: 50-85'
- Mid-Rise: 65-165'
- Towers (Height Varies)

Attachment 4 Summary of Professional Services Scope

	Planning/Conceptual Design	Schematic Design (SD)	100% Design Development (DD) (See 2022 MOU IV Scope of Services 2. DD for list of plan information/content)	60% Construction Documents (CD)	95% Construction Documents (CD) & Permit & 100% Bid Set
OCII PM	<p>Organize, schedule and present at CAC Meetings (2), SODA meetings, Community Meetings (4) and the East Cut CBD meetings.</p> <p>Provide existing Transbay district site data: as-built drawings, existing archeological, geotechnical and soil studies, surveys, CEQA, studies performed in the vicinity and on the Transbay park site.</p> <p>Develop Project Scope, Schedule Budget.</p> <p>Confirm requirements by SF Planning Department, including CEQA and Site Permit.</p>	<p>Refer to Attachment 6: Roles and Responsibilities Matrix.</p> <p>Present at the CAC (1), CBD, OCII Commission and RPD Capital and Commission Meetings.</p> <p>Participate in SF Art Commission Civic Design Review meetings and presentations.</p> <p>Coordinate with PW PM, RPD PM and the SF Arts Commission to finalize the Art Program for the Park and an MOU for Art Enrichment (voluntary).</p> <p>Participate in the Artist selection panel.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>
RPD PM/Planner	<p>Review concept designs for acceptance by RPD.</p> <p>Participate in Community Meetings #3 & #4.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p> <p>Attend meetings with PW and OCII: CAC (1), the East Cut CBD, and the OCII Commission.</p> <p>Plan, schedule and present at RPD Capital and Commission Meetings.</p> <p>Participate in Civic Design Review meetings and presentations.</p> <p>Coordinate with SF Arts Commission, PW and OCII to finalize an MOU for Art Enrichment (voluntary) in the Park. Participate in Artist selection panel.</p> <p>Attend SF Art Commission Civic Design Review meetings and reviews.</p> <p>Participate in meetings and reviews concerning Pavilion feasibility study.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>

Attachment 4 Summary of Professional Services Scope

		<p>Organize meetings with RPD staff to review plans and provide RPD requirements and standards.</p> <p>Prepare a separate MOU with OCII concerning future acquisition of the Park.</p>			
PW PM	<p>Assist OCII with development of scope, schedule, and budget.</p> <p>Establish and manage the project design and consultant team.</p> <p>Manage scope, schedule, budget of the PW team, MTA and RPD teams and PW as needed consultants.</p> <p>Coordinate meetings with OCII client representative team and RPD owner's representative team for project related discussions, design reviews and final approvals.</p> <p>Organize, manage and conduct public outreach including up to four Community Meetings.</p> <p>Coordinate and meet with OCII, MTA, DAC, Fire, and adjacent developers concerning OCII's establishment of parcel delineation. Assist OCII with finalizing new Clementina and Tehama Alley layout dimensions that meet ADA, Fire, PW and MTA requirements.</p> <p>Coordinate with the Transbay Task Force to aid with coordination between teams of adjacent projects where possible and subject to varying project schedules.</p> <p>Coordinate with design team to gain Sidewalk Legislation where required, Sea Level Rise Check list and Vulnerability study, geotechnical report, Environmental Site Assessments, archeological studies and consultation, arborist and palm expert reports, hazmat reports and site survey</p> <p>Coordinate ADA, PUC and MTA reviews of Project design.</p> <p>Work with the Transbay Task Force and MTA on presentation to TASC.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p> <p>Present at meetings with OCII at the CAC (1), the East Cut CBD, OCII Commission, RPD Capital and RPD Commission Meetings.</p> <p>Participate in SF Art Commission Civic Design Review meetings and presentations.</p> <p>Coordinate with PW PM, RPD PM and the SF Arts Commission to finalize an MOU for Art Enrichment (voluntary).</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p>	<p>Refer to MOU Attachment C: Roles and Responsibilities Matrix.</p>	<p>Refer to MOU Attachment 6: Roles and Responsibilities Matrix.</p> <p>Coordinate with the design team, Site Assessment Remediation team, Contract Monitoring Division and Contract Admin to prepare for bid advertisement of the final construction documents.</p>

Attachment 4 Summary of Professional Services Scope

	<p>Attend and assist with meetings with PUC & PGE concerning power infrastructure and supply for project.</p> <p>Coordinate with the SF Art Commission concerning requirements for Civic Design Review. Prepare an MOU with the Arts Commission, RPD and OCII concerning the SF Art Enrichment Program (voluntary for OCII).</p> <p>Prepare Civic Design Review presentations with PW design team. Coordinate with SF ART Commission, OCII, RPD and PW Design team.</p> <p>Meet with OCII and SF Planning concerning their reviews for Archeological and Cultural Resources and Environmental review overseeing compliance.</p> <p>Coordinate with OCII attorney, PW attorney and consultants concerning permit to enter agreements and additional insurance requirements after TJPA transfers land to OCII.</p> <p>Attend meetings and reviews related to design team's initial Pavilion building (from Block 5) feasibility study.</p> <p>Meet and review with PUC regarding WRT, Primary vs Secondary service for the park and streetscapes.</p>				
<p>Landscape</p>	<p>Prepare and present Conceptual Site Plan to include Alleys in plans (2-3) section and elevations.</p> <p>Prepare and present diagrams and studies of SF Parks of similar size comparisons, Playgrounds Study of Existing/Planned parks in the Transbay neighborhood to establish needs of Transbay Park.</p> <p>Prepare and present additional presentations to CBD/ Parks groups in concept phase on public works projects per CBD request.</p> <p>Prepare presentation drafts and reviews for OCII and RPD Client. Review designs with RPD staff.</p> <p>Inform PM about suitability for SITES/LEED certification. Only provide informal checklist.</p>	<p><u>100% SD for OCII planning and Commission review to include the following information:</u></p> <p>Narrative and Description District Open Space Site Program Development Block Circulation, zoning and Accessibility Plan Sun Diagrams Demolition Plan Plan Rendering Perspective Renderings Site Sections Rough Grading Plan Planting Plan and Schedule Site Furnishing Plan and Schedule Materials Plan and Schedule</p>	<p>DD level drawings, including:</p> <p>Demolition Plan Layout Plan Grading Plan Material and Callout Plan Planting Zone Plan Irrigation Zone Plan Irrigation Equipment Selections Landscape Elevations Details</p> <p>Submit Preliminary PUC-Stormwater Control Plan</p> <p>Review drawings with CBD, RPD and OCII.</p>	<p>CD level drawings, including:</p> <p>Demolition Plan Layout Plan Grading Plan Material and Callout Plan Planting Plan & Details Irrigation Plan & Details Control Diagrams Details ADA Compliance Form</p> <p>Coordinate team meetings and provide meeting minutes.</p>	<p>CD level drawings and specifications including:</p> <p>Demolition Plan Layout Plan Grading Plan Material and Callout Plan Planting Plan & Details Irrigation Plan & Details Control Diagrams Details ADA Compliance Form PUC Final Stormwater</p>

Attachment 4 Summary of Professional Services Scope

	<p>Meet with OCII, MTA, DAC, Fire, and adjacent developers concerning establishment of parcel delineation and in particular new Clementina and Tehama Alley designs. Prepare drawings.</p> <p>As Project Lead, Landscape Architect lead will attend all coordination meetings and be included with all correspondences for all team disciplines work and coordination.</p> <p>Provide design justification, spatial parameters and design revision per OCII's request prior to finalization of concept design.</p> <p>Prepare responses and hold meetings with OCII and Rec Park to resolve any review comments from adjacent developers and other City agencies, such as the Planning Department.</p> <p>Prepare presentation materials and present at Community Meetings (4)</p> <p>Coordinate team meetings and provide meeting minutes. Attend meetings with PMs (monthly minimum). Meet with OCII planner and adjacent project teams for coordination.</p> <p>Provide 100% Concept Cost Estimate reviews.</p>	<p>Coordinate team meetings and provide meeting minutes. Attend meetings with PMs (monthly minimum).</p> <p>Meet with OCII planner and adjacent project teams for coordination.</p> <p>Review final Schematic Design with Public Works Design Review Board.</p> <p>Prepare presentation Materials and present at the OCII Commission (1), RPD Commission (1) and Civic Design Review (concept and phase I combined). This includes informal presentations to Civic Design Review to ensure approvals prior to 100% SD completion.</p> <p>Meetings and reviews and initial feasibility study of Pavilion building (formerly located at Block 5).</p> <p>Coordinate with SF Art Commission on Program for Art Enrichment (voluntary).</p> <p>Meet with PUC concerning Stormwater Control Plan,</p> <p>Provide 100% SD Cost Estimate reviews.</p>	<p>Coordinate team meetings and provide meeting minutes.</p> <p>Attend meetings with PMs (monthly minimum)</p> <p>Coordinate with SF Art Commission and Artist.</p> <p>Provide Internal QAQC and presentation to Public Works Design Review Board</p> <p>Provide 100% DD Cost Estimate review.</p>	<p>Meetings with PMs (monthly minimum)</p> <p>Prepare presentation and present at Civic Design Review (phase II).</p> <p>Coordinate and meet with SF Art Commission and Artist.</p> <p>Provide QAQC and presentation to Public Works Design Review Board.</p> <p>Provide 60% CD Cost Estimate reviews.</p>	<p>PUC Water Conservation</p> <p>Attend coordination meeting with RPD and the CBD concerning maintenance and operations instructions for the new Park.</p> <p>Coordinate team meetings and provide meeting minutes Meetings with PMs (monthly minimum)</p> <p>Prepare presentation and present at Civic Design Review (phase III)</p> <p>Assist in coordination and preparation with PM and Architects to obtain Site and Building Permit approvals from DBI.</p> <p>Provide QAQC and presentation to Public Works Design Review Board.</p> <p>Provide 95% and 100% CD Cost Estimate reviews.</p>
Architecture	<p>Provide Concept level design studies for prefab restroom and maintenance shed. Provide various concept level studies and drawings to reflect program changes with the building to include stewardship, maintenance shed and restroom.</p> <p>Provide drawings and renderings for community meetings, CAC, OCII, East Cut CBD and meetings with RPD.</p>	<p>Provide Schematic level design studies for the building. Changes during schematic include design modifications such as changes from a two stall restroom and Shed to have a separate alternate Prefab restroom and shed.</p> <p>Provide further revisions and studies to the building design to include alternatives the building form, addition of additional exterior doors, variations in façade materials, roof design and materials and glazing.</p>	<p>Produce DD level drawings for Stewardship/Maintenance Building & Restroom), including:</p> <p>Programming Plan Layout Plan Accessibility Diagram Sections Materials Plan and Schedule Utility Plans</p>	<p>Produce CD level drawings for Stewardship/Maintenance Building & Restroom including:</p> <p>Programming Plan Layout Plan Accessibility Diagram Sections Materials Plan and Schedule</p>	<p>Produce CD level drawings and specifications for Stewardship/Maintenance Building & Restroom including:</p> <p>Programming Plan Layout Plan Accessibility Diagram Sections</p>

Attachment 4 Summary of Professional Services Scope

		<p>Attend additional meetings with OCII, RPD and CBD due to revisions in the program.</p> <p>Provide design modifications for larger building for maintenance/stewardship/storage and a restroom</p> <p>Provide design presentation and present at Civic Design Review (Concept/Phase I). Provide design modification revisions and present at informal Civic Design Review meetings.</p> <p>Attend and present design modifications for review with Clients prior to CDR, CAC meetings, OCII Commission, RPD Commissions.</p>	<p>Review plans with DAC.</p> <p>Provide 100% DD Cost Estimate review.</p>	<p>Utility Plans</p> <p>Review plans with DAC.</p> <p>Provide design presentation and present at Civic Design Review (phase II).</p> <p>Provide 60% Cost Estimate review.</p>	<p>Materials Plan and Schedule</p> <p>Utility Plans</p> <p>Provide design presentation and present at Civic Design Review (phase III).</p> <p>Obtain Building Permit approvals required prior to bid.</p> <p>Obtain DAC sign off.</p> <p>Provide review 95% and 100% CD Cost Estimate.</p>
Hydraulics	<p>Review site drainage and City sewer base drawings.</p> <p>Attend coordination meetings.</p> <p>Analyze site for Sea Level Rise potential and provide checklist. Revise Sea level rise checklist to updated checklist 2021.</p> <p>Include vulnerability study and overland flow analysis. Overland flow studies to evaluate OCII request for shared street design and whether PW could accept shared street.</p> <p>Coordinate with Civil and Hydraulics on Conceptual plan for sidewalks and alleys.</p> <p>Attend coordination meetings.</p>	<p>Abbreviations/Legends/General Notes</p> <p>Layout Plan – Schematic Drainage Improvements.</p> <p>Provide results from Hydraulic Analysis.</p> <p>Attend SFPUC Informational Meeting on Stormwater Management requirements.</p> <p>Provide drainage Plan for Alleys.</p> <p>Attend coordination meetings.</p>	<p>Abbreviations/Legends/General Notes</p> <p>Layout Plan – Preliminary Drainage Improvements</p> <p>Specification List – Drainage</p> <p>Provide SFPUC Preliminary Storm Water Management Plan</p> <p>Provide sewer catch basins and drain lines design.</p> <p>Attend coordination meetings.</p>	<p>Abbreviations/Legends/General Notes</p> <p>Layout Plan – Key Plan</p> <p>Layout Plan - Drainage Improvements.</p> <p>Details Sections, and Profiles</p> <p>Specifications – Drainage</p> <p>Provide SFPUC Preliminary Storm Water Management Plan.</p> <p>Provide design for sewer catch basins and drain lines.</p> <p>Attend coordination meetings.</p>	<p>Abbreviations/Legends/General Notes</p> <p>Layout Plan – Key Plan</p> <p>Layout Plan Drainage Improvements.</p> <p>Details, Sections, and Profiles</p> <p>Specifications – Drainage</p> <p>SFPUC Final Storm Water Management Plan.</p> <p>Provide design for sewer catch basins and drain lines.</p> <p>Attend coordination meetings.</p>
Structural	<p>Site verification for maintenance shed and restroom.</p> <p>Attend meetings with Soil and Geotechnical engineers and review proposed boring locations.</p>	<p>Structural systems/foundations for, street and park pole lights, signal poles, retaining walls, Architectural structures (incl restroom) and playground structures.</p> <p>Conduct site visits.</p> <p>Attend coordination meetings.</p>	<p>Abbreviations/Legends/Notes</p> <p>Structural Key Plan</p> <p>Foundation/Retaining Wall Plan, Footings and specifications.</p> <p>Attend coordination meetings</p>	<p>Abbreviations/Legends/Notes</p> <p>Structural Key Plan</p> <p>Foundation/Retaining Wall Plan Schedules</p> <p>Structural Elevations and sections</p> <p>Details and specifications.</p>	<p>Abbreviations/Legends/Notes</p> <p>Foundation/Retaining Wall Plan Schedules</p> <p>Structural Elevations and sections</p> <p>Details</p>

Attachment 4 Summary of Professional Services Scope

		Review cost estimates.	Review cost estimate.	Attend coordination meetings.	Calculations and specifications. Attend coordination meetings. Review cost estimate.
Geotechnical	Review existing conditions reports.	Coordinate site borings locations with consultant geologist. Review geotechnical boring reports and prepare geotechnical report.	Provide geotechnical recommendations and assist Design Team. Finalize geotechnical report.	Review details and assist design team. Prepare specifications.	Prepare specifications.
Mechanical	Coordinate with landscape, architecture and civil on concept utility plan.	Mechanical System Selections Plumbing Fixture Selections Attend coordination meetings. Review cost estimate.	Abbreviations/Legends/Notes Site Plan – Mechanical Site Plan – Plumbing Site Plan – Fire Protection Floor Plans – Single Line Preliminary Equipment Schedules Attend coordination meetings. Review cost estimate.	Abbreviations/Legends/Notes Site Plan – Mechanical Site Plan – Plumbing Site Plan – Fire Protection Floor Plans – Double Line Equipment Schedules Controls Diagrams Attend coordination meetings. Review cost estimate.	Abbreviations/Legends/Notes Site Plan – Mechanical Site Plan – Plumbing Site Plan – Fire Protection Floor Plans – Double Line Equipment Schedules Control Diagrams Details Attend coordination meetings Review cost estimate
Streets and Highways	Provide design for the new Clementina Alley, Tehama Alley (50% DD), and widened Sidewalks at Main and Beale streets. Add project to ACCELA/ENVISTA and General Plan and Sidewalk Legislation (where required). Coordinate with Landscape and Hydraulics on Conceptual plan for sidewalks and alleys. Develop a responsibilities diagram for coordination with all adjacent projects. Coordinate with MTA Traffic Signal team, Electrical, Landscape, DAC (ADA), MTA Curb Striping team and adjacent projects on signalized crossings at Clementina and Main and Clementina and Beale.	Issue NOI and Provide Utility Composite Drawings. Design of ROW from park parcel to curbs, including curb ramps and accessible design. Review and coordination with DACs. Produce grading and drainage plans for ROW; coordinate with landscape architecture and hydraulic plans. Include mid-block crosswalks in the alleys and coordinate modifications with landscape, hydraulics, DAC and Block developers. Attend coordination meetings with developers and other adjacent project teams.	Produce DD level drawings of sidewalk design including grading around park including curb ramps and sidewalk widening. Coordinate and review with DACs and SFMTA. Attend coordination meetings with Transbay Task Force, adjacent developers and other adjacent project teams upon OCII request.	Produce CD level drawings and specifications of sidewalk design including grading around park including curb ramps and sidewalk widening. Coordinate and review with DACs and SFMTA. Attend coordination meetings with Transbay Task Force, adjacent developers and other adjacent project teams upon OCII request.	Produce CD level drawings and specifications of sidewalk design including grading around park including curb ramps and sidewalk widening. Permit & Bid Set drawings. Request DAC sign off. Attend coordination meetings with Transbay Task Force, adjacent developers and other adjacent

Attachment 4 Summary of Professional Services Scope

	<p>Provide early schematic level civil plans for Tehama Alley, Clementina Alley, widened Beale and Main sidewalks and coordinate with MTA on bike routes.</p> <p>Meet with OCII, MTA, DAC, Fire, and adjacent developers concerning establishment of parcel delineation and in particular new Clementina and Tehama Alley designs. Prepare drawings.</p> <p>Coordinate early schematic level grading with Block 2 and 4 developers.</p> <p>Coordination civil design related to Signal Work at Clementina intersections with MTA.</p> <p>Design Mid-block raised crosswalks on alleys for review and MTA approvals.</p> <p>Attend and provide design drawings for Task Force meetings concerning parcel delineation. Participate in related correspondences.</p> <p>Provide design package for review and present to PW operations and BSM the non standard ROW material (concrete banding). This requires reviews and approvals and multiple meetings with BSM, BUF, Operations, Deputy Director.</p> <p>Design nonstandard ROW curb for Fire due to OCII request to narrow ROW. This requires additional meetings, drawings and reviews. Provide grading design and utility conflict assessments for full Block on Main and Beale Street for Blk 2, 3 and 4 areas.</p> <p>Attend multiple utility coordination meetings related to CDD reviews to cover work on Blk 2, 3 and 4 areas.</p> <p>Attend meetings also required with PGE and PUC concerning variances and requirements concerning utility conflicts with widened sidewalks.</p> <p>Attend OCII requested for monthly to bimonthly meetings with Block 4 and Block 2 during initial design (not to exceed 10 mtgs total)</p>				<p>project teams upon OCII request.</p>
--	--	--	--	--	---

Attachment 4 Summary of Professional Services Scope

	<p>Coordinate with MTA/Planning Bike Plans/Loading zone/ Main/Beale,</p> <p>Provide utility composite.</p>				
Regulatory Affairs	<p>Review regulatory requirements with PM, OCII and Planning to help ensure the project meets Fed, State and City requirements.</p> <p>Coordinate work with Archeologist and review their reports.</p>	<p>Coordinate work with Archeologist and review their reports.</p>			
Site Assessment Remediation Team	<p>Attend meetings and coordination related to soil borings for ESA Phase I, geological borings and archeological reviews.</p> <p>Attend coordination meetings with design team.</p>	<p>Coordinate onsite investigations with geotechnical engineers, archeologists and soil engineer consultants and provide coordination with Department of Public Health (DPH).</p> <p>Coordinate with DPH concerning Maher application.</p> <p>Review ESA Phase I report.</p>	<p>Review ESA Phase II and Hazmat findings.</p> <p>Attend team coordination meetings.</p> <p>Provide 30% SAR Specifications.</p>	<p>Attend coordination meetings.</p> <p>Provide 60% Specs.</p>	<p>Attend coordination meetings.</p> <p>Provide 90% and 100% Specs</p>
Electrical		<p>Coordinate with landscape architecture in design of site and sidewalk lighting on Clementina, Tehama, Main and Beale.</p> <p>Coordinate with architecture for electrical service to the building and landscape architectural lighting.</p> <p>Produce schematic unified lighting plan for street sidewalks and park and building. Produce unified lighting plan for Tehama and Clementina Alleys and Main and Beale Streets. Provide lighting design changes at Main and Beale due to Alleys and new Signals added at intersections.</p> <p>Coordinate with MTA on signalized crossings and provide electrical plans.</p> <p>Attend meetings and preliminary studies in coordination with PUC to review alternative off the grid design for the park and its amenities.</p> <p>Attend meetings and reviews with PUC regarding WRT, Primary vs Secondary service for the park and streetscapes.</p>	<p>New service design; coordinate with SFPUC</p> <p>Coordinate with landscape architecture in design of site and sidewalk lighting</p> <p>Coordinate with architecture for electrical service to two buildings and architectural lighting. Produce DD-level lighting and service plans</p> <p>Produce schematic unified lighting plan for street sidewalks and park including maintenance shed and restroom.</p> <p>Produce unified lighting plan for Tehama and Clementina Alleys and Main and Beale sidewalks in relation to our project boundary.</p>	<p>New service design; coordinate with SFPUC</p> <p>Coordinate with landscape architecture in design of site and sidewalk lighting</p> <p>Coordinate with architecture for electrical service to two buildings and architectural lighting</p> <p>Produce CD-level lighting and service plans and specifications.</p> <p>Produce schematic unified lighting plan for street sidewalks and park including maintenance shed and restroom.</p> <p>Produce unified lighting plan for Tehama and Clementina Alleys and Main</p>	<p>Ongoing coordination with architecture and landscape architecture.</p> <p>Produce CD-level lighting and service plans and specifications. Permit and Bid Set drawings.</p> <p>Produce schematic unified lighting plan for street sidewalks and park including maintenance shed and restroom.</p> <p>Produce unified lighting plan for Tehama and Clementina Alleys.</p> <p>Additional scope includes signalized crossings.</p>

Attachment 4 Summary of Professional Services Scope

		<p>Prepare load calculations and coordinate with PUC/PG&E to provide required service applications.</p> <p>Provide photometric studies.</p> <p>Coordinate with PUC concerning light fixture approvals.</p> <p>Photometric and lighting design reviews with PUC of new Alleys (full block studies included per PUC requirement).</p>	<p>Additional scope includes signalized crossings.</p> <p>Attend coordination meetings.</p>	<p>and Beale sidewalks in relation to our project boundary.</p> <p>Additional scope includes signalized crossings.</p> <p>Coordination with Security Camera consultant. Attend coordination meetings.</p>	<p>Attend coordination meetings.</p>
MTA	<p>Attend coordination meetings and review plans for MTA compliance for Alley streetscape and crosswalks and signalized crossing scope of work.</p> <p>Provide reviews of pedestrian paths on sidewalks.</p> <p>Provide review of coordination with MTA adjacent projects including the cycle track.</p> <p>Attend coordination meetings.</p>	<p>Attend coordination meetings.</p> <p>Attend coordination meetings and review plans for MTA compliance.</p> <p>Provide review of crosswalks and intersections.</p> <p>Provide design of signalized crossings.</p> <p>Attend coordination meetings.</p> <p>Present at TASC</p>	<p>Attend coordination meetings and review plans for MTA compliance.</p> <p>Provide review of crosswalks and intersections. Additional scope includes signalized crossings scopes of work.</p> <p>Attend coordination meetings.</p> <p>Present at TASC</p>	<p>Attend coordination meetings and review plans for MTA compliance</p> <p>Provide review of crosswalks and intersections. Additional scope includes signalized crossings scopes of work.</p> <p>Attend coordination meetings.</p> <p>Present at TASC.</p>	<p>Attend coordination meetings and review plans for MTA compliance</p> <p>Provide review of crosswalks and intersections. Additional scope includes signalized crossings scopes of work.</p> <p>Provide Traffic Routing plan.</p> <p>Attend coordination meetings.</p> <p>Present at TASC.</p>
SF Planning	<p>Provide Archeological and Cultural Resources and Environmental review overseeing compliance and design review through Schematic Design related to the additional pavilion and ground disturbance reviews during site analysis.</p>				

ATTACHMENT 6: ROLES RESPONSIBILITIES MATRIX

Tasks/Activities	PARTICIPATING PARTIES									
	OCII PM	PW PM	PW LA	PW Const	PW CM	SAR	CONTR ACT	CONT RACT	PW ACCT	RPD
A.PROJECT INITIATION										
Obtain necessary funding for the project.	P									
Establish overall project budget.	P	X								
Manage project team budget.	X	P	X							
Approve scope meets client and owner needs/goals.	P	X	X							P
Establish project schedule and modification to schedule.	P	S								X
Manage project team schedule.	X	P	X							
Prepare Project Plan/ RFP, including basic program, scope, objectives, budget, and schedule.	P	S								
Determine design team disciplines needed, and submit list of all design disciplines included in A/E scope of services, including: architectural, landscape, civil, structural, mechanical, plumbing, electrical, cost estimate, irrigation and hydraulics.		P	X							
Prepare cost proposals for A/E for all phases excluding construction phase.		P								
Prepare cost proposals for other City Agency Peer Review A/E.		P								
Negotiate fees w/ design discipline(s).		P								
Prepare final signed, Project MOU. Revise Project Plan, Design Team Proposal, Schedule as required.	P	S	X							X
Prepare Art Enrichment MOU between SF Art Commission Visual Arts, OCII, RPD and PW.	S	P	X							X
Secure and coordinate contract service orders for geotechnical, survey, soils report, haz mat reports, tree assessment and cost estimator.	X	P	X			X				
B. PLANNING PHASE (Conceptual Design & Schematic Design)										
Project Kick-Off Meeting with all project team disciplines.	X	P	X							X
Present alt. concepts for review by CAC.	P	X	X							
Provide CBD Operations peer review comments to design team.	P	X	X							X
Provide RPD Operations peer review comments to design team PL.		X	X							P
Collect and consolidate OCII Planning and CAC comments to the design team.	P	X								
Provide written response to OCII Planning, ADA and RPD Peer review comments and incorporate into design documents.	X	X	P							X
Schedule stakeholder meetings (TJPA, CAC & SODA in Planning phase) (RPD, CBD, CAC thru CD phase).	P	X								X
Attend stakeholder meetings (see above).	P	X	X							X
Present at stakeholder meetings (see above).	P	X	X							X
Meet with regulatory agencies to determine permitting requirements, including DBI, ADA access coordinator & planning.	X	P	X							
Review record drawings and document existing conditions.			P							
Ensure Design meets City Codes, Regulations and Guidelines and RPD standards.	X	X	P							
Prepare code analysis.			P							
Coordinate work of all disciplines included in A/E basic scope of services.		X	P							
Coordinate City Agency PEER review of design services.		X	X							P
Coordinate with geotech, surveyor, haz mat reports, cost estimator.	X	P	X			X				

ATTACHMENT 6: ROLES RESPONSIBILITIES MATRIX

Tasks/Activities	OCII PM	PW PM	PW LA	PW Const	PW CM	SAR	CONTR ACT	CONT RACT	PW ACCT	RPD
Coordinate with City As-needed consultants for estimate and reconciliation, Constructability Review, ESA Phase I and II analysis and CMMS services.		P	X							
Prepare Conceptual Design submittal documents, including diagrams, study models, assessment reports.			P							
Provide cost estimate at Conceptual Design submittal.		X	X	P						
Informal Conceptual Design LEED and/or SITES Checklist.			P							
Prepare phasing options if required.	X	X	P							
Attend Art Enrichment meetings and presentations.	P	P	S							P
Coordinate with ART and Artist team on ART Enrichment.	X	P	P							X
Coordinate with OCII concerning Permit to Enter agreements for all team members and additional insurance requirements for boring work.	P	S		X		X				
Prepare and present SF ART Civic Design Review Presentation (Concept/Phase I).	X	P	P							X
Coordinate with as needed consultant archeologist and review report findings with team.	X	P		X		X				X
Coordinate with SF Planning on Archeological and Cultural Resources and Environmental review overseeing compliance.	P	S		X		X				
Secure OCII Commission approval of concept plan.	P	X	X							
Prepare presentation materials for OCII Commission.	P	X	X							X
Secure RPD Commission approval of concept plan.	X	X	X							P
Prepare presentation materials for RPD Commission.	X	X	X							P
RPD website update.										P
OCII website update.	P									
PW website update.		P	X							
Amend MOU (scope, schedule, budget) as required* (*MOU would be amended as required per specific project plan).	P	S								X
Prepare Schematic Design Submittal documents including specifications outline.		X	P							
Provide cost estimates at Schematic Design submittal.		X	X	P						
Participate in cost reconciliation meetings.	X	S	X	P						X
Prepare SWPPP (SAR in Coord. w/Landscape).		X	X			P				
Determine and coordinate/complete applications for new utility services if required.	X	P	X							X
Informal SITES Checklist at Schematic Design.		X	P							
Provide cost estimate at Schematic Design submittals.		X	X	P						
C. DESIGN PHASE (Design Development & Construction Document Phases)										
Monitor project schedule.	X	P	X							
Monitor project expenditures.	X	P	X							
Monitor project expenditures of City agencies and as needed.		P	X	X						
Issue notice of change for scope, budget and schedule as change occurs.	P	X								
Schedule & conduct project team meetings.	X	P	X							
Schedule & conduct design team meetings.			P							
OCII and RPD owner rep to attend milestone design meetings.	X	P	X							X
RPD owner rep to schedule RPD peer review meetings.	X		X							P
Prepare 100% Design Development Submittal Documents.			P							
Prepare cost estimates at 100% Design Development Submittals.				P						
Prepare 60% CD Submittal Documents.		X	P							
Prepare cost estimates at 60% Construction Development Submittals.				P						
Identify and incorporate design alternates.		X	P							X

ATTACHMENT 6: ROLES RESPONSIBILITIES MATRIX

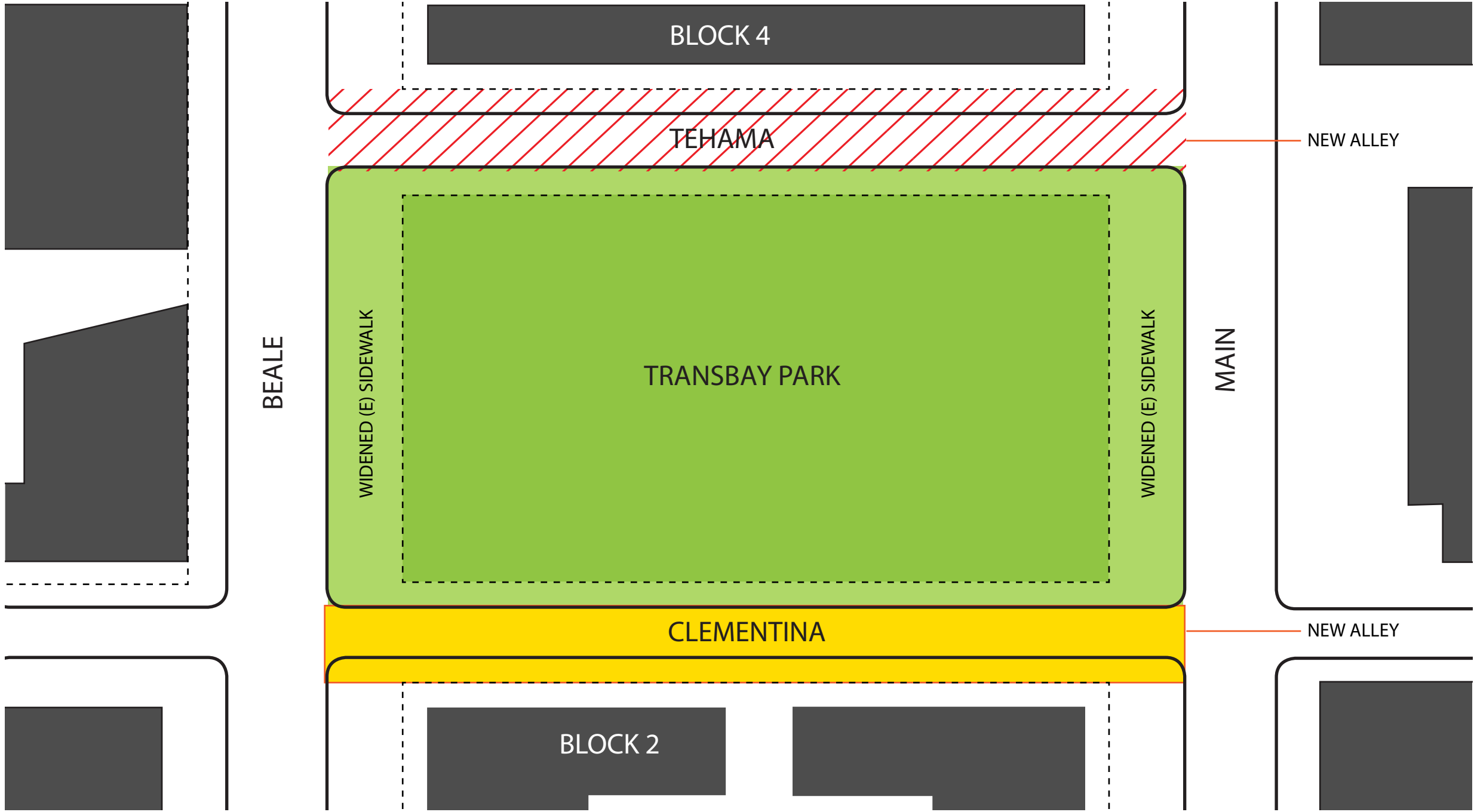
Tasks/Activities	OCII PM	PW PM	PW LA	PW Const	PW CM	SAR	CONTR ACT	CONT RACT	PW ACCT	RPD
Prepare 90% CD Submittal Documents.			P							
Prepare cost estimates at 90% Submittals.				P						X
Participate in cost reconciliation meetings.	X	X	X	P						X
Provide value engineering or scope alternatives.	X	P	X							X
Provide Operations comments to design team PL.		X	X							P
Provide written response to OCII and RPD peer review comments and incorporate into design documents.		S	P							
Coordinate with as needed consultants including haz mat and incorporate drawings into bid set.		X	P			X				
Prepare and present SF ART Civic Design Review Presentation (Concept-Phase I/Phase II).	X	S	P							X
Informal LEED/SITES checklist.		X	P							
Conduct QA/QC for calculations, drawings, specifications, estimates, & schedules.		X	P		X		X			
Conduct PEER REVIEW of calculations, drawings, specifications, estimates, & schedules.		X	P							
Conduct constructability review of drawings, specifications, estimates, & schedules.					P					
Participate in constructability review.	X	X	X		P					X
Obtain environmental and planning agency approvals.	P	X	X							
Secure building permit approval prior to Bid (PW Architect).		P	P							
Assist with securing building permits, environmental and planning agency approvals.	X	P	X							
Provide funding to secure building permits, other city permits and fees such as storm water application review. Assist setting up ADA reviews and regulatory meetings and coordination with City departments, and help obtain information needed from City or Client. (OCII to reimburse PW of all permit and application fees).	X	P								
Prepare and submit storm water drawings and any other required reviews to SFPUC.		X	P							
Prepare 100% Permit/ Bid Documents. Get final approval signatures for advertisement (professional stamp; ADA Coordinator, all regulatory approvals).		X	P							
Prepare construction staging plan.	P	S	X		X					
Provide evidence of funding for advertisement.	P									
Archive as-bid drawings, specifications, and bid documents.	X	X	X				P			
D. Advertisement, Bid & Recommendation for award of contract										
Deliver electronic copy of Drawings, Specs and Estimates to Contract Prep for advertising.		X	P							
Submit final bid package to contract monitoring.		X	P				X			
Prepare Divisions 0 & 1 specs and advertisement for bids.	X	S				X	P			
Coordinate with Contract Admin.	X	P					X			
Prepare advertisement for bids.	X	X					P			
Submit proof of funding for advertisement.	P						X			
Perform outreach to interested bidders.	X	P					X			
Conduct pre-bid meeting.		P					X			
Answer questions from bidders during bid phase.	X	X	P				X			X
Prepare and issue bid addenda if needed.		X	X				P	X		
Review bids.	X	X	X					P		
Resolve bid protests.	X	X						P		
Provide award recommendation to OCII Commission for funding approval.	P	X								
RPD Commission prior to award (an update).	X	X								P
PW Commission to approve award of contract.	X	P								X
E. Financial Management of City Agency work										

ATTACHMENT 6: ROLES RESPONSIBILITIES MATRIX

Tasks/Activities	OCII PM	PW PM	PW LA	PW Const	PW CM	SAR	CONTR ACT	CONT RACT	PW ACCT	RPD
Provide quarterly invoices and track internal expenditures.		P								S
Prepare quarterly invoices.		X							P	
Process all financial transactions related to respective departmental FPS transactions.		X							P	
Make all payments related to City fees, Construction and As- needed Consultant City contracts, etc.		X							P	
Prepare City invoices to OCII.		X							P	
Prepare analytical reviews & financial reports related to City Agency and as-needed Consultant and Construction Bids.		P							X	
ABBREVIATIONS										

OCII PM: Office of Community Investment and Infrastructure Project Manager P Primary Responsibility
 PW: Public Works S Secondary Responsibility X Participant
 PM: Project Manager
 LA: Landscape Architecture (Project Lead)
 CM: Construction Management (constructability review)
 ADM: Administration
 PW ACCT: DPW Accounting
 RPD: Recreation and Park Department PM/Planner

ATTACHMENT 7: SCOPE OF WORK DIAGRAM



BASE SCOPE OF WORK: NEW CONSTRUCTION

- TRANSBAY PARK:
CONCEPT DESIGN THROUGH CONSTRUCTION
- PUBLIC RIGHT OF WAY:
CONCEPT DESIGN THROUGH CONSTRUCTION
- PUBLIC RIGHT-OF-WAY:
CONCEPT THRU 50% DESIGN DEVELOPMENT
(Construction Documents and Construction by others)

TRANSBAY PARK:
LIMIT OF DESIGN AND
CONSTRUCTION DIAGRAM

ATTACHMENT 8a: SECURITY CAMERA COST ESTIMATE

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN 4.1 ALTERNATES

3/25/2022 Draft

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
Transbay Block 3 Security System ROM Alternate					
Scope per 3/21/2022 Email from Kathleen O'Day					
<u>Video Surveillance System</u>					
	Video surveillance camera (anticipate 6 cameras)	6	EA	4,500.00	27,000
	Video Management System software and server (mounted inside our building)	1	EA	1,750.00	1,750
	Network Video Recorder and archiver	1	EA	1,200.00	1,200
	PoE Network switch	1	EA	2,000.00	2,000
	Patch Panel	1	EA	1,000.00	1,000
	Power supply and UPS	1	EA	1,200.00	1,200
	All associated wires and cable	1	LS	1,200.00	1,200
<u>Intrusion Detection System</u>					
	Intrusion alarm panel and expansion modules	1	EA	6,200.00	6,200
	Magnetic Door Contact	1	EA	570.00	570
	Motion detection	1	LS	2,120.00	2,120
	Power supply and battery back-up	1	EA	830.00	830
	All associated wires and cables	1	LS	600.00	600
	Equipment rack for all rack mounted equipment and devices	1	EA	1,000.00	1,000
	Pathways and cable infrastructure for security systems.	1	LS	2,000.00	2,000
Transbay Block 3 Security System ROM Alternate Net Direct Cost					48,670
Add Markups					
	Market Factor Contingency			10.0%	4,867
	Design Phase Estimating Contingency			35.0%	18,738
	General Conditions & Reqmts			15.0%	10,841
	OH&P (10%), Bonds & Insurance (2.5%), Permits (1.5%)			14.0%	11,636
Total Estimated \$ (Unescalated)					94,752
	Escalation to mid-point of construction			14.8%	14,023
Total Estimated \$ (Escalated)					
Security System Total				\$	108,775
				Use	\$ 109,000

**TRANSBAY - BLOCK 3 PARK
SAN FRANCISCO**

**ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON
SCHEMATIC DESIGN COST ESTIMATE PLAN**

Date: 2/9/2022 R1



**OWNER:
OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE**

**PREPARED FOR:
SAN FRANCISCO PUBLIC WORKS**

M LEE CORPORATION
Construction Management Consulting
Estimating Scheduling
Since 1992

**TRANSBAY - BLOCK 3 PARK
SAN FRANCISCO**

**ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON
SCHEMATIC DESIGN COST ESTIMATE PLAN**

**OWNER:
OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE**

Prepared for:
SAN FRANCISCO PUBLIC WORKS (SFPW)
Attention: Kathleen O'Day
Project Manager
Phone: 415-218-7515
Email: kathleen.oday@sfdpw.org

Prepared by:
M LEE CORPORATION
Construction Management & Consulting
601 Montgomery Street, Suite 2040
San Francisco, CA 94111
Attention: Franklin Lee, PE, LEED AP, CEP
Certified Estimating Professional
Phone: 415-693-0236
Email: flee@mleecorp.com

Date: 2/9/2022 R1

1506 Transbay Block 3 Park SD Estimate 20220209

**TRANSBAY - BLOCK 3 PARK
SAN FRANCISCO**

**ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON
SCHEMATIC DESIGN COST ESTIMATE PLAN**

Table of Contents:	Page No.
1.0 BASIS OF ESTIMATE	4-7
2.0 GRAND SUMMARY OF CONSTRUCTION COST	8
3.0 ESTIMATE SUMMARY	9
3.1 ESTIMATE SUMMARY ALTERNATIVE BREAKDOWN	10
4.0 ESTIMATE DETAILS	11-18
4.1 ALTERNATES	19
5.0 ESCALATION CALCULATION	20
6.0 PARK LAYOUT PLAN	21
M LEE CORPORATION PROFILE	22

Date: 2/9/2022 R1

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
1.0 BASIS OF ESTIMATE**

Date: 2/9/2022 R1

1 Purpose of the Estimate

This estimate has been prepared for the purpose of establishing a probable cost of construction at the schematic design phase.

2 Documents and Information Used for Estimate

The scope of estimate is based on the following:

a Drawings

Transbay Block 3 - Landscape - SD, 3 sheets
Transbay Block 3 - Architectural Mechanical Cutsheets - SD, 14 sheets
Transbay Block 3 - Electrical Park - SD, 4 sheets, dated 9/22/2021
Transbay Block 3 - Electrical Streetscape - SD, 2 sheets, dated 9/24/2021
Transbay Block 3 - Hydraulics - SD, 1 sheet, dated September 2021
Transbay Block 3 - Streets & Highways - SD, 9 sheets, dated 9/24/2021
McGuire-Hester As-Built Set, 232 sheets, dated 6/19/2008
R-Design_CE_SD_Conforms, 1 sheet, dated September 2021
Transbay Block3 Clementina Materials, 4 sheets, dated April 2020
Transbay Block3 Existing Conditions with Archeological Overlay, 1 sheet
Block 3 Park Informal Civic Design Review, 2 sheets, dated 10/28/2021
Block 3 Proposed Excavation Depths, 1 sheet
Block 3 - Demolition - Geotechnical Reference Plan 03252021 - 1 sheet
Option 2A_1099I_Transbay_Park_CDR Informal_Combined - 2 sheets
Transbay Block 3 - Electrical Streetscape - SD, 2 sheets, marked up by user BDesmar on 11/3/2021
Transbay Block 3 - Landscape - SD, 3 sheets, marked up by user BDesmar on 11/3/2021

b Specifications/Basis of Design: Transbay Block 3 - Overall Schematic Design Document, 60 sheets, dated 5/25/2021

c Budget pricing/quotes for the following items: Playground equipment, cobra head street lighting

d Soils Report: Phase 2 Environmental Site Assessment Report, 452 sheets, dated August 2021

e Preliminary report on potential locations of buried archaeological resources and non-archaeological obstructions at the project site, 47 sheets, dated 12/07/2020

f Transbay Transit Center Program Final Archaeological Research Design and Treatment Plan for the Temporary Terminal, 109 sheets, dated August 2008

g Transbay Block 3 Park & Alley Draft Permit Responsibility Matrix

h Transbay - Block 3 Park Community Meeting 4 Webinar Presentation

i Transbay Block 3 Park Concept Design Estimate dated 4/30/2021, which incorporated comments on draft estimates from SFPW

j Comments from SFPW on 10/19/2021 draft estimate

k Clarifications from designers

3 Project Scope

The project scope is for developing Transbay Block 3 park and streetscaping around it. The project includes the following general scope:

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
1.0 BASIS OF ESTIMATE**

Date: 2/9/2022 R1

Base Scope:

- a Demo of existing paving, curbs, trees, overhang shelters, utilities, lighting, signage and other associated materials
- b Improving existing adjacent streets and connection to existing utilities
- c Park Development, including interpretive signage
- d Streetscaping
- e Clementina Alley Improvement, including new row, lighting, planting, irrigation, utilities, and a temporary sidewalk at block 2
- f Signalized Crossing at Clementina Intersections with Main & Beale Streets
- g Allowance for Coordination with Adjacent Projects - Beale Street Transition
- h Allowance for Coordination with Adjacent Projects - Main Street Transition
- i Allowance for Coordination with Adjacent Projects - Tehama Street Transition
- j Allowance for Coordination with Adjacent Projects - Clementina Street Transition

Alternates:

- a Cathodic Protection, Dewatering, and Overexcavation
- b Stacked Stone Site Walls in Lieu of Precast Concrete

4 Exclusions

The estimate specifically excludes the following items:

- a Legal fees and finance costs
- b Permit & plan check fees outside of contractor's responsibility
- c Utility connection fees
- d Owner's administration costs
- e Design services
- f Survey services, materials lab
- g Project/Construction management
- h Other soft costs
- i Project contingency

It is assumed that the above items, if needed, are included elsewhere in the owner's overall project budget.

6 Construction Schedule

Assumed construction period of 24 months from 9/2023 to 9/2025, with mid-point in 9/2024.

All work to be performed during regular working hours. No overtime work allowed in the estimate.

7 Procurement Method

The estimate reflects probable construction costs obtainable in the project locality on the date of this estimate under competitive bidding for a lump sum contract with 4 to 6 responsible and responsive general bids and a minimum of 4 bidders for every major portion of the construction work (a fair market condition).

8 Bid Conditions

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
1.0 BASIS OF ESTIMATE**

Date: 2/9/2022 R1

Experience shows fewer bidders may result in higher bids, and conversely more bidders may result in lower bids. Therefore it is important to obtain as many bids as possible.

The following table provides a general guideline for probable impacts due to number of bids:

Number of Bids	Impact on Estimated Cost
1	+20% to 50%
2-3	+10% to +20%
4-5	0% to 10%
6-7	0% to -10%
8 or more	-10% to -20%

9 Basis of Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

10 Basis of Direct Cost Pricing

The unit prices used in the direct cost estimate section are composite unit prices which include costs for material, labor, equipment, and subcontractor's/supplier's mark-ups and sales tax.

Subcontractor's overhead and profit is included in each line item unit cost.

Labor costs are based on State of California prevailing wages for San Francisco County.

Based on the above cost sources, our analysis of the project specific requirements and judgment of the current market conditions, we have determined the unit costs specifically for this project.

11 Indirect Costs

Indirect Costs (Markups) are added in the Summary to cover the following needed costs:

- Market factor contingency
- Design phase estimating contingency
- General contractor's general conditions and general requirements
- General contractor's overhead and profit, bonds and insurance
- Cost escalation

12 Cost Escalation

Based on current market conditions, we have included a cost escalation allowance at 5% per year compounded annually from today to the mid-point of construction.

13 Items Impacting Costs

The following is a list of some items that may affect the cost estimate:

- a Modifications to the scope of work or assumptions included in this estimate
- b Unforeseen sub-surface conditions such rock and hazardous material

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
1.0 BASIS OF ESTIMATE**

Date: 2/9/2022 R1

- c Special phasing requirements
- d Restrictive technical specifications or excessive contract conditions
- e Any specified item of equipment, material, or product that cannot be obtained from at least three different sources
- f Any other non-competitive bid situations

14 Limitation/Disclaimer

- a Our estimating service is consistent with and limited to the standard of care applicable to such services, which is that we provide our services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Since we have no control over market conditions, costs of labor, materials, equipment and other factors which may affect the bid prices, we cannot and do not warrant or guarantee that bids or ultimate construction costs will not vary from the cost estimate. We make no other warranties, either expressed or implied, and are not responsible for the interpretation by others of the contents herein the cost estimate. As such this estimate deliverable is based on normal market conditions, defined by stable resource supply/demand relationships, and does not account for extreme inflationary or deflationary market cycles.
- b This cost estimate is a "snapshot in time" and the reliability of this estimate will inherently degrade over time. The estimate should be updated as design progresses or when market conditions change.
- c Please note that the estimate has been prepared based on preliminary information and design assumptions which are subject to verifications and changes as the design progresses. An updated estimate should be prepared when more specific and detailed design information is available.

15 Abbreviations used in the estimate:

- AL = allowance
- CF = cubic foot
- CY = cubic yard
- EA = each
- LF = linear foot
- LOC = location
- LS = lump sum
- MTH = month
- SF = square foot

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
2.0 GRAND SUMMARY OF CONSTRUCTION COST**

Date: 2/9/2022 R1

Item	Item Description	Total Cost \$	%	\$/Overall GSF
1	Demo (does not include Tehama Alley)	\$4,847,538	25.7%	\$74
2	Park	\$9,345,111	49.5%	\$142
3	Streetscaping (does not include demolition or Tehama Alley)	\$1,677,584	8.9%	\$25
4	Signalized Crossing at Clementina Intersections with Main & Beale Streets	\$2,483,296	13.2%	\$38
5	Allowance for Coordination with Adjacent Projects - Beale Street Transition	\$274,156	1.5%	\$4.16
6	Allowance for Coordination with Adjacent Projects - Main Street Transition	\$41,389	0.2%	\$0.63
7	Allowance for Coordination with Adjacent Projects - Tehama Street Transition	\$111,866	0.6%	\$1.70
8	Allowance for Coordination with Adjacent Projects - Clementina Street Transition	\$96,042	0.5%	\$1.46
Total Construction Cost for Base Scope		\$18,876,982	100.0%	\$287
Add Alternates:				
1	Cathodic Protection, Dewatering, and Overexcavation	\$89,607		
2	Stacked Stone Site Walls in Lieu of Precast Concrete	\$47,225		

Notes:

- Prices are based on 4 to 6 competitive bids.
- Please read the attached "Basis of Estimate" and "Estimate Details" for assumptions, exclusions, qualifications and scope of work.

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
3.0 ESTIMATE SUMMARY**

Date: 2/9/2022 R1

Item	Item Description	Estimated Direct Cost	Market Factor Contingency	Design Phase Estimating Contingency	General Conditions & Reqmts	OH&P (10%), Bonds & Insurance (2.5%), Permits (1.5%)	Total Estimated \$ (Unescalated)	Escalation to mid-point of construction	Total Estimated \$ (Escalated)
		per Attached Details	10.00%	25.00%	15.00%	14.00%		14.80%	
1	Demo (does not include Tehama Alley)	2,342,470	234,247	644,179	483,134	518,564	4,222,594	624,944	4,847,538
2	Park	4,515,826	451,583	1,241,852	931,389	999,691	8,140,341	1,204,770	9,345,111
3	Streetscaping (does not include demolition or Tehama Alley)	810,656	81,066	222,931	167,198	179,459	1,461,310	216,274	1,677,584
4	Signalized Crossing at Clementina Intersections with Main & Beale Streets	1,200,000	120,000	330,000	247,500	265,650	2,163,150	320,146	2,483,296
5	Allowance for Coordination with Adjacent Projects - Beale Street Transition	132,480	13,248	36,432	27,324	29,328	238,812	35,344	274,156
6	Allowance for Coordination with Adjacent Projects - Main Street Transition	20,000	2,000	5,500	4,125	4,428	36,053	5,336	41,389
7	Allowance for Coordination with Adjacent Projects - Tehama Street Transition	54,056	5,406	14,866	11,149	11,967	97,444	14,422	111,866
8	Allowance for Coordination with Adjacent Projects - Clementina Street Transition	46,410	4,641	12,763	9,572	10,274	83,660	12,382	96,042
TOTAL FOR BASE SCOPE		9,121,898	912,191	2,508,523	1,881,391	2,019,361	16,443,364	2,433,618	18,876,982
Alternates (Add to base scope if exercised):									
1	Cathodic Protection, Dewatering, and Overexcavation	43,300	4,330	11,908	8,931	9,586	78,055	11,552	89,607
2	Stacked Stone Site Walls in Lieu of Precast Concrete	22,820	2,282	6,276	4,707	5,052	41,137	6,088	47,225

Notes:

- Prices are based on 4 to 6 competitive bids.
- Please read the attached "Basis of Estimate" and "Estimate Details" for assumptions, exclusions, qualifications and scope of work.

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
 ESTIMATE OF PROBABLE CONSTRUCTION COST
 BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
 3.1 ESTIMATE SUMMARY ALTERNATIVE BREAKDOWN

GSF as Indicated on 65,850
 GSF Including Allowances 71,910

Date: 2/9/2022 R1

Item	Item Description	SF	% of Overall GSF	% of Streetscaping SF	Estimated Direct Cost Less Demo, Irrigation, and Utilities	Estimated Direct Cost	Market Factor Contingency	Design Phase Estimating Contingency	General Conditions & Reqmts	OH&P (10%), Bonds & Insurance (2.5%), Permits (1.5%)	Total Estimated \$ (Unescalated)	Escalation to mid-point of construction	Total Estimated \$ (Escalated)
							10.00%	25.00%	15.00%	14.00%		14.80%	
1	Park	50,040	69.59%		3,879,541	5,453,926	545,393	1,499,830	1,124,872	1,207,363	9,831,384	1,455,045	11,286,429
2	Stewardship Building	410	0.57%		514,625	527,525	52,752	145,069	108,802	116,781	950,929	140,737	1,091,666
3	Clementina Alley	10,340	14.38%	48.18%	469,139	848,948	84,895	233,461	175,096	187,936	1,530,336	226,490	1,756,826
4	Signalized crossing-Clementina crossings at Beale and Main St	670	0.93%	3.12%	1,211,000	1,235,610	123,561	339,793	254,845	273,533	2,227,342	329,647	2,556,989
5	Main & Beale Streetscape Improvements	10,450	14.53%	48.70%	672,040	1,055,889	105,589	290,370	217,777	233,748	1,903,373	281,699	2,185,072
	Demo, irrigation, and utilities distributed as a % based on SF of each area - distributed into all items				2,262,470								
	Demo, irrigation, and utilities distributed as a % based on SF of each area - only distributed into items 3, 4, & 5				113,083								
TOTAL FOR BASE SCOPE					9,121,898	9,121,898	912,190	2,508,523	1,881,392	2,019,361	16,443,364	2,433,618	18,876,982
Alternates (Add to base scope if exercised):													
1	Cathodic Protection, Dewatering, and Overexcavation					43,300	4,330	11,908	8,931	9,586	78,055	11,552	89,607
2	Stacked Stone Site Walls in Lieu of Precast Concrete					22,820	2,282	6,276	4,707	5,052	41,137	6,088	47,225

Notes:

- Prices are based on 4 to 6 competitive bids.
- Please read the attached "Basis of Estimate" and "Estimate Details" for assumptions, exclusions, qualifications and scope of work.

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
4.0 ESTIMATE DETAILS**

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
1					
2	1 Demo (does not include Tehama Alley)				
3					
4	Demo transit signage and footing	1	EA	1,400.00	1,400
5	Salvage benches and remove footings	9	EA	1,000.00	9,000
6	Demo all utility covers and boxes, assume 20 each	20	EA	690.00	13,800
7	Demo light poles and footings	9	EA	2,300.00	20,700
8	Salvage light poles and remove footings	8	EA	9,000.00	72,000
9	Demo all curbs	1,050	LF	8.60	9,030
10	Demo paving	65,850	SF	7.20	474,120
11	Haul away and dispose off spoils	1,830	CY	80.00	146,400
12	Remove trees	8	EA	1,500.00	12,000
13	Remove palm trees	5	EA	1,500.00	7,500
14	Remove planters	10	LOC	1,000.00	10,000
15	Demo bus shelter	6	EA	7,300.00	43,800
16	Demo columns and footings, 14" diam.	24	EA	2,200.00	52,800
17	Remove informational signs and footings	1	LOC	1,900.00	1,900
18	Demo wall panels and footings	300	LF	58.00	17,400
19	Remove trench plate	1	EA	690.00	690
20	Demo building including foundations	1,350	SF	25.00	33,750
21	Demo "Temp Transbay Information" sign incl. footing	1	LS	2,000.00	2,000
22	Demo "Do Not Enter" sign incl. footing	1	EA	1,300.00	1,300
23	Demo "Yield" sign incl. footing	1	EA	910.00	910
24	Remove channel drain	1	EA	690.00	690
25	Relocate portion of waterline on Main St, allow	400	LF	200.00	80,000
26	Demo (E) Utility Lines	1,620	LF	44.00	71,280
27	Trenching and backfill	1,620	LF	35.00	56,700
28	Coring	1	AL	10,000.00	10,000
29	Archaeological testing and monitoring	1	AL	20,000.00	20,000
30	Excavate and demo (E) footings that might interfere with (N) foundations, assume 10 locations	10	LOC	2,500.00	25,000
31	Allowance for hazmat abatement, including haul-off of contaminated soils	1	AL	1,100,000.00	1,100,000
32	Dewatering	1	AL	25,000.00	25,000
33	Dust control, water truck and street sweeper, 3 months	1	LS	9,600.00	9,600
34	Misc. demo	1	LS	13,700.00	13,700
35					
36	1 Demo (does not include Tehama Alley)				2,342,470
37					
38	2 Park				
39					
40	Site Improvement:				
41	Rough grading	65,850	SF	0.50	32,925
42	Fine grading	65,850	SF	1.00	65,850
43	Interim sidewalk (9' x 275')	2,475	SF	18.00	44,550

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
4.0 ESTIMATE DETAILS**

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
44	Concrete sidewalk with integral color and broom finish, poured-in-place, assume 6" thick	4,660	SF	19.00	88,540
45	Reinforced concrete sidewalk with integral color and broom finish, poured-in-place, assume 8" thick, incl. 10" thick aggregate base	9,780	SF	33.00	322,740
46	Concrete base slab, assume 8" thick for unit pavers	5,390	SF	8.70	46,893
47	Unit pavers on slab	5,390	SF	34.00	183,260
48	Silva Cells	8,820	CF	18.00	158,764
49	Import Soil	1,200	CY	120.00	144,000
50	Precast concrete retaining wall, 36" H, incl. 3' footing	60	LF	300.00	18,000
51	Precast concrete seat wall, 18" H, incl. 3' footing	290	LF	230.00	66,700
52	Stabilized earthen path, pervious concrete	7,300	SF	21.00	153,300
53	Upper wood decking incl. footings and anti-graffiti coating	2,620	SF	39.00	102,180
54	Lower wood decking incl. footings and anti-graffiti coating	540	SF	39.00	21,060
55	Drain rocks below decking to 4" deep	3,160	SF	4.60	14,536
56	Wooden step to upper decking	10	LF	260.00	2,600
57	Habitat Meadow Interpretive Sign, Metal Frame, and Footing	3	EA	1,800.00	5,400
58					
59	Planting and Irrigation:				
60	Ornamental tree, 24" box	8	EA	1,200.00	9,600
61	Shade tree, 36" box	35	EA	2,000.00	70,000
62	Large Canopy Tree	9	EA	2,400.00	21,600
63	Standard amended tree pit soil, assume 48" depth	130	CY	75.00	9,750
64	Shrubs and groundcover at planting areas	17,810	sf - key qty		
65	Imported amended soil at planting areas, assume 24" depth	1,320	CY	75.00	99,000
66	Shrubs and groundcover plants 2'-0" O.C, 3 Gal	1,570	EA	21.00	32,970
67	Shrubs and groundcover plants 2'-0" O.C, 5 Gal	1,570	EA	30.00	47,100
68	Shrubs and groundcover plants 1'-0" O.C, 3 Gal	6,300	EA	21.00	132,300
69	Catch basins	13	EA	6,000.00	78,000
70	Irrigation and drainage	17,810	SF	5.25	93,503
71	Backflow preventer	1	EA	5,000.00	5,000
72	Irrigation controller	1	EA	2,000.00	2,000
73	Mulch, 3" thick	17,810	SF	2.00	35,620
74	Sheet mulch	17,810	SF	3.00	53,430
75	Metal planter guard, 2'-0" High	1,420	LF	37.00	52,540
76	Ornamental tree grate, assume 5'-0" diam.	8	EA	4,800.00	38,400
77	Wood and rope planter guard, 2', galvanized and painted	710	LF	125.00	88,750
78	Initial maintenance period	12	MTH	5,100.00	61,200
79	Tree warranty for one year	1	LS	7,200.00	7,200
80					
81	Site Lighting:				

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
4.0 ESTIMATE DETAILS

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
82	Service Pedestal, 125A, 120/240, 1Ph, with 125A 2 pole circuit breaker and metering provisions	1	EA	1,700.00	1,700
83	120A 120/240V Panel, 1Ph, 3W	1	EA	3,400.00	3,400
84	125A Feeder incl trenching	20	LF	51.00	1,020
85	Pedestrian lighting incl. poles and footings at Park	14	EA	7,200.00	100,800
86	Conduits and wiring incl. trenching	1,430	LF	91.00	130,130
87	Wall lights in wood benching	550	LF	34.00	18,700
88	Lighting Controls	1	LS	12,700.00	12,700
89					
90	Clementina St:				
91	Street sidewalk lighting incl. poles and footings, 38W, 16' pole	4	EA	7,300.00	29,200
92	Conduits and wiring incl. trenching	300	LF	91.00	27,300
93	Pullbox	5	EA	840.00	4,200
94					
95	Main St:				
96	Cobra head street lighting incl. poles and footings, 108W, 28.5' pole	3	EA	10,800.00	32,400
97	Street sidewalk lighting incl. poles and footings, 38W, 16' pole	1	EA	7,300.00	7,300
98	Conduits and wiring incl. trenching	500	LF	91.00	45,500
99	Pullbox	5	EA	840.00	4,200
100					
101	Beale St:				
102	Cobra head street lighting incl. poles and footings, 108W, 28.5' pole	1	EA	10,800.00	10,800
103	Street sidewalk lighting incl. poles and footings, 38W, 16' pole	1	EA	7,300.00	7,300
104	Cobra head street lighting - replace fixture on existing pole	1	EA	2,000.00	2,000
105	Conduits and wiring incl. trenching	80	LF	91.00	7,280
106	Pullbox	2	EA	840.00	1,680
107					
108	Furnishings:				
109	Bench, high-end, incl. footings	16	EA	5,000.00	80,000
110	Custom teen zone seating structure	1	EA	17,500.00	17,500
111	Custom wood backed bench, painted and anti-graffiti coating	494	LF	160.00	79,040
112	Custom wood bench, painted and anti-graffiti coating	71	LF	150.00	10,650
113	Boulder	21	EA	410.00	8,610
114	Moveable tables, high-end	15	EA	1,400.00	21,000
115	Moveable chairs, high-end	30	EA	680.00	20,400
116	Trash/Recycling cans, assume 8 locations	8	EA	3,900.00	31,200
117	Bike Rack	4	EA	1,200.00	4,800
118	Bottle filler/Drinking fountain	1	EA	15,000.00	15,000
119	Backflow preventer for bottle filler/drinking fountain	1	EA	3,000.00	3,000
120	Piping for water supply and sewers	1	LS	25,000.00	25,000

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
4.0 ESTIMATE DETAILS

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
121	Pet fountain with drainage	1	EA	10,000.00	10,000
122	Backflow preventer for pet fountain	1	EA	3,000.00	3,000
123					
124	Playground:	3,590	sf - key qty		
125	Synthetic turf surface with attenuation pad	3,559	SF	30.00	106,770
126	Playground wood decking incl. footings and anti-graffiti coating	550	SF	39.00	21,450
127	Drain rocks below decking to 4" deep	550	SF	4.60	2,530
128	Wooden steps	20	LF	260.00	5,200
129	Hexagon Steps	40	SF	200.00	8,000
130	Deepened curb	240	LF	45.00	10,800
131	Base material, assume 6" thick and 8" thick under higher play structures	80	CY	78.00	6,240
132	Drainage	3,590	SF	16.00	57,440
133	Metal ornamental perimeter fence, 3'-6" H	250	LF	160.00	40,000
134	Gate, assume 3'-0" Wide	1	EA	1,600.00	1,600
135	Picnic table, high-end, incl. footings	2	EA	5,000.00	10,000
136	Playground equipment, material cost only, excluding footings:				
137	Hillscape	2	EA	13,800.00	27,600
138	Toddler swing	1	EA	2,800.00	2,800
139	Saucer swing	1	EA	4,400.00	4,400
140	Waterfowl play structure (allowance)	1	LS	328,600.00	328,600
141	Playground equipment installation and footings	1	LS	181,700.00	181,700
142					
143	Stewardship Building				
144	Concrete				
145	Mat slab - 18" well reinforced	410	SF	41.00	16,810
146	Walls	1	LS	235,000.00	235,000
147	Metals	410	SF	15.00	6,150
148	Roof with porcelain roof pavers and fall protection	410	SF	70.00	28,700
149	Thermal & Moisture Protection	410	SF	14.00	5,740
150	Doors and windows	1	LS	38,000.00	38,000
151	Finishes	410	SF	65.00	26,650
152	Community storage space (100SF)				
153	Sliding barn doors	1	EA	3,500.00	3,500
154	Rec and park storage space (200SF)				
155	Mop Sink	1	EA	2,000.00	2,000
156	Built-in shelving, 2' deep x 8' long	1	EA	3,400.00	3,400
157	Chemical mixing station	1	EA	2,300.00	2,300
158	All-gender restroom (100SF)				
159	Wall hung china toilet	1	EA	5,200.00	5,200
160	Lavatory	1	EA	2,100.00	2,100
161	Dyson Airblade hand dryer	1	EA	1,400.00	1,400
162	Interior wall and door separating toilet and sink areas	1	EA	1,800.00	1,800

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
4.0 ESTIMATE DETAILS

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
163	Other Specialties (signage, soap dispenser, waste receptacle)	1	LS	6,000.00	6,000
164	Plumbing				
165	Pipe, drainage, traps, instant hot water heater	410	SF	157.00	64,370
166	Backflow preventer	1	EA	5,000.00	5,000
167	Heating, Ventilating, & Air-Conditioning (ducts, louvers, exhaust)	410	SF	31.00	12,710
168	Electrical (receptacles, lighting)	410	SF	85.00	34,850
169	Earthwork				
170	Excavate soil for (N) building pad	76	CY	75.50	5,738
171	Backfill in 8" lifts	76	CY	62.00	4,712
172	Aggregate base	410	SF	4.50	1,845
173	Trenching and backfill for UG pipe	50	LF	13.00	650
174					
175	2 Park				4,515,826
176					
177	3 Streetscaping (does not include demolition or Tehama Alley)				
178					
179	Clementina St:				
180	Curb and gutter	660	LF	50.00	33,000
181	Catch basins	2	EA	6,000.00	12,000
182	Manhole	2	EA	10,000.00	20,000
183	Culvert	22	LF	400.00	8,800
184	12" VCP, including trenching and backfill	200	LF	200.00	40,000
185	Concrete base slab, assume 10" thick, integral color - 2 colors with separate pours	9,000	SF	13.00	117,000
186	Asphalt concrete, assume 2" thick	7,630	SF	3.00	22,890
187	Unit pavers on slab	1,370	SF	50.00	68,500
188	Concrete paving at raised crosswalks, 8" thick	990	SF	32.00	31,680
189	Detectable warning pavers	108	SF	44.00	4,752
190	Curb ramp with detectable warning pavers at Clementina & Main	1	LOC	5,500.00	5,500
191	Crosswalk, thermoplastic striping	990	SF	3.30	3,267
192	Misc. striping and signage	1	LS	2,000.00	2,000
193					
194	Main St:				
195	Curb and gutter	160	LF	50.00	8,000
196	Drainage	4,070	SF	16.00	65,120
197	Catch basins	2	EA	6,000.00	12,000
198	Manhole	1	EA	10,000.00	10,000
199	Culvert	48	LF	400.00	19,200
200	Concrete base slab, assume 10" thick	4,070	SF	13.00	52,910
201	Asphalt concrete, assume 2" thick	4,070	SF	3.00	12,210
202	Misc. striping and signage	1	LS	1,500.00	1,500
203					
204	Beale St:				

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
 ESTIMATE OF PROBABLE CONSTRUCTION COST
 BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
 4.0 ESTIMATE DETAILS**

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
205	Curb and gutter	170	LF	50.00	8,500
206	Drainage	590	SF	16.00	9,440
207	8" D side sewer, including trenching and backfill	44	LF	120.00	5,280
208	Catch basins	3	EA	6,000.00	18,000
209	Manhole	1	EA	10,000.00	10,000
210	Culvert	180	LF	400.00	72,000
211	Concrete base slab, assume 10" thick	590	SF	13.00	7,670
212	Asphalt concrete, assume 2" thick	590	SF	3.00	1,770
213	Vent Assembly for Stewardship Building	1	EA	3,000.00	3,000
214	Curb ramp with detectable warning pavers at Beale St.	1	LOC	5,500.00	5,500
215	Misc. striping and signage	1	LS	1,500.00	1,500
216					
217	Tehama Street (Park side only):				
218	Detectable warning pavers	36	SF	44.00	1,584
219					
220	Planting and Irrigation:				
221	Shade tree, 36" box, grove tree	15	EA	2,000.00	30,000
222	Decomposed granite tree well	15	EA	950.00	14,250
223	Standard amended tree pit soil, assume 48" depth	50	CY	75.00	3,750
224	Shrubs and groundcover at planting areas	1,490	sf - key qty		
225	Imported amended soil at planting areas, assume 24" depth	120	CY	75.00	9,000
226	Shrubs and groundcover plants 2'-0" O.C, 3 Gal	220	EA	21.00	4,620
227	Shrubs and groundcover plants 2'-0" O.C, 5 Gal	220	EA	30.00	6,600
228	Irrigation and drainage	1,490	SF	5.25	7,823
229	Backflow preventer	1	EA	3,000.00	3,000
230	Irrigation controller	1	EA	1,000.00	1,000
231	Mulch, 3" thick	1,490	SF	2.00	2,980
232	Initial maintenance period	12	MTH	570.00	6,840
233	Street trees maintenance period	36	MTH	570.00	20,520
234	Tree warranty for one year	1	LS	2,700.00	2,700
235					
236	Excavation and backfill/street restoration for water pipe tie-in	1	LS	3,000.00	3,000
237					
238	3 Streetscaping (does not include demolition or Tehama Alley)				810,656
239					
240	4 Signalized Crossing at Clementina Intersections with Main & Beale Streets				
241					
242	Signalized crossing	2	LOC	600,000.00	1,200,000
243					
244	4 Signalized Crossing at Clementina Intersections with Main & Beale Streets				1,200,000
245					

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
4.0 ESTIMATE DETAILS**

Date: 2/9/2022 R1

Line	Item Component Description	Quantity	Unit	Unit Cost	Estimated Cost
246	5 Allowance for Coordination with Adjacent Projects - Beale Street Transition				
247					
248	Beale Street Conform Base Repair	5,520	SF	24.00	132,480
249					
250	5 Allowance for Coordination with Adjacent Projects - Beale Street Transition				132,480
251					
252	6 Allowance for Coordination with Adjacent Projects - Main Street Transition				
253					
254	Main Street Conform Base Repair Transition Work	1	LS	20,000.00	20,000
255					
256	6 Allowance for Coordination with Adjacent Projects - Main Street Transition				20,000
257					
258	7 Allowance for Coordination with Adjacent Projects - Tehama Street Transition				
259					
260	Demo bus shelter	2	EA	9,600.00	19,200
261	Detectable warning pavers on park side of Tehama street. Deduction in the event that the Block 4 crosswalk construction is delayed	36	SF	(44.00)	-1,584
262	Tehama Conform Asphalt	35	TON	240.00	8,400
263	Tehama/Main Conform Concrete Sidewalk	400	SF	16.00	6,400
264	Tehama/Main Conform Curb	40	LF	50.00	2,000
265	Tehama/Main Conform Pavement Restoration	210	SF	32.00	6,720
266	Tehama/Beale Conform Concrete Sidewalk	250	SF	16.00	4,000
267	Tehama/Beale Conform Curb	20	LF	50.00	1,000
268	Tehama/Beale Conform Pavement Restoration	60	SF	32.00	1,920
269	New Catch basin at Tehama/Beale	1	EA	6,000.00	6,000
270					
271	7 Allowance for Coordination with Adjacent Projects - Tehama Street Transition				54,056
272					
273	8 Allowance for Coordination with Adjacent Projects - Clementina Street Transition				
274					
275	Beal/Clementina Conform Concrete Sidewalk	170	SF	16.00	2,720
276	Beal/Clementina Conform Curb	15	LF	50.00	750
277	Beal/Clementina Conform Pavement Restoration	40	SF	32.00	1,280
278	New Catch basin at Beale/Clementina	1	EA	6,000.00	6,000
279	Clementina/Main Conform Sidewalk	400	SF	16.00	6,400
280	Clementina/Main Conform Curb	22	LF	50.00	1,100
281	Clementina/Main Conform Pavement Restoration	130	SF	32.00	4,160
282	Relocate Manhole	1	EA	10,000.00	10,000
283	Relocate Catch Basin	1	EA	6,000.00	6,000

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
 ESTIMATE OF PROBABLE CONSTRUCTION COST
 BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
 4.0 ESTIMATE DETAILS

Date: 2/9/2022 R1

Line	Item	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
284		Relocate Side Sewer Vent	1	EA	6,000.00	6,000
285		Salvage, ball and burlap, & transplant tree	2	EA	1,000.00	2,000
286						
287		8 Allowance for Coordination with Adjacent Projects - Clementina Street Transition				46,410

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
 ESTIMATE OF PROBABLE CONSTRUCTION COST
 BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
 4.1 ALTERNATES

Date: 2/9/2022 R1

Line	Item	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
1						
2	1	Cathodic Protection, Dewatering, and Overexcavation				
3						
4		Cathodic protection for highly acidic soil	1	AL	20,000.00	20,000
5		Dewatering of trenches/footings	1	AL	12,500.00	12,500
6		Overexcavation of trenches/footings	1	AL	10,800.00	10,800
7						
8	1	Cathodic Protection, Dewatering, and Overexcavation				43,300
9						
10	2	Stacked Stone Site Walls in Lieu of Precast Concrete				
11						
12		Stacked stone retaining wall, 36" H, incl. footing in lieu of precast concrete	60	LF	100.00	6,000
13		Stacked stone seat wall, 18" H, incl. footing in lieu of precast concrete	290	LF	58.00	16,820
14						
15	2	Stacked Stone Site Walls in Lieu of Precast Concrete				22,820

**TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
5.0 ESCALATION CALCULATION**

Date: 2/9/2022 R1

Estimate Pricing Date	12/10/2021
Construction Start	9/15/2023
Construction End	9/15/2025
Construction Duration	731 days 24 months
Construction Mid-Point	9/15/2024
Estimate Pricing Date to Construction Mid-Point	1010 days 34 months
Annual Escalation	5.0%
Total Escalation to Construction Mid-Point	14.80%

TRANSBAY - BLOCK 3 PARK, SAN FRANCISCO
ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON SCHEMATIC DESIGN COST ESTIMATE PLAN
6.0 PARK LAYOUT PLAN

Date: 2/9/2022 R1

Park Layout:



M LEE CORPORATION

Construction Management & Consulting
Estimating & Scheduling
Since 1992

M Lee Corporation

M Lee Corporation was established in the San Francisco Bay Area in 1992 to provide quality construction cost estimating, scheduling and construction, program and project management support services. Since its incorporation, M Lee Corporation have provided professional construction services for over 1,400 projects with an estimated value of over \$40 billion, spanning all services and disciplines, scopes and sizes. Having worked in the San Francisco Bay Area over the last 28 years, our knowledge of the local construction market has proved to be a valuable asset to our clients.

Key Professionals

Martin Lee

Founding principal and chief estimator of M Lee Corporation, Martin is a professional civil engineer (PE), chartered quantity surveyor (CQS), and certified professional estimator (CPE)-Lifetime by ASPE with over 35 years of practical experience in construction cost management and consulting services in the San Francisco Bay Area. Prior to establishing M Lee Corporation, Martin gained extensive experience working with a renowned general contractor/construction management firm and an international cost consulting firm. Working on over 1,400 projects with an estimated construction value of over \$40 billion, Martin is knowledgeable of local construction practice and pricing. He enjoys and excels in construction cost and schedule management.

Franklin Lee

Principal and project manager/senior cost estimator of M Lee Corporation, Franklin is a professional civil engineer (PE), LEED accredited professional and certified estimating professional (CEP) by AACE. Franklin holds a B.S. in Civil and Environmental Engineering from University of California, Berkeley and a M.S. in Construction Engineering and Management from Stanford University. Prior to joining M Lee Corporation Franklin worked for a nationally renowned general contractor/construction management firm. Franklin has provided cost estimating, scheduling and project management services on over 500 projects in the San Francisco Bay Area over the past 10+ years.

Contacts

Franklin Lee, PE, CEP, LEED AP
Office: (415) 693-0236
Mobile: (415) 999-5629
Email: flee@mleecorp.com
601 Montgomery Street, Suite 2040
San Francisco, CA 94111

Martin Lee, PE, CPE, CQS
Office: (415) 693-0236
Mobile: (415) 298-2136
Email: mlee@mleecorp.com
601 Montgomery Street, Suite 2040
San Francisco, CA 94111



Ronald Alameida, Deputy Director & City Architect | Building Design & Construction

ronald.alameida@sfdpw.org | T. 628.271.3075 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

Memorandum of Understanding between the San Francisco Arts Commission and the San Francisco Department of Public Works for Art Enrichment Projects for the Office of Community Investment and Infrastructure's Transbay Block 3 Park Project

This MEMORANDUM OF UNDERSTANDING dated January 20, 2022 constitutes a mutual agreement between PUBLIC WORKS ("PW") and the ARTS COMMISSION ("SFAC") of the City and County of San Francisco for the purposes of defining the working relationship and responsibilities of each department for the implementation of a voluntary art enrichment project for the Office of Community Investment and Infrastructure's ("OCII") Transbay Block 3 Park Project ("Project"). OCII is the project sponsor and current property owner, who will transfer the future Block 3 Park (the "Park") property to the City and County of San Francisco (the "City") through its Recreation and Parks Department ("RPD").

The Project is located on the middle parcel (Parcel 3739-012) of the newly subdivided block of the former Transbay Temporary Bus Terminal bounded by Folsom, Howard, Main and Beale. The Art Enrichment installation will be located in the future Block 3 Park (Parcel 3739-012). The Park is designed to be approximately one acre in size, flanked on its northern side by the extension of Tehama alley and its southern side by the extension of Clementina alley. Two new mixed-use housing projects, Transbay Blocks 4 and 2 will be developed on the north and south sides of the Park, respectively.

In 2018, OCII hired PW to manage, design, and bid the Project for construction. OCII intends to expand PW's role to include construction management. OCII is the project sponsor and current site owner and will fund the Project through design and construction. Once the Park is completed, RPD will both own and operate the Park. PW will be the future owner of the new alleys.

Under Section 5.103 of the City Charter, the SFAC is authorized to approve the design and location of all works of art that are placed upon San Francisco City and County property. However, OCII, as the Successor Agency to the former San Francisco Redevelopment Agency, is a public agency separate from the City and County of San Francisco. Though OCII currently owns the underlying property of the future Block 3 Park, it intends to transfer the land to the City. OCII therefore has voluntarily opted to engage the SFAC in its capacity detailed in both Section 5.103 of the City Charter and Section 3.19 of the Administration Code for the administration and coordination of commissioning an artist or artist team to design, engineer, fabricate, transport, and install artwork within the new Park.

In accordance with Section 5.103 of the City Charter, the SFAC is required, among other things, to approve the designs for public structures; to approve the design and location of all publicly funded works of art before they are acquired, transferred or sold by the City, or are placed upon or removed from City property; to maintain and keep an inventory of works of art owned by the City; and to maintain the works of art owned by the City.

Section 3.19 of the Administrative Code (the "Art Enrichment Ordinance"), requires that 2% of the gross estimated construction cost (exclusive of the items proposed for art enrichment) of public buildings,

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

above ground structures, parks and transportation improvement projects except as exempted in the ordinance be allocated for art enrichment. Furthermore Section 3.19 provides that the SFAC shall supervise and control the expenditures of all funds appropriated for art enrichment. The City Charter and Administrative Code, along with the SFAC's Policies and Guidelines for the Civic Art Collection of the City and County of San Francisco (the "Guidelines"), govern the SFAC's administration of these responsibilities. The Project's estimated construction cost of \$18 million will generate a not-to-exceed sum of \$360,000 in art enrichment funds that OCII is voluntarily contributing for the Project. PW is managing the Project and the larger construction budget for the client sponsor, OCII.

1. Project Art Enrichment Budget and Use of Funds

The Project shall fund a not-to-exceed total of \$360,000 for Art Enrichment. In accordance with the ordinance, these funds shall be allocated as follows:

- 70% Art
- 20% Administrative
- 10% Art Conservation

Note: SFAC will provide PW with a breakdown of hard versus soft costs of the above allocations once the artist or artists have been selected. The OCII Commission will approve award of the Park construction bid prior to PW transferring funding for hard costs to SFAC..

- A. **Transfer of funds:** The SFAC shall provide PW and OCII with an estimated annual budget for Art Enrichment ("AE") for costs during the design and construction phases. The AE project costs during design phase will be funded by PW initially and PW will be reimbursed by OCII through quarterly invoices. The AE project costs during construction phase include project administration, fabrication, and installation costs. PW shall endeavor to make an annual transfer of funds to the SFAC to implement the art enrichment project(s), less any adjustments attributable to expenses to be paid by PW principally for the sake of aiding the efforts of the SFAC and artist. For example, such efforts may include consulting design support by the Project's architects and/or engineers, cost estimator, etc., that are reasonably considered to be above and beyond basic coordination services, as defined in Section 3.3.9 of the Guidelines. Such adjustments will be based on accepted proposals for service by the particular parties approved by the SFAC and PW, with OCII authorization as project sponsor, prior to incurring services and related costs. AE project costs during construction phase will initially be funded by PW and PW will be reimbursed by OCII through quarterly invoices.

PW will transfer \$37,900 to SFAC as approved by OCII to ensure SFAC has funding to issue the artist Request For Qualifications ("RFQ") by November 2021 and start the artist selection process.

- B. **Allocation of funds and Allowable Expenditures:** AE funds shall be allocated and expended in accordance with section 4.1 of the Guidelines and any other funding restrictions as established by the funding source.
- C. **Art Enrichment Conservation:** The 10% Art Enrichment Conservation for this project is a fee amounting to \$36,000 to be paid to the Art Commission upon completion of the Art installation. Remaining AE funds not expended on the purchase, commissioning, cataloguing or 10% conservation fee of Project artwork shall remain with the SFAC for use on future conservation of

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

the Park artwork. No funding balance will be returned to OCII or PW. The date for completion of artwork shall be the date the SFAC approves the installation of the artwork by Resolution.

- D. **AE Budget Management:** The SFAC shall manage its budget in accordance with the Art Enrichment Ordinance and neither OCII, PW, nor the Project will provide any additional funds beyond the voluntary not-to-exceed contribution of \$360,000.

2. Art Enrichment program description and management

- A. The Public Art Program staff of the SFAC shall work with the PW Project Manager, a OCII Client representative and an RPD Client representative to develop an Art Program that fits the Project schedule, meets both OCII and RPD needs, and fulfills the SFAC's Mission and Goals for artworks acquired for the Civic Art Collection (See Guidelines). To that end, the SFAC shall work closely with the PW project manager, designated representatives from OCII and RPD, and the project's design team throughout design and implementation of the program.
- B. SFAC will manage the artist selection process according to the Project Plan (Appendix A) reviewed and approved by OCII, RPD and PW, approved by the Visual Arts Committee on October 20, 2021, and approved by Full Commission Resolution No. **1101-21-251**. The Review Panel composition as been updated from the Project Plan to consist of the following:
- (1) SFAC commissioner
 - (2) OCII commissioners
 - (1) RPD staff person
 - (1) OCII Transbay Citizens Advisory Committee member
 - (2) Arts professionals

PW design team members shall serve an advisory role on the Artist Review Panel.

- C. OCII, PW and RPD staff shall provide feedback to SFAC staff in the preparation and issuance of artist RFQs and/or Requests for Proposals ("RFP"). OCII and RPD Client representatives shall assist with identifying Transbay community members to serve on the selection panel.
- D. SFAC and PW shall be responsible for executing their respective duties as outlined in Section 3.3, Roles and Responsibilities of the Guidelines. PW shall ensure that any artwork elements intended to be installed or furnished by the General Contractor, shall be reviewed and approved by the SFAC prior to acceptance.

3. Cost Responsibility

The total Voluntary AE budget shall not exceed \$360,000 and shall suffice for all aspects of the design and installation scope of artwork. This is most true where the artwork does not require any construction interface with any aspect of the Project. It is understood that there are occasions when such is not the case, and there is such interface, whether structurally or otherwise. When the requirements of the artwork creates a need for enhancement of any building structure or of other building systems, the SFAC shall inform PW, OCII, and RPD, at the earliest possible opportunity of the expected nature of such interface and review the alternatives for the desired accommodation. It shall be by joint agreement between SFAC, OCII, RPD and PW how a final determination of the interface is made, however, the voluntary AE budget shall not be exceeded.

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

Furthermore, where the AE budget could be increased is if the Art Project includes an enhancement or upgrade of architectural elements, finishes or construction already in the Project construction budget. In such cases, the AE Project could potentially receive an architectural credit, which is the estimated cost of these elements and the AE budget could potentially be charged only the cost increase of the upgrade. For instance, if terrazzo floor is planned for an area at an estimated \$30 psf, and inclusion of an artist design in the terrazzo increases the cost to \$40 psf, \$10 psf may be charged to the AE budget. Similarly, if the Art Project reduces the cost to the Project budget by replacing planned architectural elements, materials, etc. with the Art Project, the AE budget shall be credited with this savings.

Once the AE project for the site has been designed and approved by the SFAC, OCII and RPD changes shall not be made to the design or construction of the site that effect the look, fit, finish or artistic intent of the project without the approval of the SFAC. If costs to the Art Program increase due to these changes, these costs will be absorbed by the Project and not charged to the Art Program. Similarly, if additional costs result from the implementation of the Art Project not caused by the Project, these costs will be absorbed by the AE Budget.

4. Project Completion

Upon completion of the project and approval of the artwork as installed, SFAC shall accept the artwork into the Civic Art Collection by Resolution, whereupon the artwork will be under the jurisdiction of the SFAC.

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

Signed:

For the Arts Commission:

DocuSigned by:
Ralph Remington
8E2E3A3D19EA4E1... Date: 1/21/2022

Name: Ralph Remington
Position: Director of Cultural Affairs

For the Department of Public Works:

DocuSigned by:
Kathleen O'Day
9F8E77D2840E459... Date: 1/20/2022

Name: Kathleen O'Day
Position: Project Manager

For approval of the PW/SFAC Art Enrichment MOU by the future Park owner, the Recreation and Park

Department:
DocuSigned by:
Monica Scott
A44AFB97285E42D Date: 1/20/2022

Name: Monica Scott
Position: Project Manager

sfac san francisco arts commission

TRANSBAY BLOCK 3 PARK & ALLEY PROJECT PUBLIC ART PROJECT PLAN



BACKGROUND

The future Transbay Block 3 Park & Alley Project will be located within Zone 1 of the Transbay Redevelopment Project Area. The Transbay Redevelopment Plan governs land uses for the Project Area, and the Plan stipulates that Block 3 will become a public open space. The future Block 3 Park is located on the former Transbay Temporary Bus Terminal in the relatively new downtown East Cut neighborhood. The neighborhood is a mixed-use, high density residential district and is envisioned as a livable urban community with prime access to downtown and the waterfront, with well-designed streets, open space, and retail areas.

The future park will be a one-acre open space, framed by two mixed use developments (Block 2 and Block 4), and new alleyways. The future park is designed to serve both adjacent residents and workers, and its program will serve its diverse community. The basis of the park design is informed by three key

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

components: comprehensive community feedback, site-informed design, and climate-responsive design.

The design scheme envisions a natural respite with an open habitat meadow framed by a dense landscape edge that contrasts with the park's urban context. The new park will be a neighborhood hub that allows for small community gatherings and activities, children's play, explorations in 'nature', walks along a looped pathway, or simply sitting on a park bench. The park includes a small playground with a large bird-like play feature, a small approximately 400 square foot Stewardship Building (which will include a restroom, storage and maintenance space), groves of trees along the park edges and a central habitat meadow with two deck areas for visitors to enjoy. The central habitat meadow feature recalls the site's past as a rich intertidal landscape and creates a biodiverse habitat that will attract wildlife to the park and enrich the lives of its residents. The park is designed to be a sustainable and contemporary public open space.

The artwork site is currently situated on property under the jurisdiction of the Office of Community Investment and Infrastructure ("OCII") but will eventually transfer to the Recreation and Parks Department ("RPD"). Both City partners will be closely involved in the artist selection process for this project.

ART OPPORTUNITIES

The Arts Commission is looking to commission a sculpture or series of sculptures located in or along the habitat meadow. An additional alternative for consideration may be art elements attached building façade.

Artwork must consist of durable, sustainable materials intended for exterior use, such as stone or metal.

PROJECT GOAL

Artwork should be inspired by and responsive to both the site and the proposed park design, including its natural habitats, physical landscape, site history, sustainability, and program.

Artwork should have a visual impact from a distance yet be integrated into the landscape and appropriate to the scale of the site.

Artwork should be designed in a manner that deters potential vandalism and can be easily maintained.

AE and ARTWORK BUDGET

Total Art Enrichment Amount: \$360,000

Artwork Budget (inclusive of artist fee, design, fabrication, and transportation): \$135,000

Site Costs and Installation (managed by SFAC): \$75,200

Conservation, Project Management, Selection Costs, Signage + Documentation: \$149,800

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

ARTIST RECRUITMENT APPROACH AND ELIGIBILITY

Arts Commission staff will issue an RFQ for this specific opportunity. Professional practicing artists residing in the United States are eligible to apply. Arts Commission staff may also select artists from other prequalified artist lists to be considered.

ARTIST SELECTION PROCESS

After the application deadline, applications will be presented to an Artist Qualification Panel consisting of two arts professionals and one SFAC staff member. The qualification panel will review and score the applications to identify the short list of qualified artists to be considered for the project opportunity.

The short list will be presented to the Transbay Block 3 Park & Alley Project Artist Review Panel consisting of one staff representative from OCII, one OCII Commissioner, one staff representative from RPD, one community member, 3 arts professionals, and one Arts Commissioner.

The Artist Review Panel will identify three to four finalists who will be invited to develop conceptual site-specific proposals after attending an orientation session with the project team and key stakeholders. These finalists will be paid an honorarium of \$2,500 for the development of a proposal.

The Artist Review Panel will reconvene to consider the finalists' proposals in an interview format and will select one artist for the project for recommendation to the Art Commission.

COMMUNITY INVOLVEMENT

- SFAC staff will present an overview of the public art project in conjunction with the Project presentation to the community prior to issuing the RFQ for artist selection.
- A community representative will serve on the Artist Review Panel and will participate in the Artist Orientation
- The finalists' proposals will be on display for public comment on the SFAC website for two weeks prior to the final review panel meeting
- All review panels, Visual Arts Committee (VAC) and Commission meetings are open to the public.

TIMELINE (Subject to change)

Project Plan Approval (VAC)	October 20, 2021
RFQ Issued	October 2021
RFQ Deadline	December 2021
Qualification Panel	January 2022
First Project Artist Selection Panel	January 2022
Artist Finalist Orientation	January 2022
Finalist Proposals Due	March 2022
Final Project Artist Selection Panel	April 2022
VAC Approval	April 20, 2022
Arts Commission Approval	May 2, 2022
Artist Under Contract	September 2022

ATTACHMENT 9: SFAC/PW/RPD ART ENRICHMENT MOU

FURTHER INFORMATION

Contact Zoe Taleporos, Public Art Project Manager at (415) 252-2243 or by email at zoe.taleporos@sfgov.org.