1500 Mission Street

Requesting Capital Planning Action

The City Administrator, Real Estate and Public Works requests consideration of:

• Approval of the ordinance authorizing the execution and delivery of Certificates of Participation (COPs) in an aggregate amount not to exceed $321,765,000 for the 1500 Mission Street office building.
Project Summary:
- Civic Office Building
- New Construction
- 16 story tower (225' tall)
- 430,845 Rentable SF (above grade)
- Building amenities:
  - One Stop Permit Center
  - Childcare Facility
  - Parking for public & fleet vehicles
  - Conference & training spaces
Project Purpose:

• **One stop Permit Center**
• Relocation of various city departments:
  • Department of Building Inspection (DBI)
  • Public Works
  • Planning
• Relocation of approximately 1,500 city employees.
• A facility that is built to meet or exceed current seismic, energy and sustainability standards.
## Schedule & Budget

<table>
<thead>
<tr>
<th>SCHEDULE</th>
<th>DATE</th>
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</thead>
<tbody>
<tr>
<td>Start Construction</td>
<td>October 2017</td>
</tr>
<tr>
<td>Substantial Completion</td>
<td>November 2019</td>
</tr>
<tr>
<td>Move In</td>
<td>Spring 2020</td>
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<table>
<thead>
<tr>
<th>BUDGET</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>Certificates of Participation (COPs)</td>
<td>$321,765,000</td>
</tr>
<tr>
<td>Sales Proceeds on City-Owned Buildings</td>
<td>$122,000,000</td>
</tr>
<tr>
<td>Capital Project Budget</td>
<td>$443,765,000</td>
</tr>
</tbody>
</table>
1500 MISSION STREET

Sources & Uses:

**Maxium Not to Exceed Amount:** $321,765,000

- COP Reserve for Market Uncertainty: $4,500,000

**Sources:**

- COP Par Amount: 317,265,000

**Total Sources:** $317,265,000

**Uses:**

- Project Fund Deposits:
  - Development Costs (Net): 231,505,953
  - FF&E, DT and Moving Costs: 29,397,433
  - CSA Audit Fee: 653,382

**Total Project Fund Deposits:** $261,556,768

- COP Delivery Expenses:
  - Reserve Fund: 21,832,100
  - CP Interest & Fees/Capitalized Interest: 31,051,471
  - Cost of Issuance: 603,807
  - Underwriter’s Discount: 2,220,855

**Total COP Delivery Expenses:** $55,708,232

**Total Uses:** $317,265,000

- COP Reserve for Market Uncertainty: $4,500,000

**Maximum Not to Exceed Amount:** $321,765,000
Regulatory Process:

- **4/25/17** Project was introduced to the Board of Supervisors, COP Authorization Resolution & Purchase & Sale Agreement (PSA) Ratification
- **5/18/17** COP Authorization Resolution & Purchase & Sale Agreement (PSA) Ratification are scheduled to be presented at Budget & Finance Committee
1500 MISSION STREET

DEVELOPER: Related California

ARCHITECT: Skidmore, Owings & Merrill LLP

CONTRACTOR: Pankow