




MEMORANDUM

December 10, 2021

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Willie Adams, Vice President
Hon. John Burton
Hon. Gail Gilman
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director 

SUBJECT: Request approval to issue a Request for Proposals for As-Needed Technical Services for Pier 70 and Mission Rock Development Projects

SUBJECT: Informational Presentation: Mission Rock Project Construction Updates, Public Art Plan Summary, and Street Rooms at Seawall Lot 337, bounded by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay

DIRECTOR'S RECOMMENDATION: Information Only – No Action Required

EXECUTIVE SUMMARY

The "Mission Rock Project" (or "Project"), located at Seawall Lot 337 ("SWL 337"), bounded by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay, is approximately one year into Phase 1A horizontal and vertical construction activities. The site has undergone dramatic changes most notable in the topping out of structural steel at Parcel G on August 20, 2021, and the ongoing foundation work at Parcels A and B. The final Phase 1 building, Parcel F, is anticipated to break ground this coming spring and a new, expanded China Basin Park will start to take shape beginning in January. The Project includes the construction of several new streets and sidewalks with the attendant underground utilities to serve this brand-new waterfront neighborhood. In addition to a general construction update, this memorandum summarizes: (i) the overall Project's Art Plan; (ii) Phase 1A street rooms and proposed sculpture designs; and (iii) the

process Port staff will follow in bringing Public Art and street room recommendations to the Executive Director for approval.

While approval by the Commission of the Art Plan is not required under the Project's Disposition and Development Agreement ("DDA"), the Project team values the Port Commission's perspective and feedback on this highly visible project element. Over the past several months, the Mission Rock team has engaged the community on details of the Art Plan including a well-received presentation at last week's Southern Advisory Committee meeting. SAC members liked the variety of designs that will activate Phase 1 and provided helpful feedback that the Project team will consider as design work moves to the next stage.

Strategic Objectives

The Mission Rock Project supports the Port's Strategic Plan strategies of Engagement, Productivity and Stability.

- **#3 Engagement.** Port staff and the Mission Rock Project team provide regular updates on the project to the Port's advisory groups, including related to the project Art Plan.
- **#6 Productive.** Redevelopment of a surface parking lot into the Mission Rock neighborhood supports the goal of enhancing the economic vitality of the Port.
- **#7 Stability.** Establishment of IFD and CFD financing districts are projected to have capacity for a variety of Port capital projects.

Racial Equity Plan Objectives

The mission Rock Project supports the Port's Racial Equity Plan Objectives related to equitable contracting and increasing access to open space along the City's Southern Waterfront

- 8.1. Engage racially diverse businesses in opportunities at the Port.
- 8.2. Ensure contract bidding on Port projects are racially diverse and inclusive.
- 10.1 Engage southern waterfront residents of all abilities, especially youth to experience the waterfront
- 10.2 Provide publicly accessible and well-maintained parks and open space in the Southern Waterfront.
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- 10.3 Provide variety of free user experiences for residents in adjacent communities to enjoy outdoor activities

Background

The entitled Mission Rock Project anticipates approximately 1,200 units of new, rental housing, including 40% affordable units, 1.4 million square feet of new commercial and office space, the rehabilitation of historic Pier 48, as well as space for small-scale

manufacturing, retail, neighborhood services, waterfront parks, and public infrastructure. The Project site consists of approximately 28 acres, which includes SWL 337 and Pier 48.

Approved in 2018 and with Phase 1 now an active construction site, the Project represents more than 12 years of efforts, led by the Port Commission, Port and City staff, and Mission Rock Partners, a partnership between the San Francisco Giants and Tishman Speyer (collectively, the “Developer”).

Phase 1 includes the following program elements:

- 537 apartment units
 - 199 of which are below market rate units
- 588,000 gross square feet office
- 87,000 gross square feet of retail
- District energy system located in Parcel A which will serve all of Mission Rock
- District scale Non-Potable Water Plant located in Parcel B which will serve all of Mission Rock’s indoor and outdoor recycled water needs
- New streets, sidewalks and open spaces including the inland portion of China Basin Park

Key public benefits include affordable housing, parks and open space, sustainability strategy goals, and achievement of workforce and local hire requirements and goals agreed upon in the Project’s Development and Disposition Agreement and the Development Agreement.

LOCAL BUSINESS ENTERPRISE STATUS

The Mission Rock Project was one of the City’s first development projects to commit to a Local Business Enterprise (“LBE”) participation goal. Working collaboratively with general contractors, RDJ Enterprises, Monica Wilson, Port staff, and the San Francisco Contract Monitoring Division, the Project team continues to implement additional barrier mitigation strategies to help identify and assist local and historically underrepresented businesses to be competitive during the bid and awarding process.

The recent LBE report includes \$14.07 million (17.96% of 2Q21 awards) in contracts awarded to women-owned small businesses based in San Francisco and \$11.55 million (14.74% of 2Q21 awards) in contracts awarded to minority-owned small businesses based in San Francisco. In total, \$34.49 million (44.03% of 2Q21 awards) of contract dollars were awarded to LBE businesses. Six new LBE’s have joined the Project with formal awards in 2Q21: Spencer Masonry (Concrete Masonry Units), De Haro Ramirez (Concrete Rebar), Transpacific Steel (Façade – Rebar), Liquidyn (Plumbing Detailing), Pilot CM (Façade – Infill Glass), Western Gravel (Waterproofing Materials), Temper (Insulation/Firestopping). Current local business enterprise awards totals 11.59%.

The Project continues to trend towards the 20% overall LBE participation goal. As of June 2021, Mission Rock's total contracts to Local Business Enterprises totaled \$65.86 million, summing to 11.59% of overall. In addition, the Project has an additional \$34.46 million in commitments to LBE contractors (primarily on the vertical construction side).

MISSION ROCK PHASE 1 CONSTRUCTION UPDATE

Vertical construction continues to meet project-wide milestones despite recent wet weather challenges, supply chain shortages, and rising costs for materials. The Mission Rock Project team celebrated the topping off on Parcel G (pre-leased office building) early this fall, and has since begun installation of the pre-cast paneling for the exterior skin of the building. This work will continue into the early months of 2022, while simultaneously building out the core elements (doors, frames, mechanical, electrical, & plumbing specifically) of the structure.

Parcel A (housing) began construction on the foundation and concrete decks for the annex & tower, and recently poured the concrete stairs framing the entrance of the "canyon" architectural element. Fabrication of district energy system ("DES") pumps and fans is underway, the pipes were completed this year and DES installation will happen throughout 2022 with a goal to be online by the end of 2022.

Parcel B (life science building) completed all necessary pile driving work to set the foundation and is preparing to begin vertical construction of the superstructure, which will continue into 2022. Additionally, the Project team recently completed the excavation work for the areas that will house the blackwater treatment equipment and fire water tanks. Construction of the vertical walls for the blackwater treatment tank is currently underway, and the construction of the vertical walls for the fire water tank will begin early 2022.

Parcel F (housing) will begin construction Spring 2022.

Construction of the inland portion of China Basin Park will commence in early 2022.

PROJECT ART PLAN

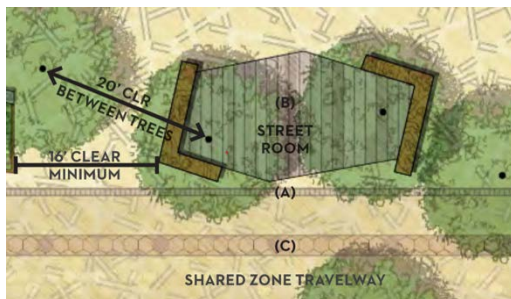
The Mission Rock Public Art Plan ("Art Plan") establishes a framework for how public art will be integrated throughout the Mission Rock development. The Art Plan covers all four Project development phases and is subject to both the Port Director and BCDC approval. The draft Art Plan is being brought to the SAC and Port Commission for comment as an informational item and includes discussion of the following:

- Mission statement and goals
- Curatorial directions, describing the Project's approach to art procurement and programming
- Siting criteria for individual works of art that includes (but is not limited to) an analysis of technical constraints
- Solicitation and selection criteria for works of art that ensure all art procured using public funds are procured through an equitable and inclusive processes

- A public art approval process and maintenance strategy for art at Mission Rock to ensure Port oversight is maintained as appropriate
- Permanent public art procured using public financing will be owned and approved by the Port, and maintained by the to-be-formed public space maintenance entity
- A summary of the Mission Rock public art budget
- Locations of potential public art installations at Mission Rock

PHASE 1 STREET ROOM INSTALLATIONS

Street Rooms (“Street Rooms”) were initially conceived in the Mission Rock Design Controls to be focal points to catalyze activity and interaction along sidewalks, especially along key pedestrian corridors including Dr. Maya Angelou Way. These spaces were envisioned to incorporate unique paving, seating and landscaping.



Detail Plan view of street room from Mission Rock Design Controls



Detail Elevation view of street room from Mission Rock Design Controls



Precedent image of Street Room from Mission Rock Design Controls

As the design process unfolded, the Developer (in close consultation with Port Staff) sought to push the designs of the Street Rooms further than they had been initially conceived in the Design Controls to maximize their potential to contribute to Mission Rock’s unique identity and sense of place. Taking inspiration from parklets and similar tactical installations across San Francisco, Mission Rock Partners hosted a design competition soliciting concepts for Street Room installations at Mission Rock. The solicitation and selection processes were inclusive, and Port Staff were involved throughout.

The Project received dozens of proposals and after initial staff review for technical feasibility, 12 responses were then vetted by a community advisory panel. Five proposals were selected to move forward in Phase 1.

The four selected Street Rooms sited on Dr. Maya Angelou Lane are shown below:



Lounge - 100 Architects



Pop Rocks – Terrain Work
(Partially funded via the public art budget)



Garden Party – Min Design



Urban Table – Oyler Wu

In addition to the four Street Rooms above, the Project elected to advance an additional concept for a sculpture of Toni Stone by artist Dana King to be sited on Toni Stone Crossing near the intersection with Dr. Maya Angelou Way. Stone was the first professional female baseball player in the Negro Leagues, as well as the first female baseball player in the United States. This installation will be funded with the public art budget and is subject to the Mission Rock Art Plan.



Left. Toni Stone Concept Sketch by Dana King

Above. Dana King Precedent Work: "A Man for the People" Berkeley, CA 2016

Please note that the above images designs are included to illustrate design intent only. These designs have evolved since these images were created to ensure designs meet the City's safety and accessibility standards.

APPROVAL PROCESS FOR PUBLIC ART AND STREET ROOMS

The Port Director will approve any works of art that will be partially or fully funded with Mission Rock public financing, installed on Port-owned open spaces or rights-of-way, and/or owned by the Port. Of the proposed public art listed above, the Toni Stone sculpture and "Pop Rocks" installation by Terrain Work meet these criteria.

Any works of art that meet the above criteria will be brought the Southern Advisory Committee and the Port Commission as informational items prior to being approved for procurement by the Port Director.

Three of the four Phase 1 Street Rooms are not being funded with the public art budget and thus are not technically subject to the Mission Rock Art Plan. These include "Lounge" by 100 Architects, "Garden Party" by Min Design, and "Urban Table" by Oyler Wu. Staff has requested, and the Developer has agreed that any non-art-funded Street Rooms (designed beyond the spaces envisioned in the Design Controls) are subject to the same approval process as art installations for Phase 1 and future project phases.

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