

Parameter Rate Schedule  
Office Rents FY2019

Exhibit A-1

Full Service Office - Class B Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
NE Waterfront	Roundhouse Plaza	\$ 4.25 - \$ 4.75	\$ 4.00 - \$ 4.50

Full Service Office - Class C Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Ferry Plaza	Ag. Building Interior	\$ 1.60 - \$ 2.00	\$ 1.25 - \$ 1.75
Ferry Plaza	Ag. Building Window	\$ 3.40 - \$ 3.75	\$ 3.00 - \$ 3.50
China Basin	401 Terry Francois	\$ 3.50 - \$ 3.75	\$ 3.20 - \$ 3.50

Office NNN - Class B Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
NE Waterfront	Pier 33 ½ North	\$ 3.50 - \$ 3.95	\$ 3.25 - \$ 3.75
NE Waterfront	Pier 33 Bulkhead Bldg.	\$ 3.25 - \$ 3.50	\$ 3.00 - \$ 3.25
NE Waterfront	Pier 35 Bulkhead Bldg.	\$ 3.25 - \$ 3.50	\$ 3.00 - \$ 3.25
NE Waterfront	Pier 9 Bulkhead Bldg.	\$ 4.00 - \$ 4.50	\$ 3.75 - \$ 4.25
NE Waterfront	Pier 9 Pier Office	\$ 4.00 - \$ 4.50	\$ 3.75 - \$ 4.25
South Beach	Pier 26 Annex Bldg.	\$ 3.25 - \$ 3.75	\$ 2.93 - \$ 3.22

Office NNN - Class C Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Fishermen's Wharf	490 Jefferson St.	\$ 3.50 - \$ 3.75	\$ 3.25 - \$ 3.50
NE Waterfront	Pier 29 ½	\$ 2.25 - \$ 2.50	\$ 2.00 - \$ 2.25
NE Waterfront	Pier 29 Annex Bldg.	\$ 3.15 - \$ 3.50	\$ 3.00 - \$ 3.25
NE Waterfront	Pier 35 Interior Office	\$ 2.50 - \$ 3.00	\$ 2.50 - \$ 3.00
NE Waterfront	Piers 23 Bulkhead Bldgs.	\$ 2.00 - \$ 2.00	\$ 2.00 - \$ 2.00
South Beach	Pier 28 Bulkhead Bldg.	\$ 2.50 - \$ 2.75	\$ 2.25 - \$ 2.50
South Beach	Pier 38 Bulkhead Bldg.	\$ 2.50 - \$ 2.75	\$ 2.25 - \$ 2.50
South Beach	Piers 26 Bulkhead Bldg.	\$ 2.50 - \$ 2.75	\$ 2.10 - \$ 2.50
China Basin	Pier 54 Office	\$ 1.60 - \$ 1.75	\$ 1.40 - \$ 1.50
China Basin	Pier 70, Building 11	\$ 1.10 - \$ 1.25	\$ 0.80 - \$ 1.00
China Basin	Piers 50 Bulkhead Bldg.	\$ 3.40 - \$ 3.50	\$ 2.75 - \$ 3.25
Southern Waterfront	501 Cesar Chavez	\$ 1.30 - \$ 1.50	\$ 1.20 - \$ 1.25
Southern Waterfront	601 Cesar Chavez	\$ 1.80 - \$ 2.00	\$ 1.50 - \$ 1.75
Southern Waterfront	671 Illinois St.	\$ 1.00 - \$ 1.10	\$ 0.80 - \$ 1.00
Southern Waterfront	696 Amador	\$ 1.35 - \$ 1.50	\$ 1.10 - \$ 1.40
Southern Waterfront	Pier 96 Admin. Bldg.	\$ 1.40 - \$ 1.50	\$ 1.10 - \$ 1.25
Southern Waterfront	Pier 96 Gate House Bldg.	\$ 1.15 - \$ 1.25	\$ 1.00 - \$ 1.10

Office Storage Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Portwide	Office Storage	\$ 1.70 - \$ 2.00	\$ 1.65 - \$ 2.00

Parameter Rate Schedule  
Pier, Shed, Land Rates FY2019

Exhibit A-1

Pier, Shed, & Land Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Northeast Waterfront	Pier 9	\$ 1.75 - \$ 1.93	\$ 1.58 - \$ 1.73
Northeast Waterfront	Pier 19	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 23	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 29	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 31	\$ 1.65 - \$ 1.82	\$ 1.49 - \$ 1.63
Northeast Waterfront	Pier 33, 35, 45	\$ 1.50 - \$ 1.65	\$ 1.35 - \$ 1.49
South Beach	Pier 24 Annex	\$ 3.40 - \$ 3.74	\$ 3.06 - \$ 3.37
South Beach	Pier 40	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
South Beach	Pier 50	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
South Beach	Piers 26, 28, 38	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
China Basin	Pier 54 Shed	\$ 0.70 - \$ 0.77	\$ 0.63 - \$ 0.69
China Basin	Piers 48	\$ 1.60 - \$ 1.76	\$ 1.44 - \$ 1.58
Southern Waterfront	699 Illinois St.	\$ 1.10 - \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Facility 6019	\$ 0.75 - \$ 0.83	\$ 0.68 - \$ 0.74
Southern Waterfront	Pier 80	\$ 1.10 - \$ 1.21	\$ 0.99 - \$ 1.09
Southern Waterfront	Pier 92 & SWL's 344 & 349	\$ 1.05 - \$ 1.16	\$ 0.95 - \$ 1.04
Southern Waterfront	Pier 96 M & R Bldg.	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Southern Waterfront	SWL 345	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Southern Waterfront	SWL's 343 & 354	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14

Open Land & Pier Rates			
Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Open Land & Pier	Improved Land & Sidewalk	\$ 0.85 - \$ 0.94	\$ 0.77 - \$ 0.84
Open Land & Pier	Paved Land	\$ 0.45 - \$ 0.50	\$ 0.41 - \$ 0.45
Open Land & Pier	Submerged Land	\$ 0.19 - \$ 0.21	\$ 0.17 - \$ 0.19
Open Land & Pier	Unpaved Land	\$ 0.35 - \$ 0.39	\$ 0.32 - \$ 0.35
Open Land & Pier	Apron & Open Pier Space	\$ 0.40 - \$ 0.44	\$ 0.36 - \$ 0.40

Parameter Rate Schedule  
Industrial Rates FY2019

Exhibit A-1

**Fish Processing & Wholesale Industry Rates**

Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Fisherman's Wharf	Pier 45 2nd Fl Mezz.	\$ 1.05 - \$ 1.16	\$ 0.95 - \$ 1.04
Fisherman's Wharf	Pier 45 Office 1st Fl Office	\$ 1.35 - \$ 1.49	\$ 1.22 - \$ 1.34
Fisherman's Wharf	Pier 45 Shed	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Fisherman's Wharf	Second floor warehouse	\$ 0.70 - \$ 0.77	\$ 0.63 - \$ 0.69
Fisherman's Wharf	SWL 302	\$ 1.15 - \$ 1.27	\$ 1.04 - \$ 1.14
Northeast Waterfront	Pier 33	\$ 1.25 - \$ 1.38	\$ 1.13 - \$ 1.24

**Fishing Gear Storage Rates**

Sub-Area	Location Type	Monthly Rental Rate Range PSF	Monthly Net Eff. Rental Range PSF
Portwide	Berthholders	\$ 0.45 - \$ 0.50	\$ 0.41 - \$ 0.45
Portwide	Non-Berthholders	\$ 1.20 - \$ 1.32	\$ 1.08 - \$ 1.19

**Pier 40 Storage Locker Rates**

Sub-Area	Location Type	Base Rent
South Beach	Pier 40 Lockers	\$ 80.00 Per Month

**Telecommunications Site Rates**

Sub-Area	Location Type	Base Rent
Portwide	Fixed Telecom Sites	\$ 6,500.00 Per Month
Portwide	Temporary Telecom Sites	\$ 500.00 Per Day

Parameter Rate Schedule  
 Parking Rates FY2019

Exhibit A-2

Parking Stall Permit Rates				
Facility	Stall Type	Pre-Tax Rent	Parking Tax	Stall Rent
Agriculture Building	Building Tenant	\$ 340.00	\$ 85.00	\$ 425.00
Pier 9	Shed Tenant	\$ 340.00	\$ 85.00	\$ 425.00
SWL 302	Commercial Tenant	\$ 320.00	\$ 80.00	\$ 400.00
SWL 302	Restaurant Tenant	\$ 220.00	\$ 55.00	\$ 275.00
SWL 303	Commercial Tenant	\$ 320.00	\$ 80.00	\$ 400.00
SWL 303	Restaurant Tenant	\$ 220.00	\$ 55.00	\$ 275.00
Pier 80	Admin Bldg. Tenant	\$ 100.00	\$ 25.00	\$ 125.00
Pier 80	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 90	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 94	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00
Pier 96	Industrial Trucking	\$ 160.00	\$ 40.00	\$ 200.00

Color Curb Program Licenses				
Zone Type	Zone Use	Set-Up Fees	Monthly Fees	Size
White Zone	Passenger Loading	\$ 425.00	\$ 325.00	Per 20 Feet
Yellow Zone	Commercial Delivery	\$ 425.00	\$ -	Per 40 Feet

Parameter Rate Schedule  
Special Event Rates FY2019

Exhibit A-3

Athletic Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,250.00	Per Day	\$ 2,500.00	Per Day
Small	< 2,000 People	45 Days	\$ 1,875.00	Per Day	\$ 3,750.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,250.00	Per Day	\$ 4,500.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,375.00	Per Day	\$ 6,750.00	Per Day

Private Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,250.00	Per Day	\$ 2,500.00	Per Day
Small	< 2,000 People	45 Days	\$ 1,875.00	Per Day	\$ 3,750.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,250.00	Per Day	\$ 4,500.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,375.00	Per Day	\$ 6,750.00	Per Day

Public Event Rates						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
Small	< 2,000 People	120 Days	\$ 1,250.00	Per Day	\$ 2,500.00	Per Day
Small	< 2,000 People	45 Days	\$ 1,875.00	Per Day	\$ 3,750.00	Per Day
Large	> 2,000 People	120 Days	\$ 2,250.00	Per Day	\$ 4,500.00	Per Day
Large	> 2,000 People	45 Days	\$ 3,375.00	Per Day	\$ 6,750.00	Per Day

Pier 30/32 & Valley Event Rates**						
Event Size		Application Submittal Date	Minimum Set-up Fees*		Minimum Event Fees*	
All Events		120 Days	\$ 5,000.00	Per Day	\$ 20,000.00	Per Day

\* Additional Fees may apply for use of multiple locations

\*\* Additional Fees may apply for use of Pier 30/32 & Valley

Parameter Rate Schedule  
Film Photo Shoot Rates FY2019

Exhibit A-4

Photo Shoot Rates				
Sub-Area	Location Type	Description	Permit Fees	
Portwide	Outdoor	Simple	\$ 2,000.00	Per Day
Portwide	Indoor	Simple	\$ 2,500.00	Per Day
Portwide	Outdoor	Major	\$ 4,000.00	Per Day
Portwide	Indoor	Major	\$ 5,000.00	Per Day

Film Shoot Rates				
Sub-Area	Location Type	Event Size	Permit Fees	
Portwide	All	Simple	\$ 2,000.00	Per Day
Portwide	All	Major	\$ 4,000.00	Per Day

**\*Minor Film & Photo Shoots are those that require little to no support Functions;  
I.e. The Photographer, Subject, Minimal Equipment, etc.**

**\*Major Film & Photo Shoots are those that require substantial support;  
I.e. Film Crew, Props, Vehicles, Generators. Lighting, etc.**

**\*At no time shall the fee charged for Filming or a Photo Shoot at any facility be less than  
the Parameter Rental Rate for that facility as specified in the Rental Rate Schedule**

In researching market conditions and rates, Port staff employed the following sources of information:

**Unemployment Rate: Federal Reserve Bank, April 2018**

**Office Market Summary:**

1. Cushman & Wakefield First Quarter Office Report 2018
2. 2018 Q1 San Francisco Office Report Jones Lange La Salle
3. 2018 Q1 Cushman & Wakefield Commercial San Francisco Office
4. 2018 Q1 Tri Commercial Real Estate San Francisco Office
5. 2018 Q1 Kidder Mathews San Francisco Office
6. Colliers International San Francisco Office Market 2018
7. CBRE Market Overview San Francisco Office 2018
8. Port of San Francisco Lease Activity April 1, 2016 to March 31, 2018

**Industrial Market Summary:**

1. Kidder Mathews San Francisco Industrial Report 1Q 2018
2. Cushman & Wakefield Industrial Report 4Q 2017

**Fishing Industry Pier Shed and Land:**

1. Port of San Francisco
2. Santa Cruz Harbor
3. Pillar Point Harbor
4. Spud Point Harbor
5. Morro Bay Harbor
6. Crescent City Harbor

**Parking Market Survey:**

1. Public Parking Facilities Located in the Vicinity
2. Private Parking Facilities Located in the Vicinity

Vacancy Report  
Portwide

Exhibit C

Report Date 5/1/2018

Location	Vacant Space	Occupied Space	Total Space	
<b>Office</b>				
<b>Bulkhead Office</b>				
Pier 15	-	4,084	4,084	
Pier 17	-	2,774	2,774	
Pier 23	12,300	-	12,300	
Pier 26	-	18,433	18,433	
Pier 28	-	6,187	6,187	
Pier 29.5	-	6,264	6,264	
Pier 33	-	3,500	3,500	
Pier 35	-	9,994	9,994	
Pier 50	3,053	4,690	7,743	
Pier 54	-	3,000	3,000	
Pier 9	-	72,000	72,000	
<b>Bulkhead Office Total</b>	<b>15,353</b>	<b>130,926</b>	<b>146,279</b>	<b>10.50%</b>
<b>Office</b>				
401 Terry Francois	831	9,933	10,764	
501 Cesar Chavez	7,500	32,590	40,090	
696 Amador	-	2,948	2,948	
Ag Building	-	22,476	22,476	
Pier 29 Beltline Building *	-	3,440	3,440	
Pier 70, Bldg 11	308	24,846	25,154	
Pier 96	-	18,542	18,542	
RoundHouse I	-	20,237	20,237	
RoundHouse II	12,000	13,421	25,421	
<b>Office Total</b>	<b>20,639</b>	<b>148,433</b>	<b>169,072</b>	<b>12.21%</b>
<b>Office Total</b>	<b>35,992</b>	<b>279,359</b>	<b>315,351</b>	<b>11.41%</b>



Vacancy Report  
Portwide

Exhibit C

Report Date 5/1/2018

Location	Vacant Space	Occupied Space	Total Space	
<b>Shed</b>				
<b>Shed</b>				
Pier 15	-	120,000	120,000	
Pier 17	-	120,000	120,000	
Pier 19 & 19 1/2	-	94,544	94,544	
Pier 23 *	54,000	-	54,000	
Pier 26	-	94,472	94,472	
Pier 28	-	44,644	44,644	
Pier 29	67,520	-	67,520	
Pier 31 *	95,395	-	95,395	
Pier 33	6,100	55,092	61,192	
Pier 35	-	242,299	242,299	
Pier 38	125,000	-	125,000	
Pier 40	-	82,904	82,904	
Pier 48	-	200,000	200,000	
Pier 50	7,500	127,850	135,350	
Pier 54	-	20,000	20,000	
Pier 80 M&R Building	-	30,000	30,000	
Pier 9	-	29,754	29,754	
Pier 96	-	400,600	400,600	
Pier 96 M&R Building	-	30,000	30,000	
<b>Shed Total</b>	<b>355,515</b>	<b>1,692,159</b>	<b>2,047,674</b>	<b>17.36%</b>
<b>Shed Total</b>	<b>355,515</b>	<b>1,692,159</b>	<b>2,047,674</b>	
<b>Parameter Total</b>	<b>391,507</b>	<b>1,971,518</b>	<b>2,363,025</b>	<b>16.57%</b>

\*Locations which are undergoing capital improvements

Parking Survey 2018

Exhibit D

Parking Lot	Beach & Hyde Garage	Anchorage Shopping Center Garage	Fisherman's Wharf Parking	Wharf Garage	Longshoremen's Hall Parking Lot	Cost Plus Plaza Garage	North Point Center Garage	Triangle Parking Lot
Alt. Address	655 Beach	500 Beach	2850 Jones	350 Beach	400 Northpoint	425 Northpoint	350 Bay	170 Jefferson
Operator	Propark America	Ace Parking	Wharf Properties, Inc	Imperial Parking	ImPark	ABM Parking	Imperial Parking	SP+ Parking
Phone	415-447-0232	415-398-1900	415-885-4884	415-227-0114	415-227-0114	415-351-4450	415-227-0114	415-441-4053
Covered?	Covered	Covered	Uncovered	Covered	Uncovered	Covered	Both	Uncovered
Manned?	Y						Y	N
In-Person Hours	7AM-12AM							
Lot Op. Days	7 days	7 days	7 days	7 days	7 days	7 days	7 days	7 days
Lot Op. Hours		24 Hours	9AM-12AM	7AM-11PM	5AM-12AM	6AM-10PM	24 Hours	24 Hours
Weekday Weekend:	7AM-12AM 7AM-12AM				used to be City Park			
Monthly:								
Reserved				\$ 240.00	rate varies daily		\$ 240.00	
Non-Reserved							N	
Vacancy								
In/Out Priv.								
Notes:								
Daily (24 Hrs):								
Weekday:								
Oversize Max								
Daily Max	\$ 46.00	\$ 50.00	\$ 30.00	\$ 36.00		\$ 55.00	\$ 36.00	\$ 45.00
Early Bird			\$ 15.00	\$ 14.00			\$ 14.00	
Weekend:								
Oversize Max								
Daily Max				\$ 35.00			\$ 35.00	
Early Bird								
Notes:	12 hrs= \$42			event max= \$35				
Hourly:								
Full Hourly	\$ 10.00		\$ 8.00	\$ 12.00			\$ 12.00	
1/2 Hourly			\$ 6.00					
1/4 Hourly		\$ 3.00						\$ 3.00
Notes:	\$8.00 aditional hr							event rate: \$35 - \$45

Parking Survey 2018

Exhibit D

Parking Lot	Pier 39 Garage	Bay / Embarcadero & Kearny	80 Francisco Parking Garage	55 Francisco Parking Garage	Levi's Plaza Garage	Pier 33	Pier 29.5	Pier 19.5
Alt. Address	2550 Powell	2 Bay	Waterfront Plaza		101 Lombard			
Operator	Ampco System	Central Parking	Imperial Parking	ImPark	Ampco System	SP+ Parking	SP+ Parking	SP+ Parking
Phone	415-705-5418	877-717-0004	415-398-4162	415-227-0114	415-981-8213	415-558-1663	415-558-1663	415-558-1663
Covered?	Covered	Uncovered	Covered	Covered	Covered	Covered	Covered	Covered
Manned?	Y						N	N
In-Person Hours								
Lot Op. Days	7 days	7 days	M-F	M-F	M-Sa		7 days	7 days
Lot Op. Hours	24 Hours	24 Hours	7AM-8PM	6AM-7PM	AM-11PM/9AM-6PM		8AM-8PM	8AM-8PM
Weekday Weekend				used to be Ace Parking				
Monthly:								
Reserved	Not listed							
Non-Reserved				\$ 340.00		need to call for rate	\$ 300.00	available
Vacancy				\$ 300.00				
In/Out Priv.								
Notes:								
Daily:								
Weekday:								
Oversize Max								
Daily Max		\$ 37.00	\$ 32.00	\$ 30.00		\$ 25.00	\$ 25.00	\$ 25.00
Early Bird		\$ 18.00				\$ 20.00	\$ 20.00	\$ 20.00
Weekend:								
Oversize Max								flat rate:
Daily Max		\$ 45.00	\$ 32.00	\$ 20.00		\$ 35.00	\$ 35.00	\$ 25.00
Early Bird								
Notes:			12 hrs=\$25					
Hourly:								
Full Hourly			\$ 8.00	\$ 8.00				
1/2 Hourly								
1/4 Hourly			\$ 2.00	\$ 2.00				
Notes:			event \$25-\$45 \$18 for cruise parking					Rv \$75

Parking Survey 2018

Exhibit D

Parking Lot	SWL 321	SWL 322-1	SWL 323	847 Front Parking Garage	Golden Gate Commons	750 Battery Parking Garage	900 Sansome Parking Garage	955 Sansome Parking Garage
Alt. Address	1050 Front	90 Broadway			750 Front			
Operator	SP+ Parking	SP+ Parking	SP+ Parking	Imperial Parking	Pro Park	Ampco System	Liberty Parking	Liberty Parking
Phone	415-715-4282	415-715-4282	415-715-4282	398-0428 / 227-0	415-374-2047	415-956-8148	415-431-8400	650-342-3010
Covered?	Uncovered	Uncovered	Uncovered	Covered	Covered	Covered	Covered	Both
Manned?		N			Y		Y	Y
In-Person Hours								
Lot Op. Days	7 days	7 days		7 days	M-F	M-F	M-F	M-F
Lot Op. Hours	24 Hours	24 hours		6/10AM-8PM	7AM-7PM	7AM-7PM	6AM-9PM	6AM-9PM
Weekday Weekend:			no info posted					
Monthly:								
Reserved								
Non-Reserved	available			\$ 330.00	\$ 375.00			
Vacancy								
In/Out Priv.								
Notes:								
Daily (24 Hrs):								
Weekday:								
Oversize Max				\$ 25.00			\$ 40.00	\$ 35.00
Daily Max	\$ 25.00	\$ 20.00		\$ 18.00	\$ 22.00	\$ 27.00	\$ 25.00	\$ 20.00
Early Bird	\$ 20.00	\$ 18.00			\$ 15.00	\$ 16.00		\$ 15.00
Weekend:								
Oversize Max								
Daily Max	\$ 25.00	\$ 15.00						
Early Bird								
Notes:								
Hourly:								
Full Hourly	\$ 5.00	\$ 10.00			\$ 8.00			
1/2 Hourly								
1/4 Hourly								
Notes:	3 hrs =\$15 4 hrs=\$20 evening=\$10	evening=\$10		\$5.00 for motorcycle			over night: \$ 50.00	over night: \$ 40.00

Parking Survey 2018

Exhibit D

Parking Lot	350 Pacific Parking Garage	768 Sansome Parking Garage	Golden Gateway Garage	Embarcadero Center Garage	Hornblower Landing Parking Lot	Ferry Bldg Investors Parking Lot	1 Market Garage	Rincon Center Garage
Alt. Address			250 Clay	Buildings 1, 2, 3 & 4	Pier 3	SWL351		121 Spear
Operator	American West	California Parking	Five Star Parking	Ampco System	Hornblower Landing	Ace Parking	Ampco System	Standard Parking
Phone	415-596-8743	415-468-4860	415-433-4722	415-772-0670	415-788-8866	415-777-2292	415-777-2292	415-882-9468
Covered?	Uncovered	Uncovered	Covered	Covered	Uncovered	Uncovered	Covered	Covered
Manned?		Y	Y				Y	
In-Person Hours		6:30AM-7PM						
Lot Op. Days	M-Sa	7 days	7 days	7 days	7 days		M-F	7 days
Lot Op. Hours	24 Hours	24 Hours	4/7/9-10PM		8AM-10PM		6AM-7PM	24 Hours
Weekday Weekend:								
Monthly:								
Reserved			\$ 500.00					
Non-Reserved		419	\$ 390.00	\$ 435.00	\$ 325.00			
Vacancy		Y						
In/Out Priv.		Y		Y				
Notes:		Manned M-F						
Daily (24 Hrs):								
Weekday:								
Oversize Max	\$ 35.00							\$ 40.00
Daily Max	\$ 30.00		\$ 36.00	\$ 34.00	\$ 20.00	\$ 60.00		\$ 30.00
Early Bird			\$ 20.00	\$ 18.00				\$ 21.00
Weekend:								
Oversize Max	\$ 35.00							
Daily Max	\$ 30.00	\$ 37.00	\$ 10.00	\$ 34.00				\$ 10.00
Early Bird								
Notes:				Early Bird M, F				
Hourly:								
Full Hourly		\$ 7.00	\$7/\$6.50/\$3	\$ 12.00	\$ 5.00			\$ 12.00
1/2 Hourly				\$ 6.00				\$ 6.00
1/4 Hourly		\$ 4.00	\$ 6.50					
Notes:	Min. rate \$ 10.00		9AM-3PM/3PM 6PM/6PM-12PM Early Bird Daily			Min. rate \$ 12.00		

## Parking Survey 2018

Exhibit D

Parking Lot	75 Howard Parking Garage	Bayside Lot	Pier 26	Pier 30/32	Hills Plaza Garage	199 Fremont Garage	China Basin Landing
Alt. Address		1 Bryant			25 Folsom		920 3rd
Operator	Ampco System	Imperial Parking	Imperial Parking	Imperial Parking	ProPark	City Park	Ace Parking
Phone	415-644-0784	415-227-0114	415-227-0114	415-227-0114	415-820-5908	415-357-0971	415-625-0755
Covered?	Covered	Uncovered	Covered	Uncovered	Covered	Covered	Covered
Manned?							
In-Person Hours							
Lot Op. Days	7 days	7 days		M-F	7 days	M-F	M-F
Lot Op. Hours		24 Hours		6AM-11PM	6/11AM-11PM	6AM-8PM	6AM-7PM
Weekday	5AM-11PM						
Weekend:	7/9:30AM-6PM						
Monthly:							
Reserved					no info posted on line		parking lot not listed on Company web
Non-Reserved		315		\$ 195.00		\$ 410.00	
Vacancy							
In/Out Priv.							
Notes:							
Daily (24 Hrs):							
Weekday:							
Oversize Max						\$ 40.00	
Daily Max		\$ 17.00		\$ 15.00		\$ 35.00	\$ 24.00
Early Bird				\$ 13.00		\$ 24.00	
Weekend:							
Oversize Max							
Daily Max		\$ 10.00		\$ 10.00			
Early Bird		after 5 pm					
Notes:							
Hourly:							
Full Hourly				\$ 2.00			\$ 12.00
1/2 Hourly						\$ 7.00	
1/4 Hourly							
Notes:		\$25-\$40 event day		\$35-\$40 event day			



- Port-managed Parking Facilities
- A SWL 303
- B SWL 302
- C Pier 9
- D Agriculture Building

Other Parking Facilities Located In The Vicinity

- |                               |                                     |                                    |
|-------------------------------|-------------------------------------|------------------------------------|
| 1 655 Beach / Leavenworth     | 14 Pier 33                          | 27 350 Pacific / Battery & Sansome |
| 2 500 Beach / Jones           | 15 Pier 29 1/2                      | 28 768 Sansome / Pacific & Jackson |
| 3 2850 Jones / Beach          | 16 Pier 19 1/2                      | 29 250 Clay / Battery & Front      |
| 4 350 Beach / Taylor          | 17 Green / Front                    | 30 Clay / Drumm, Davis & Front     |
| 5 400 North Point / Taylor    | 18 Front / Broadway                 | 31 Pier 3                          |
| 6 455 North Point / Taylor    | 19 Davis / Vallejo                  | 32 Embarcadero / Washington        |
| 7 350 Bay / Powell            | 20 Davis / Broadway                 | 33 1 Market / Spear                |
| 8 170 Jefferson               | 21 735 Davis / Broadway             | 34 121 Spear / Mission & Howard    |
| 9 Embarcadero / Stockton      | 22 847 Front / Broadway & Vallejo   | 35 75 Howard / Steuart & Spear     |
| 10 Bay / Embarcadero & Kearny | 23 750 Front / Broadway & Pacific   | 36 1 Bryant / Embarcadero / Beale  |
| 11 80 Francisco               | 24 Broadway / Battery & Front       | 37 Pier 26                         |
| 12 55 Francisco               | 25 900 Sansome / Broadway           | 38 Pier 30/32                      |
| 13 Sansome / Greenwich        | 26 955 Sansome / Broadway & Vallejo | 39 920 3rd Street                  |
|                               |                                     | 40 199 Fremont Street              |
|                               |                                     | 41 25 Folsom Street                |

APPROVED BY  
 SAN FRANCISCO PORT COMMISSION  
 DATE \_\_\_\_\_  
 \_\_\_\_\_  
 CHIEF HARBOR ENGINEER

**SAN FRANCISCO PORT COMMISSION**  
 PORT OF SAN FRANCISCO  
 DEPARTMENT OF ENGINEERING

EXHIBIT F-1

DRAWN BY: JLD	DATE: APRIL 03, 2017
CHECKED BY: T. LEE-LAM	SCALE: 1"=1750'
DRAWING NO.	SHEET NO.
	OF SHEETS



## Memorandum

**Date** June 13, 2018  
**To:** Jeffrey Bauer, Port of San Francisco  
**From:** Seifel Consulting Inc.  
**Re:** Review of FY 2018/2019 Monthly Rental Rate Schedule, Monthly Parking Stall Rates, Special Event and Filming Rates (Proposed Schedule)

At the request of Port of San Francisco staff, Seifel Consulting (Seifel) provided a due diligence review of the proposed Port parameter rate schedule—the FY 2018/2019 Monthly Rental Rate Schedule, Monthly Parking Stall Rates, Special Event and Filming Rates (Rental Rate Schedule). As further described in this memorandum, Seifel concludes that the minimum office, industrial/warehouse and parking rates recommended in the FY 2018/19 Rental Rate Schedule are generally reasonable and consistent with overall market trends in San Francisco and Port lease transactions undertaken over the past year.

To reach this conclusion, we performed the following steps:

- Reviewed the Port’s proposed FY 2018/2019 Rental Rate Schedule and supporting information provided by Port staff.
- Reviewed last year’s Port Commission staff report and the adopted FY 2017/2018 Rental Rate Schedule, as well as supporting materials.
- Discussed the Port’s recent leasing activity with Port staff, as well as the market research that Port staff undertook to develop the proposed Rental Rate Schedule.
- Performed a windshield survey with Port staff of key properties that may be leased over the next year.
- Obtained and analyzed Port data on lease terms, rent roll and vacancy trends over the past two years.
- Obtained and analyzed relevant market data on office, industrial and parking uses in San Francisco.

### A. Purpose of Rental Rate Schedule

The Port of San Francisco owns and leases a diverse array of properties, many of which are located on piers along the waterfront. The Port directly leases space for office, industrial, warehouse, maritime, parking, special events, and film uses. In addition, the Port has entered into long-term ground leases with master lessees who have redeveloped Port properties, and these master lessees handle the leasing for these buildings, which include the Ferry Building, Pier 1 and Piers 1½-3-5.

The purpose of the annual Rental Rate Schedule is to establish minimum parameter rents for Port properties that will be directly leased each Fiscal Year in order to most effectively administer the leasing process. Each year Port staff performs an analysis to assure that the minimum rents in the Rental Rate Schedule are consistent with market rates for similar properties. Typically, an outside consultant is retained to review the parameter rent analysis prepared by Port staff, and Seifel performed this review over the past month.



Once the Rental Rate Schedule is approved by the Port Commission, Port staff may enter into new leases or lease renewals that equal or exceed the minimum parameters contained in the Rental Rate Schedule upon approval by the Port's Executive Director. The Port Commission must approve all leases that fall outside the parameters of the Rental Rate Schedule.

This process provides clarity and certainty to the Port Commission, tenants and staff. It also furthers the Port's goals to execute a holistic and balanced real estate strategy to most effectively maximize its asset values and income while retaining affordable business space for certain maritime uses, non-profit entities and single proprietorships, consistent with the public trust regarding waterfront land. The Rental Rate Schedule and the Port's leasing policies take into account these key Port's goals.

The Rental Rate Schedule is established as a minimum threshold, and Port staff may lease properties at the highest rate achievable from a new lease or lease renewal. Based on discussions with staff and review of rent schedules for properties leased over the past two years, we understand that Port staff has been able to successfully negotiate the majority of its leases with rents above the minimum rent levels. At the same time, Port staff negotiates rents that minimize periods of prolonged building vacancies and address the Port's goals to provide affordable business space for certain uses.

## **B. Market Assessment**

Overall, the San Francisco real estate market is very healthy, buoyed by strong employment growth and low unemployment. According to the Bureau of Labor Statistics (BLS), the County of San Francisco has been able to maintain one of the lowest unemployment rates in the United States at an annual average unemployment rate of 2.9% for 2017. Local unemployment has further declined in 2018 with an annual average of 2.4% through April 2018 according to BLS.

As shown on Exhibit 1 at the end of this memo, we reviewed market data for office and industrial properties from ten real estate companies actively engaged in leasing and selling real estate in San Francisco. In addition, we reviewed parking survey data assembled by Port staff and through our own independent research. The findings from our research regarding the three major uses that are included in the Rental Rate Schedule are summarized below.

### **1. Office**

As described earlier, the Port has entered into long-term leases with several master tenants who have redeveloped Port properties and manage their leasing. These properties primarily consist of Class A office space and retail uses that are managed by Equity Office Partners (Ferry Building), Prologis (Pier 1) and San Francisco Waterfront Properties (Piers 1½-3-5).

The Port does not directly lease any Class A office space, so the Rental Rate Schedule focuses on Class B and Class C office space. Class B and C office space has lower quality building finishes and building systems, which are reflective of their older building conditions.<sup>1</sup>

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<sup>1</sup> The Building Owners and Managers Association (BOMA) classifies office space into three categories: Class A, Class B, and Class C. BOMA states that Class A facilities have "high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence." For Class B, "building finishes are fair to good for the area and systems are adequate." Class C buildings attract "tenants requiring functional space at rents below the average for the area."

In addition to office condition and age, location is the most important factor in the determination of rental rates for office space. Many of the Port's properties along the Embarcadero have excellent locations featuring beautiful water views, access to frequent transit, and proximity to San Francisco's financial district and major downtown amenities. This adds a premium to rental rates for certain Port properties.

According to Port staff, demand for office space along the Port's waterfront is moderate. The current vacancy rate for office space that is directly leased by the port is 11.41%, a substantial increase from last year's vacancy rate of 7.45%. The increase in vacancy is primarily attributable to vacant space at Pier 23, which has been challenging to lease, and Port staff proposes to lower office lease rates at Pier 23 due to its condition, lack of amenities, and code compliance issues. Port staff propose to maintain the same Rental Rate Schedule in FY 2018/19 for office space except Pier 23 at the same rent levels as FY 2017/18 due to these conditions.

Based on a review of office market data from the sources identified in Exhibit 1, San Francisco's office market remains strong. However, new supply has helped balance demand due to recent additions and planned construction of new Class A office space. Approximately 5 million square feet of office space is under construction in San Francisco as of the beginning of 2018, with about 3 million square feet slated for delivery before 2018 ends.

The rapid increase in supply has increased vacancy rates particularly for Class B and Class C office space. It has also had a stabilizing effect on office rent growth, and some real estate firms indicate that office rents have stabilized or declined recently. The consensus among real estate professionals is that vacancy will tighten as new developments are occupied throughout 2018 and early 2019. Most firms predict that rents will be relatively stable or slightly increase in the near term, but Class B and C office space may experience market softening if tenants choose to relocate rather than pay higher rental rates.

Based on a review of all of the office market data sources, Cushman & Wakefield (CW) had the best comparative data for all three office Classes (A, B and C) for 2017 to 2018. According to CW, asking rents for both Class B and Class C office space declined from the first quarter of 2017 (Q1 2017) to Q1 2018. Vacancy rates also declined over the past year.

According to CW, average monthly asking rents for Class B space are approximately \$5.40/Square Foot (/SF) while Class C space asking rents are about \$5.00/SF as of Q1 2018. (These rent levels are typically reported on a full service basis versus triple net basis.) The vacancy rate for Class B space is significantly higher than for Class C space, at 8.5% and 5.0% respectively.

The Port's office vacancy rate of 11.41% for its Class B and C office space is substantially higher than the vacancy rates reported by both CW and Colliers for San Francisco. While the monthly minimum rents in the proposed Rental Rate Schedule are less than the average asking rents reported by CW and Colliers, we believe that the Rental Rate Schedule is reasonable given the advanced age of the Port's properties and the fact that many of the Port's piers are not in optimal physical condition. Furthermore, the Port rents most properties on a Triple Net Basis and has limited ability to fund tenant improvement costs upfront in contrast to private landlords who may provide a significant tenant improvement allowance to incentivize occupancy.

## **2. Industrial and Warehouse**

The majority of the Port's industrial and warehouse space is located in Pier sheds that are categorized as Class C space. These properties have various levels of building improvements, ranging from large open shed spaces that may or may not include interior walls, partitions, fencing and utilities. The majority of the Port's properties lack loading docks, attached office space and non-permeable concrete floors, and many share a common drive aisle, some adjacent to busy streets.

Despite these conditions, the Port has been able to negotiate favorable rental rate terms for much of its industrial and warehouse space given the scarcity of industrial property in San Francisco and the location of a substantial amount of the Port's shed space along the Embarcadero, which is in close proximity to downtown San Francisco and Fisherman's Wharf.

According to Port staff, demand for industrial and warehouse space varies from building to building based on its location and building condition. The current vacancy rate for industrial and warehouse space that is directly leased by the port is 17.36%, a substantial increase from last year's vacancy rate of 0.19%. The high vacancy rate is due to more than 340,000 square feet of vacant space at Piers 23, 29, 31 and 38, most of which is not able to be occupied currently as capital repairs are underway or are planned to occur in the near future at these piers.

During the past year, Port warehouse rates have typically averaged \$1.60 to \$2.00 per square foot in northern waterfront locations (except at Pier 45, which is leased at more favorable rates to the fishing industry), and the Port typically leases industrial and warehouse spaces under "net" or "industrial gross" lease rates. Given the planned improvements at Pier 31, Port staff is recommending that minimum monthly lease rates be increased for Pier 31 from \$1.30/SF last year to current market rates of \$1.65/SF in FY 2018/19.

Port staff proposes to increase the monthly shed rates in the Southern Waterfront by \$.05/SF to better reflect market demand for warehouse space in this area. Port staff also proposes to increase the monthly rental rates at the Pier 45 Fish Processing Center by \$.05/SF based on current market conditions and interviews with other harbors.

Based on a review of industrial market data from the sources identified in Exhibit 1, San Francisco's industrial market remains strong as supply continues to be constrained in relationship to demand, leading to historically low vacancy rates that are reported by most sources to average between 2% and 3%. This has made it difficult for industrial users to find well-located, quality space for lease. Low vacancy rates for industrial and flex spaces are expected to continue in the next few years.

Based on review of the industrial market data sources, Kidder Matthews (KM) had the best market data for industrial and warehouse space in San Francisco. According to KM, average monthly asking rents in San Francisco increased from \$1.49 in Q4 2016 to \$1.56 in Q1 2018, while vacancy rates declined from 3.6% to 2.1%.<sup>2</sup>

The Port's vacancy rate of 17.36% for industrial and warehouse space is substantially higher than the vacancy rates reported by all data sources researched for San Francisco, but this is largely attributable to the significant amount of capital repairs that are required at several large Piers. Port staff is recommending minimum lease rate levels of \$1.60 to \$1.75 for its best located and improved buildings along the Northern Waterfront (with the exception of Pier 45) and in South Beach, which is consistent with what our market research indicated as market rental rates. The proposed \$.05/SF/month increase for industrial and warehouse properties along the Southern Waterfront and at Pier 45 are also reasonable, as they reflect tightening market conditions while at the same time taking into account the unique users and locations of these properties.

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<sup>2</sup> The *availability* rate for industrial space is 3.6% as of Q1 2018 according to KM. The availability rate is equal to the total amount of space that is currently being marketed for lease divided by the total amount of existing inventory.

### **3. Parking**

The Port owns and operates a diverse set of parking facilities along the waterfront, and the vast majority of parking spaces are leased to Port tenants. The Port has an active waiting list for all of its parking facilities, as there is currently more demand than there are available parking spaces.

Port staff updated its annual parking rate survey for competitive parking facilities and found that market conditions have continued to improve since last year. We concur with this finding given the location of the Port's parking spaces and the fact that these parking spaces are leased to tenants who utilize them for business purposes. We also believe that charging market rents for parking is one of the most effective strategies to encourage tenants to factor in the real cost of their travel choices, which is a key strategy for the Port to utilize to manage transportation demand.

Port staff is recommending that the minimum parking rates be increased consistent with their location and use. For example: commercial tenants in the northern waterfront would pay \$320 to \$340 per month pre-tax or \$400 to \$425 per month inclusive of the City's parking taxes, which is the current monthly market rent for downtown San Francisco. Industrial trucking tenants in the Southern Waterfront would pay \$160 per month pre-tax or \$200 per month inclusive of the City's parking taxes, which is the going rate in these locations. On the basis of the results of the Port's parking rate survey and our recent work for the Port on parking and transportation demand management, we concur with Port staff's parking rate recommendations for the Rental Rate Schedule.

### **C. Conclusion**

In conclusion, we find that Port staff's proposed minimum rates for office, industrial/warehouse and parking uses in the FY 2018/19 Rental Rate Schedule are generally reasonable and consistent with overall market trends in San Francisco and Port lease transactions undertaken over the past year.

# Exhibit 1: Market Report and Property Listing Reviews

## Office Market Reports

- Avison Young, San Francisco Quarterly Office Market Report, Q1 2017 and Q1 2018
- CBRE Marketview, San Francisco Office, Q1 2018
- Colliers International, San Francisco Office Market, Q1 2018
- Cushman & Wakefield Marketbeat, San Francisco Office, Q1 2018 and Q1 2017
- Jones Lang Lasalle, San Francisco Office Insight, Q1 2018 and Q1 2017
- Kidder Mathews, Real Estate Market Review, San Francisco Office, Q1 2017 and Q1 2018
- Newmark Knight Frank, San Francisco Office Market, Q1 2018
- Tri Commercial Real Estate Services, San Francisco Trends, Q1 2018

## Industrial Market Reports

- Calco Commercial, San Francisco Industrial Market Summary Q1 2017, and San Francisco and Peninsula Industrial Market Summary, Q1 2018
- CBRE Marketview, San Francisco Industrial, Q4 2017
- Cushman & Wakefield, Industrial Report, Bay Area, Q4 2015
- Kidder Mathews, Real Estate Market Review, San Francisco Industrial, Q4 2016
- Kidder Mathews, Real Estate Market Review, SF Peninsula Industrial, Q1 2018
- Kidder Mathews, Real Estate Market Review, West Coast Industrial, Q4 2017
- LoopNet.com Commercial Property Searches

## Synopsis of Port Leasing Policies

The Port Commission has delegated authority to Port staff to execute certain leases, licenses and memoranda of understanding that meet the following criteria:

1. Use Type:  
The agreement is for an office building or bulkhead office space, open or enclosed pier shed space, paved or unpaved open space, or open pier or apron space or roof-top space but is not for a retail use.
2. Use Consistency:  
Except for temporary uses (with terms not exceeding six (6) months), the use under the agreement represents a like-kind use to the existing or the immediate prior use of the facility.
3. Assignments and Subleases:  
Unless otherwise explicitly provided by the Lease, staff is authorized to consent to assignments and subleases on a form approved by the City Attorney and provided the terms and the conditions of the sublease or assignment complies with the terms and conditions of the Lease.
4. As-Is Execution:  
The tenant executes the Port's appropriate\* standard form agreement with no alterations except for minor changes approved by the City Attorney or changes in insurance requirements approved by the City Risk Manager.
5. Term Limits:  
The term of the agreement does not exceed five (5) years, except for those leases in the Fisherman's Wharf Seafood Center at Pier 45 Sheds B and D that have a maximum lease term of ten (10) years (Port Resolution No. 94-122; Amended February 28, 2006, by Resolution No. 06-15). Leases for telecommunication sites may be up to nine (9) years (Port Resolution No. 96-123).
6. Select Tenant Improvement Allowance:  
Port staff has the authority to issue tenant improvement allowances for floor and wall coverings if those credits do not result in the net rent over the term of the lease to be below the Minimum Net Effective Rental Rates found in the Rental Rate Schedule. Allowances for paint (amended June 8, 2010 by Resolution 37-10) up to a maximum of \$3.50 per square foot, and for floor covering, up to a maximum of \$5.00 per square foot (amended July 10, 2012 by Resolution 12-52), are allowable when: 1) new paint and/or floor covering is necessary in order to lease space in full service office buildings; and 2) Port staff is unable to perform such work prior to the proposed lease commencement date. These allowances are considered "landlord's work"; therefore such work is not included in calculating the minimum Initial Lease Rental Rates.
7. Limited Early Entry:  
One month rent-free early entry to include rent abatement for each year of lease term may be granted, up to three months, for the purpose of space preparation (not

to exceed three months). (Amended July 14, 2009 by Resolution No. 09-34).

8. Compliance with Laws:

The standard forms require compliance with all laws, explicitly including requirements for compliance with environmental laws including hazardous materials handling and cleanup; City zoning laws; the Port Waterfront Land Use Plan; and consistency and compliance with the Secretary of the Interiors' Standards for the Treatment of Historic Properties and the Port of San Francisco Historic Preservation Review Guidelines for Pier and Bulkhead Wharf Substructures.

9. Large Land Discount:

Port staff is authorized to offer a 5% discount for land transactions with minimum premises of 43,560 square feet and a minimum term of 36 months (Amended June 8, 2010 by Resolution 10-37).

10. Rental Rates:

The Port's leasing policy provides for an annual update of the Rental Rate Schedule. The Rental Rate Schedule sets ranges of minimum lease/license rental rates per square foot and ranges of Minimum Net Effective Rental Rates per square foot (if any rent credits are to be provided) by type of use and facility for office, shed and industrial space.

11. Reporting to Port Commission:

Port staff provides a monthly report to the Port Commission indicating Leases, Licenses, Memoranda of Understanding, consents to sublease, and assignments executed pursuant to this policy.

12. The City's administrative policy is to competitively solicit leasing opportunities, except where impractical or infeasible. The Port has a high volume of leases (about 550) for relatively small leased areas at nominal rental rates. To competitively bid such a large volume of leases would be impractical because the benefit of doing so does not outweigh the cost of resources that would be required just for this effort. Moreover, Port is generally able to accommodate most entities that wish to enter into leases for general special events, offices, and pier and open land storage space. As such, it is the policy of the Port not to competitively bid leases or licenses for special events, office, warehouse space, or unimproved land. Instead, for these fairly routine leases, the Port relies on the parameter rental rate structure that is based on an analysis of comparable rent charged in the private sector and/or based on existing conditions of individual properties as adjusted annually to reflect market conditions. However, where a business model is highly competitive and represents a major revenue opportunity for the Port (e.g., development opportunities, retail leases, parking lots, concrete batching, construction materials recycling), the Port would issue a competitive solicitation.

13. The Port's Executive Director is authorized to waive Public Art use fees in license agreements and MOUs under the following circumstances: (i) there are no other uses for the space during the term of the license/MOU that would generate rent to the Port; (ii) no uses would be displaced; (iii) the Port does not expend any or only minimal or incidental resources or revenues to support the installation; (iv) there

is a direct benefit to the Port in that Public Art enlivens and attracts people to the waterfront, and (v) the sites that are most likely to be attractive for large scale public art, and that have adequate space for a variety of types of installations include: Pier 14, Cruise Terminal Plaza, Harry Bridges Plaza, Brannan Street Wharf, Crane Cove Park, and Heron's Head Park. (vi) Port staff shall have the authority to enter MOUs with utility providers who are installing distribution facilities under Port streets at no cost. Port staff would continue the practice of informing citizen advisory committees and presenting informational items on public art installations to the Port Commission. (Port Commission Resolution No. 15-21.) and (Port Commission Resolution July 10, 2018)



**Ferry Plaza & South Beach Office Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Power Engineering Construction Company	12/1/2017	Office	2780	307	\$ 3.40	\$ 1,043.80
Rebuilding Together San Francisco	2/1/2018	Office	1280	3,320	\$ 2.24	\$ 7,424.00
<b>Average Month Rate</b>					<b>\$ 2.82</b>	

**China Basin & Central Basin Office Leasing**

Tenant	Date	Portfolio	Facility	Sq Ft	Rate PSF	Monthly Rent
Pan-Pacific Mechanical, LLC	10/1/2017	Office	2505	667	\$ 3.61	\$ 2,407.87
Rosendin Electric, Inc	10/1/2017	Office	2505	730	\$ 3.50	\$ 2,555.00
Rosendin Electric, Inc	2/1/2018	Office	2505	504	\$ 3.50	\$ 1,764.00
<b>Average Month Rate</b>					<b>\$ 3.54</b>	

**Southern Waterfront Office Leasing**

Tenant	Date	Portfolio	Facility	Sq Ft	Rate PSF	Monthly Rent
NTK Construction, Inc.	7/1/2017	Office	2800	492	\$ 1.50	\$ 738.00
Andrew M. Jordan, Inc.	9/1/2017	Office	2800	2,744	\$ 1.50	\$ 4,116.00
Woodford Studio Inc.	12/1/2017	Office	2800	892	\$ 1.50	\$ 1,338.00
LBMISF, LLC	4/1/2018	Office	2800	1,922	\$ 1.50	\$ 2,883.00
<b>Average Month Rate</b>					<b>\$ 1.50</b>	

**Ferry Plaza & South Beach Land Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
SFCC Fire Department	4/1/2018	Land	1260	20,807	\$ 0.54	\$ 11,150.89
<b>Average Month Rate</b>					<b>\$ 0.54</b>	

**Southern Waterfront Land Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Ranger Pipeline, Inc.	7/1/2017	Land	1940	7,500	\$ 0.42	\$ 3,150.00
Central Concrete Supply Company, Inc.	9/1/2017	Land	1920	192,072	\$ 0.30	\$ 58,389.88
Integral Consulting, Inc.	10/1/2017	Land	6019	1,000	\$ 0.45	\$ 450.00
Professional Charter Services, LLC	10/1/2017	Land	1900	5,425	\$ 0.45	\$ 2,441.25
Mike O'Brien Specialized Hauling, Inc.	12/1/2017	Land	1960	22,350	\$ 0.45	\$ 10,057.50
California Rebar Fabrication, Inc.	2/1/2018	Land	1960	17,625	\$ 0.38	\$ 6,697.50
<b>Average Month Rate</b>					<b>\$ 0.41</b>	

**Fishermen's Wharf Shed Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
ABS Seafood Inc.	9/1/2017	Shed	1450	22,060	\$ 1.01	\$ 22,330.30
<b>Average Month Rate</b>					<b>\$ 1.01</b>	

**Northeast Waterfront Shed Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Teatro Zinzanni	12/1/2017	Shed	1290	32,993	\$ 0.60	\$ 19,738.59
<b>Average Month Rate</b>					<b>\$ 0.60</b>	

**Ferry Plaza & South Beach Shed Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
144 King Street Associates, LLC	4/1/2018	Shed	1400	3,444	\$ 1.65	\$ 5,682.60
Land and Sea Restaurants	4/1/2018	Shed	1260	2,281	\$ 1.50	\$ 3,421.50
<b>Average Month Rate</b>					<b>\$ 1.58</b>	

**China Basin & Central Basin Shed Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Principal Builders, Inc.	3/1/2018	Shed	1500	3,722	\$ 1.50	\$ 5,583.00
<b>Average Month Rate</b>					<b>\$ 1.50</b>	

**Southern Waterfront Shed Leasing**

Tenant	Date	Type	Facility	Sq Ft	Rate PSF	Monthly Rent
Hoseley Corporation	3/1/2018	Shed	1960	2,854	\$ 1.50	\$ 4,281.00
<b>Average Month Rate</b>					<b>\$ 1.50</b>	