

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.



1500 MISSION STREET

Project Summary:

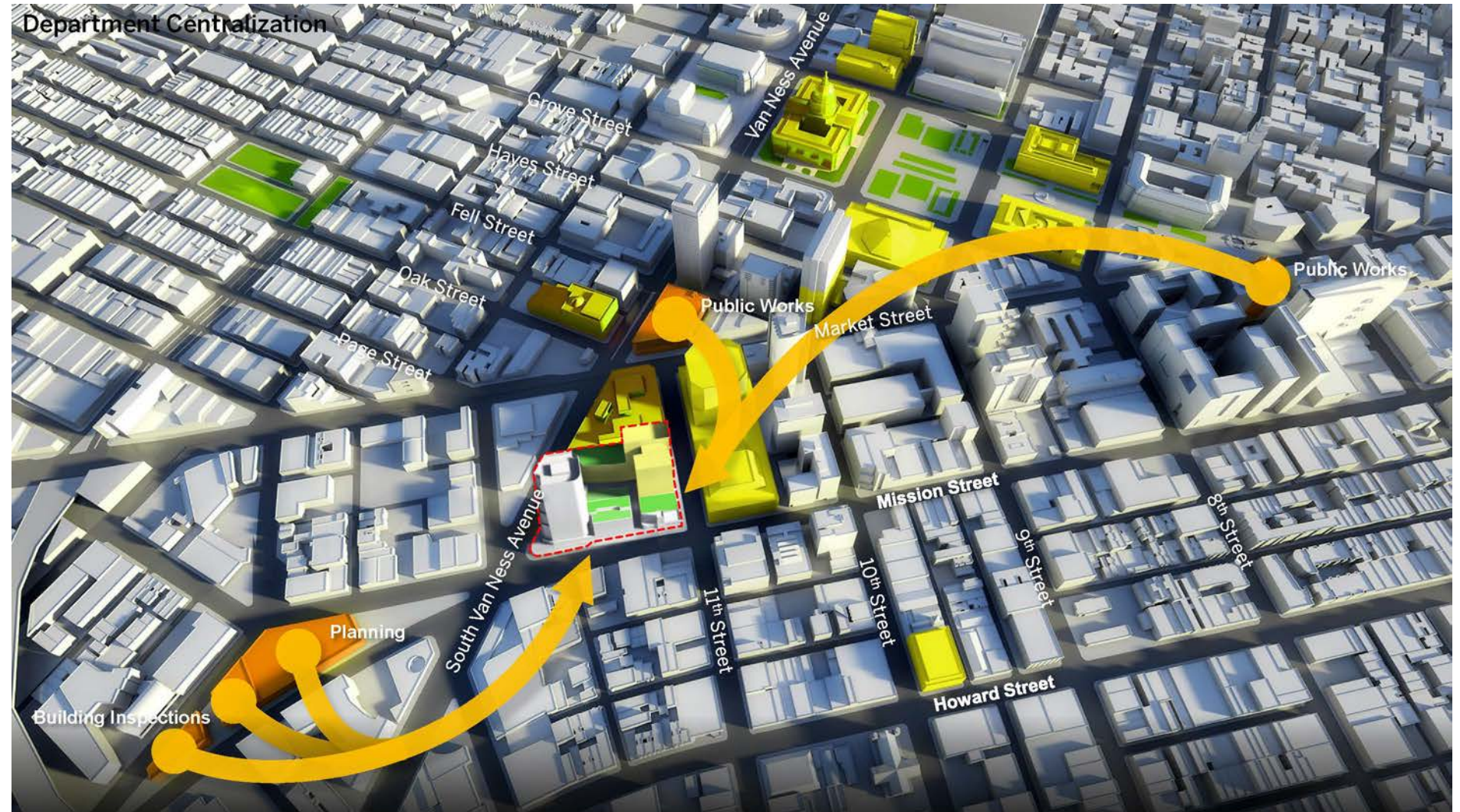
- Civic Office Building
- New Construction
- 16 story tower (225' tall)
- 430,845 Rentable SF (above grade)
- Building amenities:
 - One Stop Permit Center
 - Childcare Facility
 - Parking for public & fleet vehicles
 - Conference & training spaces



1500 MISSION STREET

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.



1 500 MISSION STREET

Schedule & Budget

SCHEDULE	DATE
Start Construction	October 2017
Substantial Completion	November 2019
Move In	Spring 2020

BUDGET	AMOUNT
Certificates of Participation (COPs)	\$321,765,000
Sales Proceeds on City-Owned Buildings	<u>\$122,000,000</u>
Capital Project Budget	\$443,765,000



Sources & Uses:

Maximum 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

RELATED

ARCHITECT: Skidmore, Owings & Merrill LLP

SOM

CONTRACTOR: Pankow

Pankow



1500 MISSION STREET

