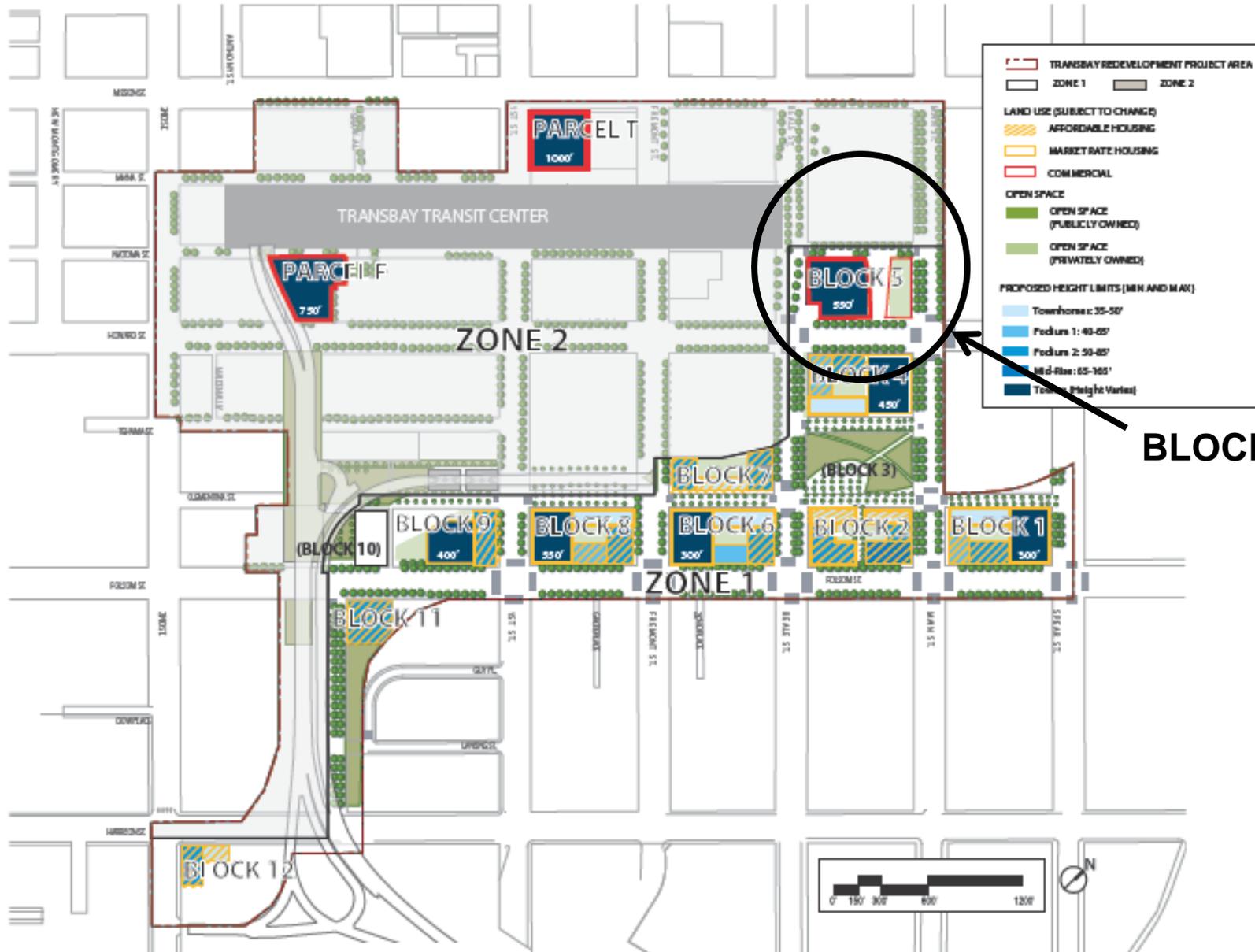


Transbay Block 5 - ENA

Courtney Pash

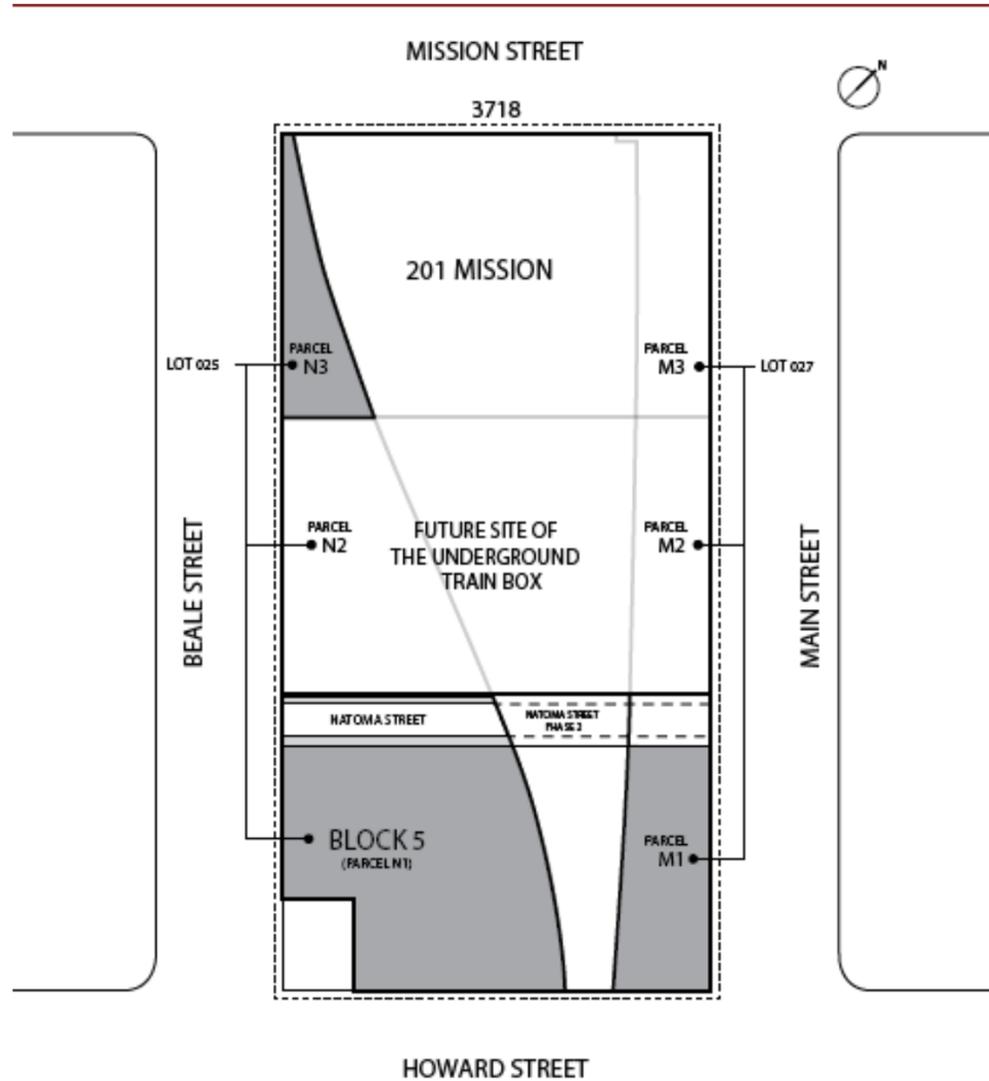
Acting Project Manager, Transbay

Transbay Project Area



BLOCK 5

Site Plan



Background



- Request for Proposals issued April 2, 2014
- 4 proposals received in June 2014 from:
 - Golub/John Buck, SCB/Goettsch Partners, and Butler Enterprise
 - Boston Properties, KPF, and Marivic Bamba
 - Jay Paul, SOM, and B.U.I.L.D/Monica Wilson
 - Kilroy, Pelli Clarke Pelli, and PMA
- Selection panel reviewed all proposals and interviewed all teams
- Independent analysis and review of the financial proposals by KMA
- Golub/John Buck received the highest average score based on RFP criteria
- Transbay Citizens Advisory Committee voted to recommend approval in August 2014

Selection Process

- The Golub/John Buck Team received the highest score based on the Selection Criteria below:
 - Financial Proposal
 - Purchase Price (70 Pts)
 - Overall Financial Feasibility (5 Pts)
 - Development Concept (15 Pts)
 - Development Team Experience (5 Pts)
 - Workforce and Contracting Action Plan (5 pts)

	Average Score	Cumulative Score
Golub/John Buck	89	446
Boston Properties	78	391
Jay Paul	72	362
Kilroy	70	352

Proposed Project



- \$172.5 Million Purchase Price (land proceeds pledged to the TJPA for construction of the Transit Center)
- Approximately 665,000 rentable square feet of office space in a 550-foot-tall tower ;
- Approximately 15,000 square feet of publicly accessible ground floor open space;
- An underground parking facility with 117 parking spaces in mechanical stackers;
- Streetscape improvements including the extension of a portion of Natoma Street;
- Ground-floor retail space of approximately 5,700 square feet; and,
- A minimum LEED Gold level of certification for sustainability.

Proposed Project



Proposed Project



Proposed Project



Proposed Project



Next Steps and Schedule



- September 12, 2014 – Commission to consider approval of Exclusive Negotiation Agreement (“ENA”)
- October 2014 – Commission Workshop on Revised Concept Designs
- March 2015 – Approval of DDA and Schematic Designs
- April 2015 – Payment of non-refundable \$2,000,000 DDA Deposit (to be credited against purchase price)
- September 2015 – Close of escrow and payment of purchase price
- April 2016 – Construction commencement
- May 2019 – Construction completed (outside date)