



Patrick Rivera, PE, Acting Bureau Manager | Bureau of Project Management
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March 4, 2022

FC Pier 70, LLC
Mr. David Greenstein
875 Howard Street, Suite 330,
San Francisco, CA 94102

Subject: Director's Notice of Completeness (NOC)
Pier 70 – 22nd St from Illinois St to 500 feet easterly

Dear Mr. Greenstein:

This letter is in response to FC Pier 70, LLC letter requesting a Notice of Completeness (NOC) for 22nd Street from Illinois Street to 500 feet easterly, (22nd Street).

In response to your request, the City reviewed the status in the field, plan documents and recommendation of Public Works Construction Management (CM). CM have verified completion of all remaining outstanding work.

During the reconstruction of 22nd street, we understand your team made every effort to have PG&E complete their utility installation. Unfortunately, the work was not coordinated, resulting in PG&E's imminent utility installation in support of the neighborhood housing developing. Due to these extenuating circumstances, by this letter, Public Works hereby recommends a Conditional Notice of Completeness (NOC) from Illinois street property line to 500 feet easterly, based on the Outstanding items below.

As of the date of this letter, the following items are outstanding and must be completed prior to Acceptance of 22nd Street:

- 1) Outstanding items
 - a. Provide Recordation Notice which was not attached to NOC request
 - b. Provide Final Record Drawings in PDF signed by the Contractor and Developer's Construction Manager.
 - c. Provide Certificate of Conformance from PG&E.

Please contact me for further inquiries and assistance.

Regards,

A handwritten signature in blue ink that reads "Cathal Hennessy".

Cathal Hennessy
Project Manager, Infrastructure Task Force

Attachments

- FC Pier 70 LLC NOC request Letter, Dated 9/2/2020

cc:

Kelly Pretzer, Brookfield
Swathi Bonda, Brookfield
Samantha Beckerman, Brookfield
Carla Short, Interim Director of Public Works
Albert Ko, Deputy Director and City Engineer
Patrick Rivera, Acting Bureau Manager
Molly Petrick, PUC
Derek Adams, PUC
Kevin Matsuda, Port
Kimberly Beal, Port
Ed Yee, Public Work, BCM
Bill Lau, Public Works BCM
Pier 70 File



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November 23, 2022

FC Pier 70, LLC
Mr. David Greenstein
875 Howard Street, Suite 330,
San Francisco, CA 94102

Subject: Director's Notice of Completeness (NOC)
Pier 70 – Phase 1

Dear Mr. Greenstein:

This letter is in response to FC Pier 70, LLC letter requesting a Notice of Completeness (NOC) for Pier 70–Phase 1.

In response to your request, the City reviewed the status in the field, plan documents and recommendation of Public Works Construction Management (CM). CM has verified completion of all remaining outstanding work, except for the one sewer lateral on 20th street at Michigan street.

Based on our review, and by this letter, Public Works hereby recommends a Notice of Completeness (NOC) of the requested area as defined in Exhibit A (NOC Limit of Work Exhibit) based on the Outstanding items below.

Furthermore, the City acknowledges the time period to complete the public infrastructure, as required in the Public Improvement Agreement (PIA), was extended by operation of Section 9(c) of the PIA, and the Disposition and Development Agreement (DDA), dated May 2, 2018. On June 25, 2021, the Project entered a Down Market Delay, meeting the criteria of an Excusable Delay per the DDA Section 4.5. Down Market Delay, thus extending the time.

Finally, as of the date of this letter, the following items are outstanding and must be completed prior to Acceptance of Pier 70 Phase 1.

- 1) Outstanding items
 - a. Provide Certificate of Conformance from PG&E.
 - b. 20th Street lateral at Michigan Street
 - i. Submission of instructional bulletin to remove the scope of work from the Street Improvement Permit.
 - ii. Submission of a Minor Encroachment Permit application for the 20th street sewer lateral.
 - iii. Update PIA Maintenance Matrix to reflect maintenance responsibilities.

Please contact me for further inquiries and assistance.

Regards,

A handwritten signature in blue ink that reads "Cathal Hennessy". The signature is fluid and cursive, with a horizontal line underlining the name.

Cathal Hennessy
Project Manager, Infrastructure Task Force

Attachments

- FC Pier 70 LLC NOC request Letter, Dated 3/28/2022
- Exhibit A - NOC limits of work

cc:

Tim Bacon, Brookfield
Samantha Beckerman, Brookfield
Carla Short, Interim Director of Public Works
Albert Ko, Deputy Director and City Engineer
Judson True, Mayor's Office
Patrick Rivera, Acting Bureau Manager
Molly Petrick, SFPUC
Derek Adams, SFPUC
Brandy Batelaan, SFPUC
Josh Keane, Port
Kevin Matsuda, Port
Christine Maher, Port
Kimberly Beal, Port
Ed Yee, Public Work, BCM
Bill Lau, Public Works BCM
John Bardet, Hollins Consulting
Pier 70 File