

File No. 250105

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: March 6, 2025

Board of Supervisors Meeting:

Date: _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU - FY2022-2024 - Clean
- MOU - FY2022-2024 - Redline
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- RPD Memo 012424
- MYR Memo 012825
- RPD Presentation 022025
- _____
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- _____

Prepared by: Monique Crayton

Date: February 28, 2025

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

1 [Behested Payment Waiver - Embarcadero Plaza and Sue Bierman Park]

2

3 **Resolution authorizing the Mayor, officers and employees of the Office of the Mayor,**
4 **and officers and employees of the Recreation and Park Department to solicit donations**
5 **for the renovation of Embarcadero Plaza and Sue Bierman parks from individuals,**
6 **nonprofits, private organizations, grantmakers, and foundations for six months,**
7 **effective upon approval of this Resolution, notwithstanding the Behested Payment**
8 **Ordinance.**

9

10 WHEREAS, The Recreation and Park Department (RPD) operates and maintains
11 certain real property owned by the City that are commonly referred to as Embarcadero Plaza
12 and Sue Bierman Park (collectively, the “Park”), located on the western side along the
13 Embarcadero between Washington Street and Market Street, and seeks to activate the public
14 spaces it manages for the well-being of everyone in San Francisco’s diverse community; and

15 WHEREAS, The Office of Economic and Workforce Development (OEWD) strives to
16 create a thriving and resilient economy, where barriers to economic and workforce
17 opportunities are removed, and prosperity is shared equitably by all; and

18 WHEREAS, BXP Embarcadero Plaza LP (“BXPE”) is an affiliate of the entities that own
19 certain commercial office buildings adjacent to the Park, which are commonly known as One
20 Embarcadero Center, Two Embarcadero Center, Three Embarcadero Center, and Four
21 Embarcadero Center, consisting of approximately 3.3 million square feet of commercial office
22 and retail space in the aggregate; and

23 WHEREAS, The Downtown Community Benefit District, also known as the Downtown
24 San Francisco Partnership (“DSFP”), is a nonprofit community benefit district working to
25 enhance San Francisco’s Downtown Core; and

1 WHEREAS, RPD and OEWD intend to partner with BXPE and DSFP on a project to
2 renovate the Parks that is expected to cost approximately \$32,000,000, and are separately
3 seeking authorization from the Board of Supervisors to for RPD to accept cash and in-kind
4 grants of approximately \$12,500,000 for the project (approximately \$10,000,000 from DSFP
5 for construction, \$200,000 from BXPE to cover RPD project management, and an additional
6 \$2,300,000 from BXPE in the form of professional design services), all pursuant to the terms
7 of the agreement which is on file with the Clerk of the Board of Supervisors and which is
8 incorporated herein by reference (Board of Supervisors File No. 241095); and

9 WHEREAS, Among other things, the agreement requires BXPE and DFSP to comply
10 with disclosure requirements regarding sources of outside funding and donor financial interest
11 information as set forth in Administrative Code, Section 67.29-6, ensuring a high level of
12 transparency in the funding efforts; and

13 WHEREAS, As part of the agreement DSFP will endeavor to raise approximately
14 \$10,000,000 in third-party philanthropic donations for the Project, and is likely to require
15 assistance from RPD and BXPE; and

16 WHEREAS, RPD and the Office of the Mayor partner with numerous individuals
17 nonprofit organizations, private entities, grantmakers and foundations, often through contracts
18 or permits; and

19 WHEREAS, RPD, the Recreation and Park Commission, the Mayor, and the Office of
20 the Mayor seek a waiver of the City's Behested Payment Ordinance (Campaign and
21 Governmental Conduct Code, Section 3.600 et seq.) to the extent it prohibits solicitations of
22 financial support for the Initiative from persons or entities who would qualify as interested
23 parties under the Behested Payments Ordinance; now, therefore, be it

24
25

1 RESOLVED, That under Section 3.620(f) of the Campaign and Governmental
2 ConductCode, the Board of Supervisors hereby waives application of the Behested Payment
3 Ordinance for six months from the effective date of this Resolution to fundraising from
4 nonprofits, private organizations, grantmakers and foundations to support the Initiative; and be
5 it

6 FURTHER RESOLVED, That granting this waiver under Section 3.620(f) serves the
7 public interest by bringing private funding to a project that is critical to the economic
8 revitalization of the city; and, be it

9 FURTHER RESOLVED, That granting this waiver under Section 3.620(f) does not
10 create an appearance of impropriety.

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Recommended:

/s/_____

Phil Ginsburg,
General Manager, Recreation and Park Department

Daniel Lurie, Mayor



Kat Anderson, Commission President
Philip A. Ginsburg, General Manager

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Philip A. Ginsburg, General Manager
Recreation and Park Department

DATE: January 27, 2024

SUBJECT: Behested Payment Waiver

GRANT TITLE: Embarcadero Plaza and Sue Bierman Park Behested Payment Waiver

Dear Clerk Calvillo,

The Recreation and Park Department is requesting a Behested Payments Waiver for the public-private partnership project at Embarcadero Plaza. A related resolution on authorizing the four-way partnership between RPD, the Office of Economic and Workforce Development, BXPE, and the Downtown SF Partnership is currently in process with the Board under File Number [241095](#).

Attached to this memo please find a copy of the Resolution.

We would like legislation introduced as soon as possible.

Please send the adopted resolution to me via the following contact information:

Name: Lisa Bransten and Beverly Ng Phone: (415) 831-2704

Email Address: lisa.bransten@sfgov.org and Beverly.Ng@sfgov.org

Certified copy required: Yes No

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient.)



OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Adam Thongsavat, Liaison to the Board of Supervisors
RE: Behested Payment Waiver Embarcadero Plaza and Sue Bierman Park
DATE: January 28, 2025

Resolution to authorize the Mayor, officers and employees of the Office of the Mayor, and officers and employees of the Recreation and Park Department and Office of Economic and Workforce Development to solicit donations for the renovation of Embarcadero Plaza and Sue Bierman parks from individuals, nonprofits, private organizations, grantmakers, and foundations for six months from the effective date of this Resolution, notwithstanding the Behested Payment Ordinance.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org

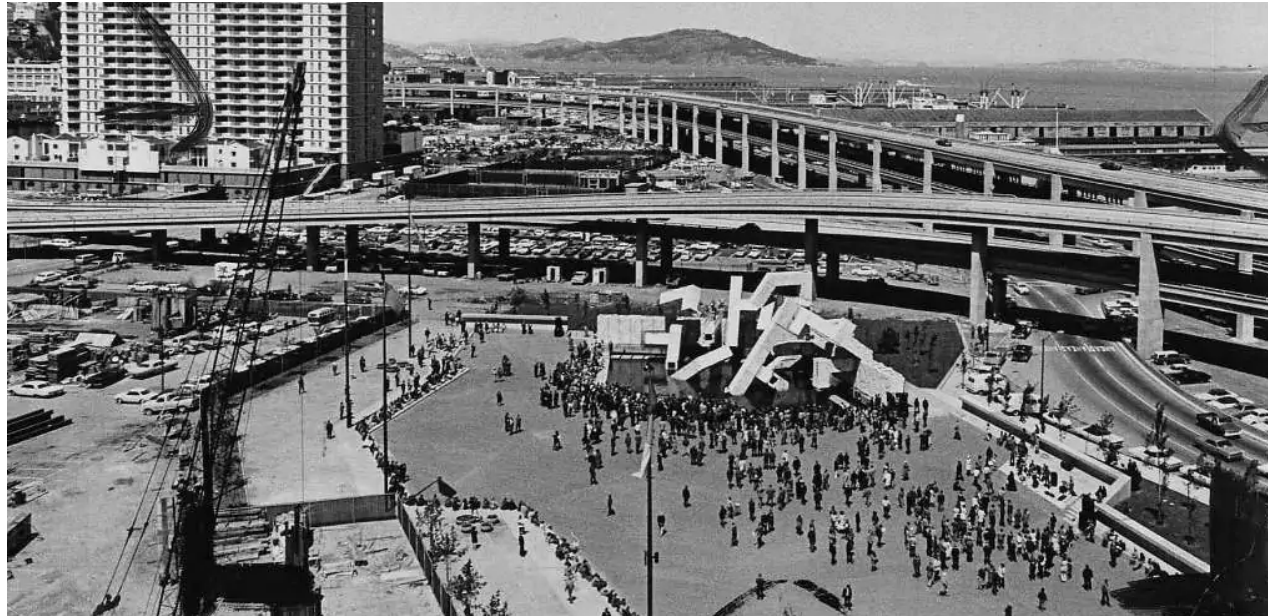
Renovation of Embarcadero Plaza and Sue Bierman Park



SF Board of Supervisors
Government Audit & Oversight Committee
February 20, 2025



Project Background



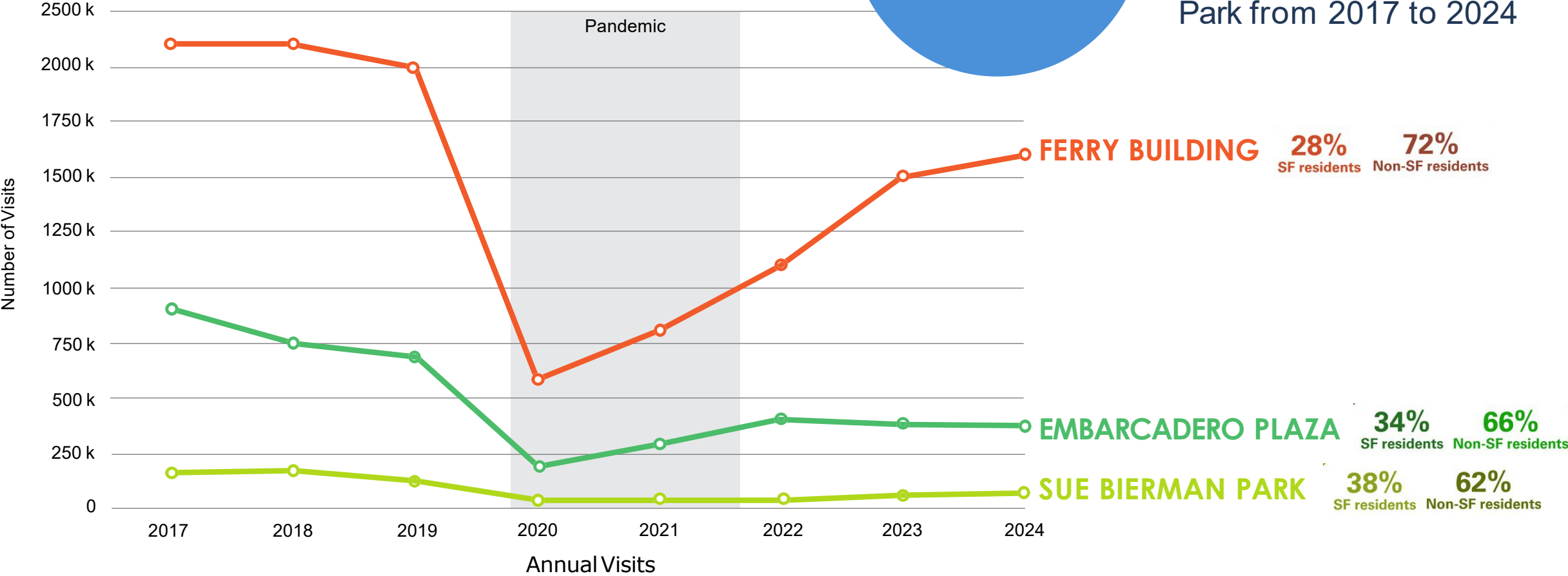
Project Background



USER NUMBERS DOWN

-58%

Decline in number of visits at Embarcadero Plaza and Sue Bierman Park from 2017 to 2024



A New Vision



Preliminary Project Design Budget

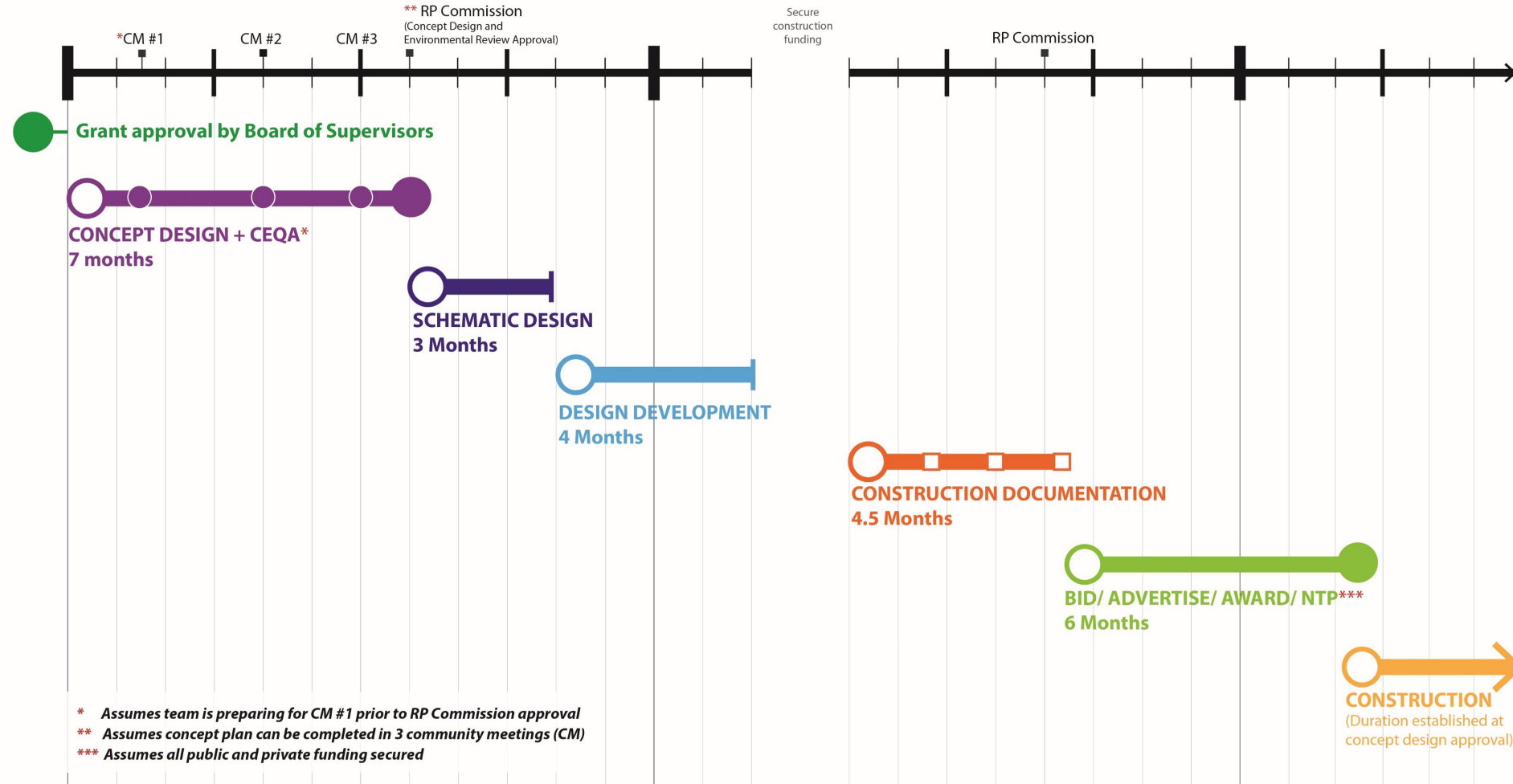
Embarcadero Project Budget	
EXPENSES	
Design Costs	
Landscape, Civil & Survey	\$ 1,980,000
Soft Cost Contingency	\$ 275,000
City Project Management	\$ 200,000
BXPE Project Management	\$ 45,000
Design Costs Subtotal	\$ 2,500,000
Estimated Construction Costs	\$ 25,000,000
Project Contingency (15%)	\$ 3,750,000
Fundraising and Admin Costs	\$ 1,250,000
Total Expenses	\$ 32,500,000

SOURCES	
BXPE Cash and In-Kind Design Grants	\$ 2,500,000
Public Funds	\$ 20,000,000
Private Commitment	\$ 10,000,000
Total Sources	\$ 32,500,000

Preliminary Project Schedule

Embarcadero Plaza / Sue Bierman Park Renovation
Draft Project Schedule

SF REC AND PARK
February 2025



Thank you and Questions

