Mayor's Office of Housing and Community Development

City and County of San Francisco



London Breed Mayor

Kate Hartley Director

Memorandum

TO:	Ruben Orduña, San Francisco Foundation
CC:	Landon Williams, San Francisco Foundation
	Joaquin Torres/Jorge Rivas/Crezia Tano, Office of Economic and Workforce Development
	Andrico Penick/Josh Keene, Department of Real Estate
	Mara Blitzer, MOHCD
FROM:	Mara Blitzer, MOHCD Kate Hartley, Mayor's Office of Housing and Community Development February 1, 2019
DATE:	February 1, 2019
RE:	101 Hyde Street Interim Commercial Use - Request for Release of Funds for the
	Municipal Marketplace Project.

Executive Summary

The San Francisco Foundation (SFF) is holding a \$1,000,000 Grant (the "Grant") from 1066 Market Street, LLC (affiliated with the Shorenstein Company) that the City and County of San Francisco ("City") requests to use to partially finance the improvements necessary to convert the former Post Office at 101 Hyde Street ("Site") into a small business incubator and food hall to serve the lowincome residents and workers of the Tenderloin district. The Grant will provide critical money for the design and planning of the Tenant Improvements for the project and will jump-start the capital fund-raising effort needed to complete the conversion. Release of Grant funds to the City is the necessary first step in the process of making them available for disbursement by the City to La Cocina, the entity chosen through a competitive process to make use of them. La Cocina is a competent, experienced sponsor with an excellent team that has made significant progress to date. Successful implementation of their plan relies on fundraising, for which the sponsor demonstrates a strong track record.

This memo provides background information about the plans for, and status of, the proposed Municipal Marketplace project for purposes of seeking release of the Grant funds by SFF to the City. Grant proceeds will not be released to the sponsor by the City until they have demonstrated significant completion of additional fundraising.



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History and Background

101 Hyde Street is a one-story building located at the corner of Golden Gate Avenue and Hyde Street consisting of approximately 7,500 gross square feet, formerly used as a U.S. Postal Service office.

In August 2016, the owner of the land and the improvements at 101 Hyde Street ("Site") dedicated the Site to the City, through the Mayor's Office of Housing and Community Development ("MOHCD") for the purpose of developing 85-100 units of affordable housing. At that time an interim use of the Site was deemed appropriate to activate it in the interest of public health and safety while necessary additional funds are raised to proceed with its full development as affordable housing.

In addition to the property transfer, the Site's owner provided certain funds for the express purpose of creating housing and interim amenities at the Site. The City is grateful to the San Francisco Foundation for acting as temporary trustee of these funds.

In the Fall of 2016, the Real Estate Department ("RED") in collaboration with the Office of Economic and Workforce Development ("OEWD") and MOHCD solicited proposals for converting the Site to a community-serving, interim use. La Cocina, a non-profit 501(c)3 public benefit corporation specializing in assisting low-income entrepreneurs to launch self-sustaining food oriented microbusinesses, was selected, in association with the Tenderloin Housing Clinic ("THC"), to lease, build, manage and operate a community serving facility at the site. As La Cocina's community partner in the project, THC will lead all neighborhood outreach efforts, provide overall liaison with the Tenderloin neighborhood, and help to ensure that the project executes on its goals of community service. In addition, drawing from its own extensive experience with both rehabilitation construction projects and with City contracts and agencies THC will provide advice and technical assistance La Cocina to ensure that the construction phase of the project is completed in a timely and efficient manner and that La Cocina meets its contracting compliance requirements.

Proposed Interim Use of 101 Hyde Street: La Cocina's Municipal Marketplace

La Cocina proposes to build, manage, and operate a 7,500 square foot food hall and business incubator space low-income, local food-service entrepreneurs from the La Cocina programs and any additional capacity will be available to the community. The Municipal Marketplace will include a shared, up-to-date commercial kitchen and indoor community space with a focus on providing economic opportunity for entrepreneurs who are otherwise unable to find appropriate and affordable space to start-up a business. Food halls managed by for-profit developers charge rents that are unsustainable for small business owners, making them especially inaccessible to small start-up enterprises. Businesses at La Cocina's food hall will pay a rent based on a much smaller base fee and a much smaller percentage of sales than is typically charged at food halls managed by for-profit developers. La Cocina will also provide the facilities and common area management services. In addition, the Municipal Marketplace will include a commercial kitchen on site whereas many food halls require vendors to prepare their food off-site at an additional cost to the vendor.

The space will include kiosks for seven (7) full-time vendors and one (1) for rotating pop-ups, a full service bar which will be separate from the main space, and a large central area for seating and for community gatherings.

The Marketplace will also provide affordable and healthful eating options for Tenderloin residents and workers and a vibrant and welcoming community gathering space.

The goals of the proposed Municipal Marketplace are:

- To address the lack of equitable access to brick and mortar business ownership for low-income entrepreneurs in the Bay Area;
- To increase the number of safe, healthy and accessible community-centered spaces for Tenderloin residents; and
- To create and refine a successful economic model for business incubator space that can be replicated in ground floor retail space in future affordable housing developments.

The City will continue to own the site and lease it to La Cocina. La Cocina will sub-lease portions of the premises to vendors that are low-income, local businesses for approximately 7 years. Since their selection in December 2016, RED has worked with La Cocina to establish the terms of the lease agreement (see below).

La Cocina's Experience

From its base in San Francisco, over the last 13 years La Cocina has proven to be very successful at launching revenue-generating micro-food businesses (over 60) that have little to no start-up capital, including 26 restaurants in one of the most difficult restaurant economies in the US. La Cocina staff and clients have successfully launched businesses at Farmers' Markets, hosted street food festivals, sold food informally on the streets and innovated in the food industry. La Cocina staff has, cumulatively, over 25 years of food-industry experience and a well-connected resource base.

La Cocina has worked with participant businesses to open their businesses within far-ranging contexts. They have worked with Cushman-Wakefield to fill spaces at Crocker Galleria, with the Westfield to activate their Westfield coffee space over the holidays and with the Market on Market to launch Azalina's. La Cocina was a founding advisor for the Mission Community Market, the inspiration and the organization behind the 100,000 person San Francisco Street Food Festival, and has managed mobile vending relationships at Dolores Park and Justin Herman Plaza. Additionally, La Cocina has consulted with food truck market halls in New Orleans and Portland, supporting both through successful openings. Lastly, in preparation for the Municipal Market venture, La Cocina talked extensively with the initial management team of the Hall, a for-profit owned food hall on Market Street in the City about the plans for that shared market. El Pipila, a La Cocina graduate, is one of only two businesses that has had no turn-over in the space it occupies, a testament to the strength of support provided by La Cocina.

Lease Terms and Restrictions on Use of Grant Funds

The proposed Lease with the City includes certain provisions that control the use of Grant funds, referred to in the Lease as the "Tenant Improvement Allowance." These include the following:

• The Tenant Improvement Allowance ("Allowance") may only be used for "Reimbursable Costs", including hard costs and architecture and engineering fees associated with work that has been authorized by City-approved design or construction documents or change orders.

- The Allowance may only be used to reimburse La Cocina for work that has been completed and paid for, not for deposits or for pre-payment of work yet to be performed.
- Requests for such reimbursement must be made by way of monthly Draw Requests which must include certain documentation such as invoices, Contractor's percentage of completion estimates, proofs of payment, lien releases, etc.
- The Allowance may be used to reimburse La Cocina for up to the first \$250,000 of Reimbursable Costs after which the Allowance may pay only 50% of each Draw Request until it is exhausted.
- The City may withhold a disbursement of the Allowance until La Cocina provides evidence that it holds or has the right to receive all funds necessary to meet its obligation to match the City's disbursement.

Uses and Sources of Financing for Tenant Improvements

<u>CAPITAL USES</u>: \$4,700,000

As of 11/30/2018 the total cost of the conversion of 101 Hyde to a food hall was estimated to be approximately \$4,600,000. That estimate was based on 90% Construction Design, bids from Mechanical, Electrical subcontractors and consultations with Plumbing, Drywall and Painting. The figure above includes escalation to start of construction expected to occur approximately March 2019. This budget figure also includes a 9.6% construction contingency.

A detailed project Construction Budget is attached as Exhibit B

CAPITAL SOURCES: \$4,700,000

Project costs are to be paid for by a combination of public funding from the City and fund-raising by La Cocina from other private foundations, corporations and individuals.

• City Funds: \$1,465,000

This includes \$940,000 of the \$1M Grant that is the subject of this memo. A portion of the \$1,000,000 Grant (approximately \$60,000) is expected to be used to repay RED for costs related to the transfer of the Site, holding costs and the administration of the RFP. Additional City funds were approved in the FY17-18 and FY18-19 City budgets, to bring the total City funds to the project to \$1,465,000.

• Other Fund-raising: : \$2,412,478 raised to date, target raise is \$3,235,000 La Cocina has considerable experience fund-raising both for capital projects and for its on-going operations, having fund-raised at least \$1M annually for the past 13 years. Their FY18 budget is \$2.8M, of which half will be generated by events, retail and catering services and the remainder by fund-raising.

To assist with the Municipal Marketplace project, Brenda Laribee, a fund-raising consultant with nearly 30 years of experience in helping to raise money for local non-profit organizations such as Continuum HIV Day Services, SFJAZZ and Rafael House, has been engaged to work with La Cocina's Board members, who count among their members individuals associated with the Levi Strauss Foundation and the Women's Foundation of California. La Cocina has existing relationships with several financial institutions that have provided capital and operating assistance over the past 11 years, including for example, Citibank (start-up grants in 2002, 2004, and 2006), Well Fargo (grant funding annually since 2002), JP Morgan Chase (grant funding since 2014),

La Cocina proposes to raise the remaining capital financing from a variety of foundations, corporations and individual donors. As of 1/31/2019, approximately \$2,412,478 of the projected **\$3,235,000** that must be raised has already been received, approved, or pledged. The remaining \$822,522 is expected to be raised over the next 4-6 months.

While this > \$3m fund-raising goal for 101 Hyde would increase La Cocina's overall fund-raising goal for their efforts will be assisted by the fact that the Municipal Marketplace capital campaign will be associated with the one-time hard costs of an identifiable construction project which will provide a national model for similar efforts to reduce poverty and more equitable opportunities for economic growth.

La Cocina has an approved loan of \$1MM from Dignity Health to bridge the potential gap between obtaining fund-raising dollars and meeting the need for them during the construction phase of the project.

CAPITAL FINANCING		
Secured or Pledged Funding:		
Grant (MOHCD)	\$ 1,465,000	
Foundations, Corporations, Individuals	\$ 1,662,478	\$3,877,478
Community Economic Development (US		
Dept of Health and Human Services)	\$ 750,000	
Bridge Loan		
Dignity Health PRI (drawdown only as		
needed. Goal is to minimize debt.)	\$1,000,000	
TOTAL CAPITAL FINANCING AVAILABLE		\$4,877,478

In addition, La Cocina is fund-raising to include raising an additional \$300,000 for on-going program and operations at the Municipal Marketplace during its initial stages. To date, La Cocina fundraising effort has met this goal.

PROGRAM FINANCING			
Secured or Pledged Funding:			
OEWD	\$	75,000	6202 247
Foundations, Corporations, Individuals	\$317	,347	\$392,347
		·	
TOTAL PROGRAM FINANCING			\$392,347

Any excess funds raised will be utilized by La Cocina to increase programming intensity, such as a soft opening that is exclusive to the community.

Marketing and Community Support

La Cocina's municipal marketplace will follow the same marketing model as other La Cocinaincubated programs. La Cocina's current customer mailing list has 10,000 people and its social media channels have over 30,000 followers. La Cocina's 2015 Street Food Festival attracted over 80,000 attendees who demonstrated an interest in both the goods that La Cocina produces and the stories and people behind those goods. Reaching out to this active and engaged audience will be the first step for marketing the food hall.

Marketing efforts will begin within the community that the Marketplace is intended to serve. La Cocina plans a soft opening with an exclusive focus on residents and neighborhood workers before extending the food hall's doors to the broader community. Working with Tenderloin community organizations with which it already has relationships, La Cocina will host events, offer discounted space and ensure that the Municipal Marketplace becomes a resource to the community.

As it has successfully done in other locations, La Cocina, along with its vendors will then continue to build sales by actively reaching out to local institutions such as Hastings, local non-profits, the San Francisco legal community and City Hall to increase lunch foot traffic and will engage the assistance of PR professionals and use social media to reach additional customers.

The Municipal Marketplace proposal has generated support from numerous non-profit, private and public sector organizations, including many that are active in the Tenderloin neighborhood such as the Tenderloin Housing Clinic (a co-sponsor and partner), St. Anthony's, Tenderloin Neighborhood Development Corporation, 826 Valencia, Mercy Housing, Tenderloin Healthy Corner Store Coalition, and Root Division. Other supporting community-based and public-sector supporters include Mission Economic Development Agency, Urban Solutions, Hastings College of Law, City College's School of Arts and Hospitality Studies, San Francisco's Office of Small Business, Restaurant and Hotel Workers' Union Local 2, and the Mayor's Offices of Economic and Workforce Development and of Housing and Community Development

Project Milestones and Status

<u>The Development Team</u> (Architect, Contractor, Owner's Construction Representative) for the Municipal Marketplace project has been selected. La Cocina hired an in-house Project Manager to take over day to day management of the overall project, beginning in summer 2018.

Architect:	Perkins and Will (primary architect)
	LMNOP Design (design-build)
Contractor:	BCCI Builders
Owner's Construction	
Representative:	Pound Management

Tenant-Improvements Design and Permitting: As of 11/30/2018

Conceptual Design - Complete Schematic Design - Complete Design Development - Complete Construction Documents ("CDs") - 90% Complete

La Cocina has held a Pre-Application meeting with DBI to insure that the project can get an Overthe-Counter ("OTC") Permit. Additionally, the team received their MOD approval. Since the proposed use of 101 Hyde as a Retail Sales and Service (Restaurant) is a permitted use, approval by the planning department can be obtained over-the-counter.

<u>Construction (demolition)</u> is expected to commence in May 2019 to be completed approximately 21 weeks later.

A detailed project Construction Budget is attached as Exhibit B. (Updated version will be sent 2/1. It will be 2 months pushed out from the 11/18 version)

Next Steps

Upon receipt of approval to disburse funds from San Francisco Foundation, MOHCD/OEWD/RED will proceed with seeking approvals from the Board of Supervisors to continue moving the project forward. Two resolutions will be introduced to the Board, an approval of the Terms of Lease and an approval to Accept and Expend funds from the San Francisco Foundation. It is expected to take approximately 6 weeks for the City's review and approval of these Resolutions, which will be introduced in January 2018. Following these approvals, the City intends to enter into the Lease with La Cocina, facilitating the start of site renovations once La Cocina has raised the funds necessary to do so.

Recommendation:

MOHCD recommends SSF approval of the release of Grant funds subject to the City's approval of the acceptance of those funds to facilitate the signing of a Lease and initiation of the Municipal Marketplace project at 101 Hyde.

1. Exhibits:

A. A Food Hall for All

- B. Construction Budget detail (see separate Excel File)
- C. Project Milestones/Schedule (see separate Excel File)
- D. Parcel Map (see Exhibit B of RED RFP)
- E. Rendering and Floor Plans (11/20/18 version).

LA COCINA



Lª COCINA Cultivating Food Entrepreneurs





				Prelim	inary Budg	et
		Current	Invoiced to			
# 2.00	Description Design & Engineering	Budget	Date	%	Balance	Notes
2.00	Surveyor:	0	0	0%	0	
2.02	Geotechnical Engineer:	0	0	0%	0	
2.03	Civil Engineering: Luk and Associates	0	0	0%	0	Agreed to provide services pro bono per call with TP 3/7/18
2.04	Architectural Design: Perkins + Will	0	0	0%	0	Agreed to provide services pro bono per call with PT 3/7/18
2.05	Interior Design: LMNOP	58,625	0	0%	58,625	per Agreement dated 3/16/17
2.06	Structural Engineering: FTF Engineering Mechanical Engineer: Innovative	25,000 0	0	0%	25,000 0	per TP budget dated 11/14/17 Costs under BCCI (line 4.02)
2.08	Electrical Engineer: MacMillan	0	0	0%	0	Costs under DOOI (inte 152) Costs under BCCI (line 4.02)
2.09	Plumbing Engineer: Ayoob	0	0	0%	0	Costs under BCCI (line 4.02)
2.10	Commissioning:	0	0	0%	0	
2.11	Hardware Consultant:	0	0	0%	0	
2.12	Fire Consultant:	0	0	0%	0	
2.13	Furniture Design: Spec Writer:	0	0	0%	0	
2.15	Vertical Transport.:	0	0	0%	0	
2.16	A/V / Acoustical: Worldstage	0	0	0%	0	Potential for pro bono work on both design and components per TP call 3/7/18
2.17	Life Safety / Codes:	0	0	0%	0	Costs under BCCI
2.18	Kitchen Designer: Myers/KRBS	0	0	0%	0	Costs under BCCI (line 4.02)
2.19	Lighting Designer: IT Consultant:	0	0	0%	0	Costs under BCCI (line 4.02) TP has the firm "OFFICE" lined up and they will do pro bono work at no cost
2.20	Waterproofing:	0	0	0%	0	IT has the mini OTTICE mild up and they windo probotio work at no ess
2.22	Other Design Consultants	0	0	0%	0	
2.23	Design & Engineering Reimbursables	0	0	0%	0	
	Sub-total:	83,625	0	0%	83,625	
3.00	Permits and Utilities:	0	0	087	0	
3.01	Planning Approvals Building, Grading Permits & Impact Fees	0	0	0%	0	BCCI consultant included in 11/14/17 BCCI budget, permit expeditor working pro bono included in 11/14/17 BCCI budget, not shown to prevent double counting
3.02	Environmental Inspector: Al Clancy	0	0	0%	0	included in 11/17/17 Deer budget, not snown to prevent double counting
3.04	Health Department	0	0	0%	0	
3.05	School Fees:	0	0	0%	0	
3.06	Telephone & Data	0	0	0%	0	
3.07	Water System/Connection Fees	24,386 0	0	0%	24,386 0	2" CW supply. Rates per SF Water Power & Sewer Rate Schedule - 2017/2018 Free pet included because sentia gratem is not changing
3.09	Septic System/Connection Fees PG&E Upgrade	0	0	0%	0	Fees not incldued because septic system is not changing included in BCCI budget
3.10	SWPPP:	0	0	0%	0	
3.11	Other Fees & Permits:	0	0	0%	0	
	Sub-total:	24,386	0	0%	24,386	
				070	24,380	
4.00	Construction Hard Costs:	20.244				De Commin Access des 2 (20 / 9
4.01	General Contractor - Pre-Construction: BCCI	39,244 3,898,856	0	0%	39,244	per Pre-Construction Agreement dated 2/20/18 per BCCI Final Pricing Dated 1/23/19
		39,244 3,898,856 0				per Pre-Construction Agreement dated 2/20/18 per BCCI Final Pricing Dated 1/23/19
4.01 4.02	General Contractor - Pre-Construction: BCCI General Contractor - GMP	3,898,856	0 127,859	0%	39,244 3,770,997	
4.01 4.02 4.03 4.04 4.05	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist:	3,898,856 0 0 0	0 127,859 0 0 0	0% 3% 0% 0%	39,244 3,770,997 0 0 0	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist Signage	3,898,856 0 0 0 75,000	0 127,859 0 0 0 0	0% 3% 0% 0% 0%	39,244 3,770,997 0 0 0 75,000	
4.01 4.02 4.03 4.04 4.05 4.06 4.07	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers:	3,898,856 0 0 0 75,000 0	0 127,859 0 0 0 0 0 0	0% 3% 0% 0% 0% 0%	39,244 3,770,997 0 0 0 75,000 0	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06	General Contractor - Pre-Construction: BCCI General Contractor - GMP Givil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage:	3,898,856 0 0 0 75,000	0 127,859 0 0 0 0	0% 3% 0% 0% 0%	39,244 3,770,997 0 0 0 75,000	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers:	3,898,856 0 0 0 75,000 0 0	0 127,859 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 0 75,000 0 0	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items	3,898,856 0 0 75,000 0 0 0 0	0 127,859 0 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 0 75,000 0 0 0 0	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items Other Contractors Construction Escalation Construction Security	3,898,856 0 0 75,000 0 0 0 0 0 0 0 0	0 127,859 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 75,000 0 0 0 0 0 0 0 0 0 0 0 0 0	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10 4.11 4.12	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items Other Contractors Construction Escalation Construction Security Sub-total:	3,898,856 0 0 75,000 0 0 0 0 0	0 127,859 0 0 0 0 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 75,000 0 0 0 0 0 0 0 0 0 0 0	per BCCI Final Pricing Dated 1/23/19
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10 4.11	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items Other Contractors Construction Escalation Construction Security Sub-total: Furniture, Fixtures & Equipment:	3,898,856 0 0 75,000 0 0 0 0 0 0 0 0	0 127,859 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 75,000 0 0 0 0 0 0 0 0 0 0 0 0 0	per BCCI Final Pricing Dated 1/23/19 per 11/14/17 budget created by TP, confirmed on 3/6/18 per 11/14/17 budget created by TP, confirmed on 3/6/18
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10 4.11 4.12 5.00	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor: Independent Testing & Inspections: Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items Other Contractors Construction Escalation Construction Security Sub-total:	3,898,856 0 0 75,000 0 0 0 0 0 4,013,100	0 127,859 0 0 0 0 0 0 0 0 0 0 0 0 0 127,859	0% 3% 0% 3%	39,244 3,770,997 0 0 75,000 0 0 0 0 0 0 3,885,241	per BCCI Final Pricing Dated 1/23/19
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4.01 4.02 4.03 4.04 4.05 4.06 4.06 4.09 4.10 4.11 4.11 5.00 5.01 5.02 5.03 5.04 5.07 5.08 5.09 5.07 5.08 5.09 5.10 5.11 6.00 6.01 6.02 6.05 6.06	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor - GMP Civil Contractor - GMP Civil Contractors Arborist: Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items Other Contractors Construction Security Sub-total: Furniture, Fixtures & Equipment: Telephone Systems Computer Systems & Office Equipment Audio / Visual Systems Kitchen Equipment Special Equipment Special Equipment Special Equipment Sindow Treatments, Rugs, Etc. Deconstruct Lighting: Fixtures and Furniture: Artwork/ Wall Treatment: Internet Services Other Furniture, Fixtures & Equipment Mindow Treatment: Internet Services Other Furniture, Fixtures & Equipment Sub-total: Administration: Project Management: Pound Management Inc. Insurance, Budlers Risk: Legal Fees: Plans & Document Control: Finance Expense: Temporary Facilities: Administration Reimbursables Sub-total: Total Project Costs	3,898,856 0 0 0 75,000 0 0 0 0 4,013,100 0 4,013,100 0 0 0 0 0 0 0 0 0 0 0 0	0 127,859 0 0 0 0 0 0 0 0 127,859 0 127,859 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 0 75,000 0 0 0 0 0 3,885,241 0 0 0 0 0 0 0 0 0 0 0 0 0	per BCCI Final Pricing Dated 1/23/19 per 11/14/17 budget created by TP, confirmed on 3/6/18 per 11/14/17 budget created by TP, confirmed on 3/6/18 No phone system to be installed Caleb is exploring Square as a potential donor Will include projection screens, custom lighting fixture, and sounds system - not yet priced \$350,000 value - to be donated terms to be donated per notes in TP budget of 11/17/17 including tables and chairs per 11/14/17 budget created by TP, confirmed on 3/6/18
4.01 4.02 4.03 4.04 4.05 4.06 4.07 4.08 4.09 4.10 4.11 4.12 5.00 5.01 5.02 5.03 5.04 5.05 5.06 5.07 5.08 5.09 5.10 5.00 5.07 5.08 5.09 5.10 5.01 5.00 6.01 6.02 6.03 6.04 6.05 6.06 4.05 5.07 5.08 5.01 5.00 5.01 5.02 5.03 5.04 5.05 5.06 5.07 5.08 5.09 5.10 5.01 5.00 5.01 5.02 5.03 5.04 5.05 5.06 5.07 5.08 5.09 5.10 5.01 5.00 6.01 6.00	General Contractor - Pre-Construction: BCCI General Contractor - GMP Civil Contractor - GMP Civil Contractor - GMP Civil Contractor - GMP Civil Contractors Arborist Signage Fire Alarm + Sprinklers: A/V / Low Voltage: Owner Supplied Items Other Contractors Construction Escalation Construction Security Sub-total: Furniture, Fixtures & Equipment: Telephone Systems Computer Systems & Office Equipment Audio / Visual Systems Kitchen Equipment Special Equipment Sindow Treatments, Rugs, Etc. Decorative Lighting: Fixtures and Fumiture: Artwork/ Wall Treatment: Internet Services Other Fumiture, Fixtures & Equipment Sub-total: Administration: Project Management: Pound Management Inc. Insurance, Builders Risk: Legal Fees: Plans & Document Control: Finance Expense: Temporary Facilities: Administration Reimbursables Sub-total: Sub-tota	3,898,856 0 0 0 75,000 0 0 0 0 4,013,100 0 4,013,100 0 0 0 0 0 0 0 0 0 0 0 0	0 127,859 0 0 0 0 0 0 0 0 127,859 0 127,859 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 3% 0% 0% 0% 0% 0% 0% 0% 0% 0% 3% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	39,244 3,770,997 0 0 75,000 0 0 0 0 0 3,885,241 0 0 0 0 0 0 0 0 0 0 0 0 0	per BCCI Final Pricing Dated 1/23/19 per 11/14/17 budget created by TP, confirmed on 3/6/18 per 11/14/17 budget created by TP, confirmed on 3/6/18 No phone system to be installed Caleb is exploring Square as a potential donor Will include projection screens, custom lighting fixture, and sounds system - not yet priced \$350,000 value - to be donated terms to be donated per notes in TP budget of 11/17/17 including tables and chairs per 11/14/17 budget created by TP, confirmed on 3/6/18

Task

La Cocina 101 Hyde Street Municipal Market Hall

DCCI builders					San	Fransisco CA. 94110		
Task Name		Duration	Start	Finish	Jun '18 Jul '18 Aug '18	Sep '18 Oct, '18	Nov '18	Dec '18 Jan '19 Feb '1
	A SCHEDULE 11.8.18	240d	8/20/18	8/5/19	27 3 10 17 24 1 8 15 22 29 5 12 19 LA COCINA SCHEDULE 11.8.18	26 2 9 16 23 30 7 14 21	28 4 11 18 25	2 9 16 23 30 6 13 20 27 3
	ISTRUCTION	166d	8/20/18	4/19/19				
	JTED EARLY DESIGN RELEASE PROPOSAL	Od	8/20/18	8/20/18		8/20		
	PT OF FINAL CAD BACKGROUNDS	Od	8/20/18	8/20/18		β <u>/</u> 20		
	SSUE MEPS LOI/SUBCONTRACTS	10d	8/20/18	8/31/18	BCCI ISSUE MEPS LOI/SUBCONTRACTS			
	PT OF FINAL "ISSUE FOR PERMIT SET"	Od	11/14/18	11/14/18			<u>▲ 11/14</u>	_
	/STRUCT/FOOD SERVICE PERMIT APPLIATION	20d	11/14/18	12/13/18	ARCH	STRUCT/FOOD SERVICE PERMIT APPL	· · ·	12/13
	Y RELEASE DESIGN	166d	8/20/18	4/19/19	EARLY RELEASE DESIGN			
		1000 120d	9/26/18	3/22/19		нуас		
	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE Fi		9/26/18	11/29/18	uce Submittals/Shop Drawings (DELAY - ISSUE FOR	The second se		₄ 11/29
P	PERMIT SET SET)		-, -, -					
0 R	Review and Approval of Shop Submittals & Shop Drawings	7d	11/30/18	12/10/18	Rev	iew and Approval of Shop Submittals 8		
1 C	Corrections if Required	5d	12/11/18	12/17/18			Corrections if Req	
2 F	Final Approval/Submit for Permit	3d	12/18/18	12/20/18		Final A	••	pr Permit 🎽 12/20
3 N	MEP Permit Approval	60d	12/21/18	3/22/19			MEP Permi	t Approval 🞽
4 PLU	JMBING	142d	8/24/18	3/22/19	PLUMBING			
	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE F PERMIT SET)	OR 67d	8/24/18	11/29/18	Shop Drawings (DELAY - ISSUE FOR PERMIT SET)			11/29
6 R	Review and Approval of Shop Submittals & Shop Drawings	7d	11/30/18	12/10/18	Rev	iew and Approval of Shop Submittals 8		
7 C	Corrections if Required	5d	12/11/18	12/17/18			Corrections if Req	
B F	inal Approval/Submit for Permit	3d	12/18/18	12/20/18		Final A	pproval/Submit f	pr Permit 🎽 12/20
9 N	MEP Permit Approval	60d	12/21/18	3/22/19			MEP Permi	t Approval
0 ELE	CTRICAL	162d	8/24/18	4/19/19	ELECTRICAL			
	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE F PERMIT SET)	OR 67d	8/24/18	11/29/18	Shop Drawings (DELAY - ISSUE FOR PERMIT SET)			11/29
2 R	Review and Approval of Shop Submittals & Shop Drawings	7d	11/30/18	12/10/18	Revi	iew and Approval of Shop Submittals 8	k Shop Drawings	12/10
3 С	Corrections if Required	5d	12/11/18	12/17/18			Corrections if Req	uired 📩 12/17
4 F	inal Approval/Submit for Permit	3d	12/18/18	12/20/18		Final A	pproval/Submit f	pr Permit 🎽 12/20
5 N	MEP Permit Approval	60d	12/21/18	3/22/19			MEP Permi	t Approval 📩
	Procure Equipment (Permission to Proceed with Early Procurement)	60d	1/25/19	4/19/19		Procure Equipment	(Permission to Pr	oceed with Early Procurement)
7 FIR	E SPRINKLER	111d	8/27/18	2/7/19	FIRE SPRINKLER			1
	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE Fi PERMIT SET)	OR 66d	8/27/18	11/29/18	ls/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)			11/29
.9 R	Review and Approval of Shop Submittals & Shop Drawings	7d	11/30/18	12/10/18	Revi	iew and Approval of Shop Submittals 8		
0 C	Corrections if Required	5d	12/11/18	12/17/18			Corrections if Req	
1 F	Final Approval/Submit for Permit	3d	12/18/18	12/20/18		Final A		or Permit 🎽 12/20
2 P	Permit Approval	30d	12/21/18	2/7/19			Permi	t Approval 🞽
3 FIR	E ALARM	112d	8/20/18	2/1/19	FIRE ALARM			
	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE F PERMIT SET)	OR 67d	8/20/18	11/21/18	op Drawings (DELAY - ISSUE FOR PERMIT SET)		11/	
5 R	Review and Approval of Shop Submittals & Shop Drawings	7d	11/26/18	12/4/18	Review	v and Approval of Shop Submittals & S		
6 C	Corrections if Required	5d	12/5/18	12/11/18			rections if Require	
7 F	Final Approval/Submit for Permit	3d	12/12/18	12/14/18		Final App	oval/Submit for P	ermit 🎽 12/14
	Permit Approval	30d	12/17/18	2/1/19			Permit /	Approval 2/
9 NOTIC	CE TO PROCEED (CONTRACTS & SUBMITTALS)	0d	12/13/18	12/13/18				12/13
	PT OF EXECUTED GMP & CONSTRUCTION/PERMIT SET	0d	12/13/18	12/13/18				12/13
	REMAINING LOIS/SUBCONTRACTS	15d	12/14/18	1/9/19		ISSUE REMAININ	IG LOIs/SUBCONT	RACTS 1/9
	IITTALS/PROCUREMENT	75d	12/17/18	4/8/19		SUB	MITTALS/PROCUF	
3 SIG	NAGE (DEFERRED)	58d	12/17/18	3/14/19			SIGNAGE (DEF	ERRED)
	Design & Produce Submittals/Shop Drawings	15d	12/17/18	1/10/19		Design & Produce	Submittals/Shop D	Drawings
	Review and Approval of Shop Submittals & Shop Drawings	5d	1/11/19	1/17/19		Review and Appro	val of Shop Subm	ittals & Shop Drawings 🍾 1/17
	Corrections if Required	5d	1/18/19	1/25/19				Corrections if Required 1/25
	Final Approval/Submit for Permit	3d	1/28/19	1/30/19			F	inal Approval/Submit for Permit 🍆 1/3
	Permit Approval	30d	1/31/19	3/14/19				Permit Approval
	NCRETE, REBAR, VAPOR BARRIER & BASE MATERIALS	28d	12/17/18	1/30/19		CONCRETE, REBAR, VAPOR BAR	RIER & BASE MA	
	Submittal & Shop Drawings	15d	12/17/18	1/10/19			ubmittal & Shop D	
	Review and Approval of Submittal & Shop Drawings	7d	1/11/19	1/22/19			-	nittal & Shop Drawings
	Corrections If Required	5d	1/11/19	1/22/19	—			Corrections If Required 1/2
								Final Approval 1/3
	Final Approval	1d	1/30/19	1/30/19		сте	EL GUARD RAIL/F	
	EL GUARD RAIL/FENCING	40d	12/17/18	2/15/19				•
	Submittal & Shop Drawings	10d	12/17/18	1/3/19			-	Drawings 1/3
	Review and Approval of Submittal & Shop Drawings	7d	1/4/19	1/14/19		Review and App	noval of Submitta	
	Corrections If Required	2d	1/15/19	1/16/19				Corrections If Required 🏋 1/16

Critical Task Milestone • Project Summary Progress Split Summary



bccı

La Cocina 101 Hyde Street Municipal Market Hall San Fransisco CA. 94110

builders

ID	ask Name	Duration	Start	Finish	Jun '18 Jul '18 Aug '18 Sep '18 Oct '18 Nov '18 Dec '18 Jan '19 Feb '19 N
58	Final Approval	1d	1/17/19	1/17/19	27 3 10 17 24 1 8 15 22 29 5 12 19 26 2 9 16 23 30 7 14 21 28 4 11 18 25 2 9 16 23 30 6 13 20 27 3 10 17 24 Final Approval 177
59	Procurement	20d	1/18/19	2/15/19	Procurement 2/15
60	STRUCTURAL PLYWOOD SHEARWALL	40d	12/17/18	2/15/19	STRUCTURAL PLYWOOD SHEARWALL 2/15
61	Submittal & Shop Drawings	10d	12/17/18	1/3/19	Submittal & Shop Drawings
62	Review and Approval of Submittal & Shop Drawings	7d	1/4/19	1/14/19	Review and Approval of Submittal & Shop Drawings 📩 1/14
63	Corrections If Required	2d	1/15/19	1/16/19	Corrections If Required 👗 1/16
64	Final Approval	1d	1/17/19	1/17/19	Final Approval 🏅 1/17
65	Procurement	20d	1/18/19	2/15/19	Procurement 2/15
66	STOREFRONT	68d	12/17/18	3/28/19	STOREFRONT
67	Submittal & Shop Drawings	10d	12/17/18	1/3/19	Submittal & Shop Drawings
68	Review and Approval of Submittal & Shop Drawings	5d	1/4/19	1/10/19	Review and Approval of Submittal & Shop Drawings 📩 1/10
69	Corrections If Required	2d	1/11/19	1/14/19	Corrections If Required 🎽 1/14
70	Final Approval	1d	1/15/19	1/15/19	Final Approval
71	Procurement	50d	1/16/19	3/28/19	Procurement Y
72	DRYWALL, FLOORING, DFH	53d	12/17/18	3/7/19	DRYWALL, FLOORING, DFH
73	Submittal & Shop Drawings	15d	12/17/18	1/10/19	Submittal & Shop Drawings
74	Review and Approval of Submittal & Shop Drawings	5d	1/11/19	1/17/19	Review and Approval of Submittal & Shop Drawings 📥 1/17
75	Corrections If Required	2d	1/18/19	1/22/19	Corrections If Required 🎽 1/22
76	Final Approval	1d	1/23/19	1/23/19	Final Approval 👗 1/23
77	Procurement	30d	1/24/19	3/7/19	Procurement
78	FOOD SERVICE EQUIPMENT	75d	12/17/18	4/8/19	FOOD SERVICE EQUIPMENT
79	Submittal & Shop Drawings	15d	12/17/18	1/10/19	Submittal & Shop Drawings
80	Review and Approval of Submittal & Shop Drawings	7d	1/11/19	1/22/19	Review and Approval of Submittal & Shop Drawings 1/22
81	Corrections If Required	2d	1/23/19	1/24/19	Corrections If Required 👗 1/24
82	Final Approval	1d	1/25/19	1/25/19	Final Approval
83	Procurement	50d	1/28/19	4/8/19	Procurement
84	CONSTRUCTION	110d	3/1/19	8/5/19	
85	MOBILIZATION/DEMO	17d	3/1/19	3/25/19	MOBILIZATION/DEMO
86	Mobilization	Od	3/1/19	3/1/19	
87	Install Temp Utilities/Safety Barricades	2d	3/1/19	3/4/19	Install Temp Utilities/Safety Barricades
88	Safe Off Utilities	2d	3/1/19	3/4/19	Safe Off Utilities
89	Soft Demolition	15d	3/5/19	3/25/19	Soft Demolition
90	UNDERGROUND UTILITIES/STRUCTURAL	32d	3/25/19	5/7/19	UNDERGROUND UTILITIES/STI
91	Survey/Layout Foundations & Utilities	1d	3/25/19	3/25/19	Survey/Layout Foundations
92	Remove Concrete Floor & Saw cut/Trench Utilities/Excavate	5d	3/26/19	4/1/19	Remove Concrete Floor & Saw cut/Trench Utilities/Excava
52	Footings	50	3/20/19	4/1/19	
93	Underground Utilities	15d	4/2/19	4/22/19	Under
94	Inspection of Utilities	1d	4/23/19	4/23/19	
95	Backfill Trenches	5d	4/24/19	4/30/19	
96	Place Rebar at Footings	1d	4/2/19	4/2/19	Place Re
97	Inspect Rebar	1d	4/3/19	4/3/19	
98	Pour Strip Footings	1d	4/4/19	4/4/19	Po
99	Cure Footings	3d	4/5/19	4/7/19	
100	Concrete Surface Patching & (N) Concrete Floor - Slope to Drain	5d	5/1/19	5/7/19	Concrete Surface Patching & (N
101	EXTERIOR	4d	4/8/19	4/11/19	
101	Remove Windows & Doors/Board Up Temporarily	2d	4/8/19	4/9/19	Remove Windows & Doors/Bo
103	Install (N) Storefront	2d 2d	4/10/19	4/11/19	
104	Building Watertight	0d	4/11/19	4/11/19	
105	FRAMING/ROUGH-IN/FINISH	51d	5/8/19	7/19/19	
105	Layout Partitions & MEPS	2d	5/8/19	5/9/19	
107	Install Bottom Tracks for (N) Shear Walls & Partition Walls	2d 4d	5/10/19	5/15/19	Install Bottom Tracks
107	Install Shear Wall & Stud Framing	4d 4d	5/16/19	5/21/19	
100	Rough-In- MEPS	20d	5/22/19	6/19/19	
110	Inspect Framing/ MEPS	1d	5/22/19	5/28/19	
111	Hang Drywall Throughout	3d	5/29/19	5/28/19	
112	Tape/Top Drywall	3d	6/3/19	6/5/19	
112	Fireproofing/Caulking	2d		6/7/19	
113	Install Door Frames	2d 2d	6/6/19 6/10/19	6/11/19	
114	Paint Walls/Frames/Doors	2d 2d			
115			6/12/19	6/13/19	
	Place Resinous Flooring	3d	6/14/19	6/18/19	
117	Restroom Finishes	2d	6/14/19	6/17/19	
118	Install Base Throughout	2d	6/14/19	6/17/19	
119	Install Ceilings	2d	6/18/19	6/19/19	

La Cocina Schedule 11.8.18.mpp Status Date: 10/29/18 Printed: 11/8/18 (.1:35 PM).



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Task

builders

La Cocina 101 Hyde Street Municipal Market Hall San Fransisco CA. 94110

ID Ta	ik Name	Duration	Start	Finish	Jun '18 Jul '18 27 3 10 17 24 1	Aug '18 8 15 22 29 5 12	Sep '18	Oct '18 23 30 7 14 21	Nov '18	Dec '18	Jan '19 5 23 30 6 13 2	Feb '19
120	Install Fixtures/Appliances/Equipment	20d	6/20/19	7/18/19								
121	Install Doors and Hardware	1d	7/19/19	7/19/19								
122	SITE WORK	41d	4/12/19	6/10/19								
123	Mural Painting	40d	4/12/19	6/7/19								
124	Trash Enclosure	3d	4/12/19	4/16/19								
125	Misc. Enclosures	3d	4/17/19	4/19/19								
126	Site Punch list	1d	6/10/19	6/10/19								
127	PROJECT COMPLETION	12d	7/19/19	8/5/19								
128	HVAC Commissioning	3d	7/19/19	7/23/19								
129	Fire Life Safety Inspection	1d	7/24/19	7/24/19								
130	Building Inspection	1d	7/25/19	7/25/19								
131	Health Department Inspection	1d	7/26/19	7/26/19								
132	Quality Control Pre Punch List	2d	7/29/19	7/30/19								
133	Final Janitorial	1d	7/31/19	7/31/19								
134	Architectural Punch Walk	1d	8/1/19	8/1/19								
135	Punch Corrections	1d	8/2/19	8/2/19								
136	Project Turnover Building Final	Od	8/5/19	8/5/19								



<u>101 Hyde Street – Parcel Maps</u>









	XX AX-XXA	EXTERIOR ELEVATION TAG
		CXA DETAIL SECTION TAG
	A-XXX A-XXX A-XXX	
		A-XXX
		ENLARGED PLAN TAG
<u>T</u> 4	AGS	
	NAME NAME NAME	ROOM TAG
	(<u>301A</u>)	DOOR TAG: DOORS TBD
	(?XX)	PARTITION TAG : REFER TO A61 S
		GLAZING TAG SEE 10/A50-01
SY	(MBOLS	
-		EXPANSION JOINT
1		EXISTING PARTITION TO REMAIN
_		NEW PARTITION
_		CHAIN LINK FENCE
<u>EL</u>	EMENTS	
	FEC	FIRE EXTINGUISHER
	FD	CABINET
	FD	FLOOR DRAIN
	EX	EXISTING FLOOR DRAIN TO REMA
		CASEWORK
		CASEWORK
		OOR PLAN
	1. PARTITION TYPES ARE SC	OOR PLAN
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