

File No. 190167

Committee Item No. 3

Board Item No. 11

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Sub-Committee

Date March 13, 2019

Board of Supervisors Meeting

Date March 19, 2019

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Powerpoint presentation</u> |
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Completed by: Linda Wong Date March 8, 2019
 Completed by: Linda Wong Date March 14, 2019

1 [Accept and Expend Gift - San Francisco Foundation - 101 Hyde Street - \$1,000,000]

2
3 **Resolution authorizing the Mayor's Office of Housing and Community Development to**
4 **accept and expend a gift of \$1,000,000 from the San Francisco Foundation to the**
5 **Neighborhood Development Special Revenue Fund; and approving the City's use of**
6 **those funds for the interim activation of City property located at 101 Hyde Street.**
7

8 WHEREAS, The Mayor's Office of Housing and Community Development ("MOHCD")
9 is responsible for collecting and expending funding for affordable housing; and

10 WHEREAS, Ordinance No. 126-16 was finally approved by the Board of Supervisors
11 on June 28, 2016, and signed by the Mayor on July 7, 2016, a copy of which is on file with the
12 Clerk of the Board of Supervisors under File No. 160550 and is incorporated herein by
13 reference ("1066 Market Planning Approvals"); and

14 WHEREAS, The 1066 Market Planning Approvals required 1066 Market Street, LLC
15 ("Developer") to cause conveyance to City of Assessor's Parcel Block No. 0346, Lot No.
16 003A, located at 101 Hyde Street in the City and County of San Francisco (the "Property");
17 and

18 WHEREAS, Resolution No. 253-16 was approved by the Board of Supervisors on
19 June 21, 2016, and signed by the Mayor on July 1, 2016, a copy of which is on file with the
20 Clerk of the Board of Supervisors under File No. 160694 and is incorporated herein by
21 reference, and authorized the Director the Property to accept the Property on behalf of the
22 Mayor's Office of Housing and Community Development; and

23 WHEREAS, Pursuant to Resolution No. 253-16, the City acquired the Property on
24 August 5, 2016, (the "Acquisition Date"); and
25

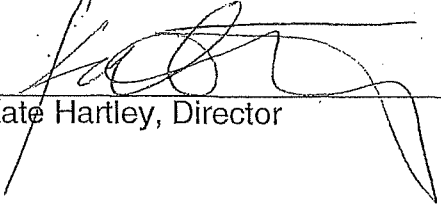
1 WHEREAS, Developer shall cause City to be provided \$1,000,000 through the San
2 Francisco Foundation (the "SFF") for the purpose of: (i) offsetting interim ownership costs
3 incurred by City as of the Acquisition Date; (ii) funding improvements to the Property to
4 support interim activation; and (iii) fund miscellaneous expenses associated with interim
5 activation of the Property (collectively, the "Interim Uses") until the Property is developed for
6 its intended future purpose as permanent affordable housing; and

7 WHEREAS, MOHCD has requested the \$1,000,000 funds from the SFF, which would
8 be given to the Neighborhood Development Special Revenue Fund as maintained by the
9 Controller to be used by the City for such Interim Uses; now, therefore, be it

10 RESOLVED, The Board of Supervisors hereby authorizes MOHCD to accept the gift of
11 \$1,000,000 from the SFF and to expend it consistent with the Interim Uses and requirements
12 of the gift.

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Recommended:




Kate Hartley, Director

Approved:



London N. Breed, Mayor

for



Ben Rosenfield, Controller

<p>Items 2 and 3 Files 19-0166 and 19-0167 <i>Continued from February 27, 2019</i> <i>Budget and Finance Committee</i></p>	<p>Department: Mayor's Office of Housing and Community Development Real Estate Division</p>
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EXECUTIVE SUMMARY

Legislative Objectives

File 19-0166 is a resolution authorizing the Director of the City's Real Estate Division to execute a commercial lease between City and La Cocina, Inc., for City-owned property located at 101 Hyde Street.

File 19-0167 is a resolution authorizing the Mayor's Office of Housing and Community Development to accept and expend a gift of \$1,000,000 from the San Francisco Foundation to the Neighborhood Development Special Revenue fund, and approves the City's use of the funds for the interim activation of 101 Hyde Street.

Key Points

- 101 Hyde Street is a City-owned parcel, conveyed to the City by the developer of market rate housing at 1066 Market Street in lieu of meeting the City's Inclusionary Affordable Housing requirements (approved by the Board of Supervisor through Ordinance 126-16). The property is slated for affordable housing development, but until sufficient funding is identified to develop the property, the Board of Supervisors approved the property for interim use for community serving purposes. In addition to the property conveyance, the developer donated \$6 million, of which \$1 million was for interim community use and \$5 million was for affordable housing development. These funds are held in trust by the San Francisco Foundation.
- The City selected the nonprofit organization, La Cocina, through a competitive solicitation to use the property for food oriented businesses. Under the proposed lease, La Cocina would make tenant improvements and operate a food hall, assisting low-income clients in launching self-sustaining businesses.
- The tenant improvements are scheduled for completion in November 2019. Upon issuance of the temporary certificate of occupancy, La Cocina will pay annual rent of \$12,000 and percentage rent equal to 5 percent of net revenues. The lease will extend through December 2025.

Fiscal Impact

- Tenant improvement costs are estimated to be \$4.6 million. Funding sources include \$1.4 million of City funds, including the \$1 million grant from the San Francisco Foundation and \$465,000 in previously appropriated funds; \$2.4 million secured by La Cocina through fundraising; and approximately \$780,000 to be obtained through additional fundraising or a bridge loan.

Recommendation

- Approval of the proposed resolutions is a policy matter for the Board of Supervisors.

MANDATE STATEMENT

City Administrative Code Section 10.170-1 states that accepting Federal, State, or third-party grant funds in the amount of \$100,000 or more, including any City matching funds required by the grant, is subject to Board of Supervisors approval.

City Administrative Code Section 23.30 requires Board of Supervisors approval for lease of City-owned property that is not required for City purposes. An appraisal of the fair market rent for the lease is not required if the Director of the City's Real Estate Division determines that the fair market rent is less than \$45 per square foot..

BACKGROUND

101 Hyde Street is a one story building at the corner of Golden Gate Avenue and Hyde Street consisting of approximately 7,500 square feet of space formerly used as a U.S. Postal Service Office. In August 2016, the owner of the land dedicated the site to the City through the Mayor's Office of Housing and Community Development (MOHCD) for the purpose of developing affordable housing. The dedication was a result of Ordinance 126-16 which waived the Inclusionary Affordable Housing requirements set forth in Planning Code Section 415, exempting the market rate residential development at 1066 Market Street (affiliated with the Shorenstein Properties LLC) from such requirements in exchange for the dedication of real property.

DETAILS OF PROPOSED LEGISLATION

File 19-0166: The proposed resolution authorizes the Director of Real Estate to execute a commercial lease between City and La Cocina, Inc., for City-owned property located at 101 Hyde Street.

File 19-0167: The proposed resolution authorizes the Mayor's Office of Housing and Community Development to accept and expend a gift of \$1,000,000 from the San Francisco Foundation to the Neighborhood Development Special Revenue fund, and approves the City's use of the funds for the interim activation of 101 Hyde Street.

\$1,000,000 Gift (File 19-0167)

As noted above, the developer of the market rate housing at 1066 Market Street donated 101 Hyde Street to the City for affordable housing development in lieu of meeting the City's Inclusionary Affordable Housing requirements. In addition to the property donation, the developer donated \$6 million for the development of 101 Hyde Street; \$1 million was donated for temporary development of the site while the City raised additional funds for developing the site as permanent affordable housing, and \$5 million was donated for converting the space to affordable housing. The San Francisco Foundation agreed to be the temporary trustee of the funds until the site is ready for development.

The release of the \$1,000,000 gift would be used for temporary development of the site. According to the proposed resolution, the \$1,000,000 was given to the San Francisco Foundation for the purpose of (i) offsetting interim ownership costs incurred by the City for temporary use of the property; (ii) funding improvements to the property to support interim use; and (iii) funding miscellaneous expenses associated with interim use of the property until the property is developed as permanent affordable housing.

Commercial Lease (File 19-0166)

Original Lease

In 2016, the City's Real Estate Division in collaboration with the Office of Economic and Workforce Development (OEWD) and MOHCD solicited proposals for temporarily converting 101 Hyde Street to a community serving interim use through a competitive Request for Proposals (RFP) process. They received two proposals and selected La Cocina, Inc., a non-profit organization, as the proposer with the higher application and interview score. La Cocina specializes in assisting low-income clients in launching self-sustaining food oriented businesses. La Cocina proposed building a food hall with a commercial kitchen in the space which will include seven kiosks for full time vendors, and one kiosk for rotating pop-ups.

Between December 2016 and June 2018, a period of 18 months, the Real Estate Division and La Cocina worked to establish the terms of the commercial lease. The Real Estate Division entered into a lease with La Cocina in June 2018. The lease term was year-to-year for up to seven years. According to Mr. Josh Keene, Special Projects and Transactions Manager, the Real Estate Division consulted with the City Attorney's Office and did not consider the lease to be subject to Board of Supervisors approval for the initial one-year term under Administrative Code Section 23.31, which grants the Director of Real Estate the authority to enter into leases of one year or less for which the rent is less than \$15,000. Under the lease, upon issuance of a temporary certificate of occupancy, La Cocina will pay annual rent of \$12,000 and percentage rent of 5 percent of net income.

Proposed Lease

The proposed lease replaces the prior year-to-year lease and provides a mechanism for the City to release portions of the \$1 million gift, as well as additional City funds, to La Cocina. The lease term is for approximately six years and nine months from approximately March 1, 2019 through December 31, 2025. Upon issuance of a temporary certificate of occupancy, La Cocina would pay annual rent of \$12,000 and percentage rent equal to 5 percent of net income.

Tenant Improvements

The original lease and proposed lease are for the operation of a restaurant, bar, and/or food market hall. La Cocina is responsible to make tenant improvements at its sole cost, based on detailed architectural drawings included in the original lease. The City will reimburse La Cocina for tenant improvements up to \$1,465,000. Design development documents are completed and construction documents are 90 percent complete. Construction of tenant improvements is scheduled to begin in May 2019 and completion of tenant improvements is expected in November 2019.

FISCAL IMPACT

The project budget for tenant improvements to 101 Hyde Street is \$4,600,000 as shown below in Table 1.

Table 1: Preliminary project budget for development at 101 Hyde Street

Sources	
<i>City Funds</i>	
San Francisco Foundation Grant	\$940,000
FY 2017-18 and FY 2018-19 Budget	465,000
Subtotal City Funds ^a	\$1,405,000
<i>La Cocina Funds</i>	
La Cocina Funds	\$1,662,478
US Department of Health and Human Services	750,000
Subtotal La Cocina ^b	\$2,412,478
Subtotal City and La Cocina Funds	\$3,817,478
Bridge Loan or Other Fundraising ^c	782,522
Total Sources	\$4,600,000
Uses	
Design and Engineering Costs	\$83,625
Permits and Utilities	24,386
Construction Hard Costs	4,013,100
Furniture, Fixtures, and Equipment	152,000
Administration	70,000
Subtotal	\$4,343,111
Contingency (6%)	256,889
Total Uses	\$4,600,000

^a Of the \$1 million San Francisco Foundation grant, \$60,000 is allocated to Real Estate Division costs and \$940,000 is allocated to the 101 Hyde Street project. Total City contribution is \$1,465,000, including \$60,000 in Real Estate Division costs, \$940,000 in the San Francisco Foundation grant, and \$465,000 previously appropriated by the Board of Supervisors in the FY 2017-18 and FY 2018-19 budgets.

^b La Cocina has \$2,412,478 in funds previously received, approved, or pledged from foundations, corporations, individuals, and federal grants.

^c The funding gap of \$782,522 is expected to come from additional fundraising by La Cocina, or if necessary, from a bridge loan to La Cocina from Dignity Health.

RECOMMENDATION

Approval of the proposed resolutions is a policy matter for the Board of Supervisors.

<p>Items 19 and 20 Files 19-0166 and 19-0167</p>	<p>Department: Mayor's Office of Housing and Community Development Real Estate Division</p>
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EXECUTIVE SUMMARY

Legislative Objectives

File 19-0166 is a resolution authorizing the Director of the City's Real Estate Division to execute a commercial lease between City and La Cocina, Inc., for City-owned property located at 101 Hyde Street.

File 19-0167 is a resolution authorizing the Mayor's Office of Housing and Community Development to accept and expend a gift of \$1,000,000 from the San Francisco Foundation to the Neighborhood Development Special Revenue fund, and approves the City's use of the funds for the interim activation of 101 Hyde Street.

Key Points

- 101 Hyde Street is a City-owned parcel, conveyed to the City by the developer of market rate housing at 1066 Market Street in lieu of meeting the City's Inclusionary Affordable Housing requirements (approved by the Board of Supervisor through Ordinance 126-16). The property is slated for affordable housing development, but until sufficient funding is identified to develop the property, the Board of Supervisors approved the property for interim use for community serving purposes. In addition to the property conveyance, the developer donated \$6 million, of which \$1 million was for interim community use and \$5 million was for affordable housing development. These funds are held in trust by the San Francisco Foundation.
- The City selected the nonprofit organization, La Cocina, through a competitive solicitation to use the property for food oriented businesses. Under the proposed lease, La Cocina would make tenant improvements and operate a food hall, assisting low-income clients in launching self-sustaining businesses.
- The tenant improvements are scheduled for completion in November 2019. Upon issuance of the temporary certificate of occupancy, La Cocina will pay annual rent of \$12,000 and percentage rent equal to 5 percent of net revenues. The lease will extend through December 2025.

Fiscal Impact

- Tenant improvement costs are estimated to be \$4.6 million. Funding sources include \$1.4 million of City funds, including the \$1 million grant from the San Francisco Foundation and \$465,000 in previously appropriated funds; \$2.4 million secured by La Cocina through fundraising; and approximately \$780,000 to be obtained through additional fundraising or a bridge loan.

Recommendation

- Approve the proposed resolution.

MANDATE STATEMENT

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^c The funding gap of \$782,522 is expected to come from additional fundraising by La Cocina, or if necessary, from a bridge loan to La Cocina from Dignity Health.

RECOMMENDATION

Approve the proposed resolution.

File Number: 190167
(Provided by Clerk of Board of Supervisors)

Grant Resolution Information Form
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: **San Francisco Foundation Grant – 101 Hyde Interim Activation**
2. Department: **Mayor's Office of Housing and Community Development**
3. Contact Person: **Benjamin McCloskey** Telephone: **(415) 701-5575**
4. Grant Approval Status (check one):
 Approved by funding agency Not yet approved
5. Amount of Grant Funding Approved or Applied for: **\$1,000,000.00**
6. a. Matching Funds Required: **N/A**
b. Source(s) of matching funds (if applicable): **N/A**
7. a. Grant Source Agency: **San Francisco Foundation**
b. Grant Pass-Through Agency (if applicable): **N/A**
8. Proposed Grant Project Summary: **101 Hyde Interim Activation**
9. Grant Project Schedule, as allowed in approval documents, or as proposed:
Start-Date: **TBD**
End-Date: **TBD**
10. a. Amount budgeted for contractual services: **\$0**
b. Will contractual services be put out to bid? **N/A**
c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? **N/A**
d. Is this likely to be a one-time or ongoing request for contracting out? **N/A**
11. a. Does the budget include indirect costs?
 Yes No
b. 1. If yes, how much? **N/A**
b. 2. How was the amount calculated? **N/A**
c. 1. If no, why are indirect costs not included? **N/A**
 Not allowed by granting agency To maximize use of grant funds on direct services
 Other (please explain):
c. 2. If no indirect costs are included, what would have been the indirect costs? **None.**
12. Any other significant grant requirements or comments: **None.**

****Disability Access Checklist** (Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Existing Site(s) | <input checked="" type="checkbox"/> Existing Structure(s) | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input type="checkbox"/> Rehabilitated Site(s) | <input checked="" type="checkbox"/> Rehabilitated Structure(s) | <input checked="" type="checkbox"/> New Program(s) or Service(s) |
| <input type="checkbox"/> New Site(s) | <input type="checkbox"/> New Structure(s) | |

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

Eugene Flannery
(Name)

Environmental Compliance Manager
(Title)

Date Reviewed: 1-31-19

Eugene Flannery
(Signature Required)

Department Head or Designee Approval of Grant Information Form:

Kate Hartley
(Name)

Director
(Title)

Date Reviewed: 1/31/19

Kate Hartley
(Signature Required)

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: Kate Hartley, Mayor's Office of Housing and Community Development
DATE: February 1, 2019
RE: 101 Hyde Street Interim Commercial Use – Request for Release of Funds for the Municipal Marketplace Project.

A handwritten signature in black ink, appearing to be "KH", located to the right of the "FROM:" line.

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 low-income 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.

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 micro-businesses, 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

CAPITAL USES: \$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	\$3,877,478
Foundations, Corporations, Individuals	\$ 1,662,478	
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	\$392,347
Foundations, Corporations, Individuals	\$317,347	
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 Cocina-incubated 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

The Development Team (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 Over-the-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.

Construction (demolition) 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

101 Hyde Street Market Hall Project



Preliminary Budget						
#	Description	Current Budget	Invoiced to Date	%	Balance	Notes
2.00	Design & Engineering					
2.01	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 TP 3/7/18
2.05	Interior Design: LMNOP	58,625	0	0%	58,625	per Agreement dated 3/16/17
2.06	Structural Engineering: PTF Engineering	25,000	0	0%	25,000	per TP budget dated 11/14/17
2.07	Mechanical Engineer: Innovative	0	0	0%	0	Costs under BCCI (line 4.02)
2.08	Electrical Engineer: MacMillan	0	0	0%	0	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	0	0	0%	0	
2.14	Spec Water	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	0	0	0%	0	Costs under BCCI (line 4.02)
2.20	IT Consultant	0	0	0%	0	TP has the firm "OFFICE" lined up and they will do pro bono work at no cost
2.21	Waterproofing	0	0	0%	0	
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:					
3.01	Planning Approvals	0	0	0%	0	BCCI consultant included in 11/14/17 BCCI budget, permit expeditor working pro bono
3.02	Building, Grading Permits & Impact Fees	0	0	0%	0	included in 11/14/17 BCCI budget, not shown to prevent double counting
3.03	Environmental Inspector: Al Clancy	0	0	0%	0	
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%	24,386	2" CW supply. Rates per SF Water Power & Sewer Rate Schedule - 2017/2018
3.08	Septic System/Connection Fees	0	0	0%	0	Fees not included because septic system is not changing
3.09	PG&E Upgrade	0	0	0%	0	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	
4.00	Construction Hard Costs:					
4.01	General Contractor - Pre-Construction: BCCI	39,244	0	0%	39,244	per Pre-Construction Agreement dated 2/20/18
4.02	General Contractor - GMP	3,898,856	127,859	3%	3,770,997	per BCCI Final Pricing Dated 1/23/19
4.03	Civil Contractor	0	0	0%	0	
4.04	Independent Testing & Inspections	0	0	0%	0	
4.05	Arborsist	0	0	0%	0	
4.06	Signage	75,000	0	0%	75,000	per 11/14/17 budget created by TP, confirmed on 3/6/18
4.07	Fire Alarm + Sprinklers	0	0	0%	0	
4.08	A/V / Low Voltage	0	0	0%	0	
4.09	Owner Supplied Items	0	0	0%	0	
4.10	Other Contractors	0	0	0%	0	
4.11	Construction Escalation	0	0	0%	0	
4.12	Construction Security	0	0	0%	0	
	Sub-total:	4,015,100	127,859	3%	3,885,241	
5.00	Furniture, Fixtures & Equipment:					
5.01	Telephone Systems	0	0	0%	0	No phone system to be installed
5.02	Computer Systems & Office Equipment	0	0	0%	0	Caleb is exploring Square as a potential donor
5.03	Audio / Visual Systems	0	0	0%	0	Will include projection screens, custom lighting fixture, and sounds system - not yet priced
5.04	Kitchen Equipment	0	0	0%	0	\$350,000 value - to be donated
5.05	Special Equipment	0	0	0%	0	
5.06	Window Treatments, Rugs, Etc.	0	0	0%	0	
5.07	Decorative Lighting	0	0	0%	0	
5.08	Fixtures and Furniture	87,000	0	0%	87,000	Items to be donated per notes in TP budget of 11/17/17 including tables and chairs
5.09	Artwork/ Wall Treatment	65,000	0	0%	65,000	per 11/14/17 budget created by TP, confirmed on 3/6/18
5.10	Internet Services	0	0	0%	0	
5.11	Other Furniture, Fixtures & Equipment	0	0	0%	0	Confirm with TP, needed for event space rental
	Sub-total:	152,000	0	0%	152,000	
6.00	Administration:					
6.01	Project Management: Pound Management Inc.	50,000	37,313	75%	12,688	
6.02	Insurance, Builders Risk	20,000	0	0%	20,000	
6.03	Legal Fees	0	0	0%	0	
6.04	Plans & Document Control	0	0	0%	0	
6.05	Finance Expenses	0	0	0%	0	
6.06	Temporary Facilities	0	0	0%	0	
6.07	Administration Reimbursables	0	0	0%	0	
	Sub-total:	70,000	37,313	53%	32,688	
	Total Project Costs:	4,345,114	165,171	4%	4,179,943	
4.02	Proposed Project Contingency percentage of project budget	\$ 256,889 5.58%	\$ 560,000	0%	256,889	
	Project Budget Subtotal	4,600,000	165,731	1%	4,434,269	

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

ID	Task Name	Duration	Start	Finish	Task Name	Duration	Start	Finish
0	LA COCINA SCHEDULE 11.8.18	240d	8/20/18	8/5/19	RECONSTRUCTION	166d	8/20/18	4/19/19
1	EXECUTED EARLY DESIGN RELEASE PROPOSAL	0d	8/20/18	8/20/18	BCCI ISSUE MEPS LO/SUBCONTRACTS	0d	8/20/18	8/20/18
2	RECEIPT OF FINAL CAD BACKGROUNDS	0d	8/20/18	8/20/18	ARCH/STRUCT/FOOD SERVICE PERMIT APPLICATION	0d	8/20/18	8/20/18
3	BCCI ISSUE MEPS LO/SUBCONTRACTS	0d	8/20/18	8/20/18	EARLY RELEASE DESIGN	0d	8/20/18	8/20/18
4	RECEIPT OF FINAL "ISSUE FOR PERMIT SET"	0d	12/14/18	12/14/18	HVAC	0d	12/14/18	12/14/18
5	ARCH/STRUCT/FOOD SERVICE PERMIT APPLICATION	0d	11/14/18	12/13/18	Review and Approval of Shop Submittals & Shop Drawings	0d	11/14/18	12/13/18
6	EARLY RELEASE DESIGN	0d	8/20/18	4/19/19	Final Approval/Submit for Permit	0d	8/20/18	4/19/19
7	HVAC	136d	9/18/18	3/22/19	MEP Permit Approval	136d	9/18/18	3/22/19
8	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	130d	9/18/18	11/29/18	PLUMBING	124d	8/24/18	8/24/18
9	PERMIT SET	48d	11/30/18	12/10/18	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	7d	11/30/18	12/10/18
10	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18
11	Corrections If Required	3d	12/18/18	12/20/18	Corrections If Required	3d	12/18/18	12/20/18
12	Final Approval/Submit for Permit	6d	12/21/18	3/22/19	Final Approval/Submit for Permit	6d	12/21/18	3/22/19
13	MEP Permit Approval	124d	8/24/18	8/24/18	ELECTRICAL	162d	8/24/18	4/19/19
14	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	124d	8/24/18	4/19/19	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	7d	11/30/18	12/10/18
15	PERMIT SET	67d	11/30/18	12/10/18	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18
16	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18	Corrections If Required	3d	12/18/18	12/20/18
17	Corrections If Required	3d	12/18/18	12/20/18	Final Approval/Submit for Permit	6d	12/21/18	3/22/19
18	Final Approval/Submit for Permit	6d	12/21/18	3/22/19	MEP Permit Approval	162d	8/24/18	4/19/19
19	MEP Permit Approval	162d	8/24/18	4/19/19	ELECTRICAL	162d	8/24/18	4/19/19
20	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	162d	8/24/18	4/19/19	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	7d	11/30/18	12/10/18
21	PERMIT SET	67d	11/30/18	12/10/18	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18
22	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18	Corrections If Required	3d	12/18/18	12/20/18
23	Corrections If Required	3d	12/18/18	12/20/18	Final Approval/Submit for Permit	6d	12/21/18	3/22/19
24	Final Approval/Submit for Permit	6d	12/21/18	3/22/19	MEP Permit Approval	60d	1/25/19	4/19/19
25	MEP Permit Approval	60d	1/25/19	4/19/19	Procure Equipment (Permission to Proceed with Early Procurement)	115d	8/27/18	11/29/18
26	Procure Equipment (Permission to Proceed with Early Procurement)	115d	8/27/18	11/29/18	FIRE SPRINKLER	115d	8/27/18	11/29/18
27	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	115d	8/27/18	11/29/18	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	7d	11/30/18	12/10/18
28	PERMIT SET	66d	8/27/18	11/29/18	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18
29	Review and Approval of Shop Submittals & Shop Drawings	5d	12/11/18	12/17/18	Corrections If Required	3d	12/18/18	12/20/18
30	Corrections If Required	3d	12/18/18	12/20/18	Final Approval/Submit for Permit	6d	12/21/18	3/22/19
31	Final Approval/Submit for Permit	6d	12/21/18	3/22/19	MEP Permit Approval	112d	8/20/18	11/24/18
32	MEP Permit Approval	112d	8/20/18	11/24/18	Procure Equipment (Permission to Proceed with Early Procurement)	112d	8/20/18	11/24/18
33	Procure Equipment (Permission to Proceed with Early Procurement)	112d	8/20/18	11/24/18	FIRE ALARM	112d	8/20/18	11/24/18
34	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	112d	8/20/18	11/24/18	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	7d	11/26/18	12/4/18
35	PERMIT SET	66d	8/20/18	11/24/18	Review and Approval of Shop Submittals & Shop Drawings	5d	12/5/18	12/11/18
36	Review and Approval of Shop Submittals & Shop Drawings	5d	12/5/18	12/11/18	Corrections If Required	3d	12/12/18	12/14/18
37	Corrections If Required	3d	12/12/18	12/14/18	Final Approval/Submit for Permit	6d	12/15/18	12/19/18
38	Final Approval/Submit for Permit	6d	12/15/18	12/19/18	MEP Permit Approval	30d	12/13/18	1/13/19
39	MEP Permit Approval	30d	12/13/18	1/13/19	Procure Equipment (Permission to Proceed with Early Procurement)	30d	12/13/18	1/13/19
40	Procure Equipment (Permission to Proceed with Early Procurement)	30d	12/13/18	1/13/19	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	15d	12/14/18	1/8/19
41	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	15d	12/14/18	1/8/19	Design & Produce Submittals/Shop Drawings (DELAY - ISSUE FOR PERMIT SET)	15d	12/14/18	1/8/19
42	PERMIT SET	66d	12/14/18	1/13/19	Review and Approval of Shop Submittals & Shop Drawings	5d	12/17/18	1/23/19
43	Review and Approval of Shop Submittals & Shop Drawings	5d	12/17/18	1/23/19	Corrections If Required	3d	1/24/19	1/28/19
44	Corrections If Required	3d	1/24/19	1/28/19	Final Approval/Submit for Permit	3d	1/31/19	2/4/19
45	Final Approval/Submit for Permit	3d	1/31/19	2/4/19	CONCRETE, REBAR, VAPOR BARRIER & BASE MATERIALS	28d	1/27/18	1/30/19
46	CONCRETE, REBAR, VAPOR BARRIER & BASE MATERIALS	28d	1/27/18	1/30/19	Design & Produce Submittals/Shop Drawings	15d	1/27/18	2/11/19
47	Design & Produce Submittals/Shop Drawings	15d	1/27/18	2/11/19	Review and Approval of Shop Submittals & Shop Drawings	5d	1/31/19	2/5/19
48	Review and Approval of Shop Submittals & Shop Drawings	5d	1/31/19	2/5/19	Corrections If Required	3d	2/6/19	2/9/19
49	Corrections If Required	3d	2/6/19	2/9/19	Final Approval/Submit for Permit	30d	1/31/19	3/1/19
50	Final Approval/Submit for Permit	30d	1/31/19	3/1/19	CONCRETE, REBAR, VAPOR BARRIER & BASE MATERIALS	28d	1/27/18	1/30/19
51	CONCRETE, REBAR, VAPOR BARRIER & BASE MATERIALS	28d	1/27/18	1/30/19	Design & Produce Submittals/Shop Drawings	15d	1/27/18	2/11/19
52	Design & Produce Submittals/Shop Drawings	15d	1/27/18	2/11/19	Review and Approval of Shop Submittals & Shop Drawings	5d	1/31/19	2/5/19
53	Review and Approval of Shop Submittals & Shop Drawings	5d	1/31/19	2/5/19	Corrections If Required	3d	2/6/19	2/9/19
54	Corrections If Required	3d	2/6/19	2/9/19	Final Approval/Submit for Permit	30d	1/31/19	3/1/19
55	Final Approval/Submit for Permit	30d	1/31/19	3/1/19	STEEL GUARD RAIL/FENCING	10d	1/27/18	2/6/19
56	STEEL GUARD RAIL/FENCING	10d	1/27/18	2/6/19	Design & Produce Submittals/Shop Drawings	10d	1/27/18	2/6/19
57	Design & Produce Submittals/Shop Drawings	10d	1/27/18	2/6/19	Review and Approval of Shop Submittals & Shop Drawings	7d	1/14/19	1/24/19
	Review and Approval of Shop Submittals & Shop Drawings	7d	1/14/19	1/24/19	Corrections If Required	2d	1/15/19	1/16/19
	Corrections If Required	2d	1/15/19	1/16/19				

La Cocina
101 Hyde Street Municipal Market Hall
San Francisco CA, 94110

La Cocina Schedule 11.14.18.mpp
Start Date: 10/29/18
Finish: 7/6/19 (135 PW)

ID	Task Name	Duration	Start	Finish
58	Final Approval	1d	1/27/19	1/27/19
59	Procurement	20d	1/28/19	2/15/19
60	STRUCTURAL PLYWOOD SHEARWALL	40d	2/15/19	3/27/19
61	Submit & Shop Drawings	30d	2/17/18	1/3/19
62	Review and Approval of Submittal & Shop Drawings	7d	1/4/19	1/11/19
63	Corrections if Required	2d	1/15/19	1/16/19
64	Final Approval	1d	1/17/19	1/17/19
65	Procurement	20d	1/18/19	2/15/19
66	STOREFRONT	88d	1/17/18	3/28/19
67	Submit & Shop Drawings	30d	2/13/18	1/3/19
68	Review and Approval of Submittal & Shop Drawings	5d	1/4/19	1/10/19
69	Corrections if Required	2d	1/11/19	1/14/19
70	Final Approval	1d	1/15/19	1/15/19
71	Procurement	50d	1/16/19	3/28/19
72	DRYWALL, FLOORING, DFH	53d	1/17/18	3/7/19
73	Submit & Shop Drawings	15d	1/17/18	1/10/19
74	Review and Approval of Submittal & Shop Drawings	5d	1/17/19	1/17/19
75	Corrections if Required	2d	1/18/19	1/22/19
76	Final Approval	1d	1/23/19	1/23/19
77	Procurement	30d	1/24/19	3/7/19
78	FOOD SERVICE EQUIPMENT	75d	1/17/18	4/6/19
79	Submit & Shop Drawings	15d	1/17/18	1/10/19
80	Review and Approval of Submittal & Shop Drawings	7d	1/13/19	1/20/19
81	Corrections if Required	7d	1/23/19	1/24/19
82	Final Approval	1d	1/25/19	1/25/19
83	Procurement	50d	1/26/19	4/6/19
84	CONSTRUCTION	110d	3/1/19	8/2/19
85	MOBILIZATION/DEM	37d	3/1/19	3/27/19
86	Mobilization	8d	3/1/19	3/10/19
87	Install Temp Utilities/Safety Baricades	2d	3/1/19	3/1/19
88	Site Off Utilities	2d	3/1/19	3/1/19
89	Sort Demolition	15d	3/1/19	3/25/19
90	UNDERGROUND UTILITIES/STRUCTURAL	32d	3/25/19	5/7/19
91	Survey/Layout Foundations & Utilities	3d	3/25/19	3/25/19
92	Remove Concrete Floor & Saw cut/Trench Utilities/Excavate Footings	5d	3/26/19	4/1/19
93	Underground Utilities	35d	4/2/19	4/22/19
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
97	Inspect Rebar	1d	4/3/19	4/3/19
98	Pour Strip Footings	1d	4/4/19	4/4/19
99	Cure Footings	1d	4/5/19	4/7/19
100	Concrete Surface Patching & (N) Concrete Floor - Slope to Drain	35d	5/1/19	5/7/19
101	EXTERIOR	4d	4/8/19	4/11/19
102	Remove Windows & Doors/Board Up Temporarily	2d	4/8/19	4/9/19
103	Install (N) Storefront	3d	4/10/19	4/12/19
104	Building Waterproof	1d	4/11/19	4/11/19
105	FRAMING/ROUGH-IN/FINISH	31d	5/8/19	7/19/19
106	Layout Partitions & MEPS	2d	5/8/19	5/8/19
107	Install Bottom Tracks for (N) Shear Walls & Partition Walls	4d	5/10/19	5/15/19
108	Rough-in MEPS	1d	5/16/19	5/16/19
109	Inspect Framing/MEPS	30d	5/21/19	6/19/19
110	Hang Drywall Throughout	1d	5/28/19	5/28/19
111	Tap/Top Drywall	3d	5/29/19	5/31/19
112	Fireproofing/Caulking	3d	6/3/19	6/5/19
113	Install Door Frames	3d	6/10/19	6/13/19
114	Paint Walls/Frames/Doors	2d	6/12/19	6/13/19
115	Place Restroom Flooring	3d	6/14/19	6/18/19
116	Restroom Finishes	2d	6/14/19	6/17/19
117	Install Base Throughout	2d	6/14/19	6/17/19
118	Install Ceilings	2d	6/18/19	6/19/19

Task	Summary	Project Summary	Progress	Summary	Means	Split
STRUCTURAL PLYWOOD SHEARWALL	Final Approval 1/27/19	Procurement 2/15/19	Submit & Shop Drawings 2/17/18	Review and Approval of Submittal & Shop Drawings 1/4	Corrections if Required 1/16	Final Approval 1/17
STOREFRONT	Submit & Shop Drawings 1/3	Review and Approval of Submittal & Shop Drawings 1/10	Corrections if Required 1/14	Final Approval 1/15	Procurement 3/28	
DRYWALL, FLOORING, DFH	Submit & Shop Drawings 1/10	Review and Approval of Submittal & Shop Drawings 1/10	Corrections if Required 1/22	Final Approval 1/23	Procurement 3/7	
FOOD SERVICE EQUIPMENT	Submit & Shop Drawings 1/10	Review and Approval of Submittal & Shop Drawings 1/10	Corrections if Required 1/24	Final Approval 1/25	Procurement 4/6	
CONSTRUCTION	MOBILIZATION/DEM 3/25	Install Temp Utilities/Safety Baricades 3/4	Site Off Utilities 3/4	Sort Demolition 3/25	UNDERGROUND UTILITIES/STRUCTURAL 3/25	Survey/Layout Foundations & Utilities 3/25
EXTERIOR	Remove Windows & Doors/Board Up Temporarily 4/9	Install (N) Storefront 4/11	Concrete Surface Patching & (N) Concrete Floor - Slope to Drain 4/7	Underground Utilities 4/22	Inspection of Utilities 4/23	Backfill Trenches 4/30
FRAMING/ROUGH-IN/FINISH	Layout Partitions & MEPS 5/9	Install Bottom Tracks for (N) Shear Walls & Partition Walls 5/15	Rough-in MEPS 5/21	Inspect Framing/MEPS 6/19	Tap/Top Drywall 6/5	Fireproofing/Caulking 6/7
RESTROOM	Install Door Frames 6/13	Paint Walls/Frames/Doors 6/13	Place Restroom Flooring 6/18	Restroom Finishes 6/17	Install Base Throughout 6/17	Install Ceilings 6/19

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

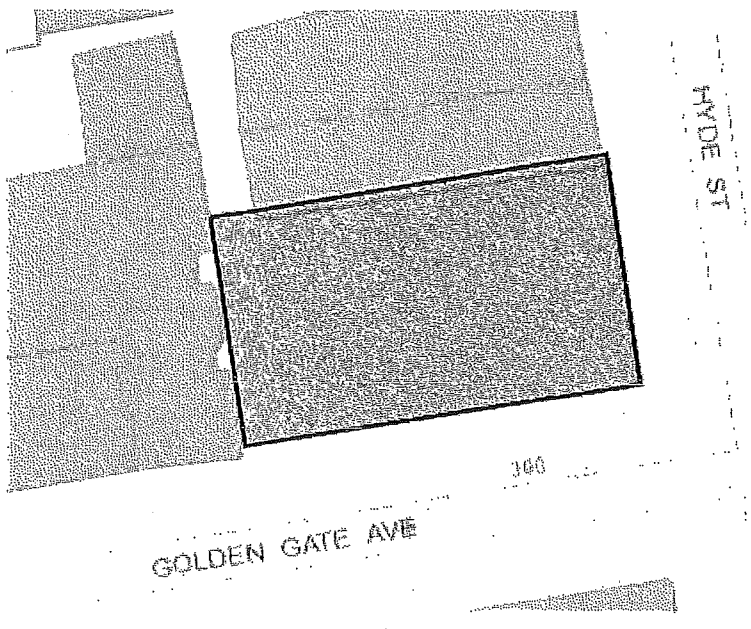
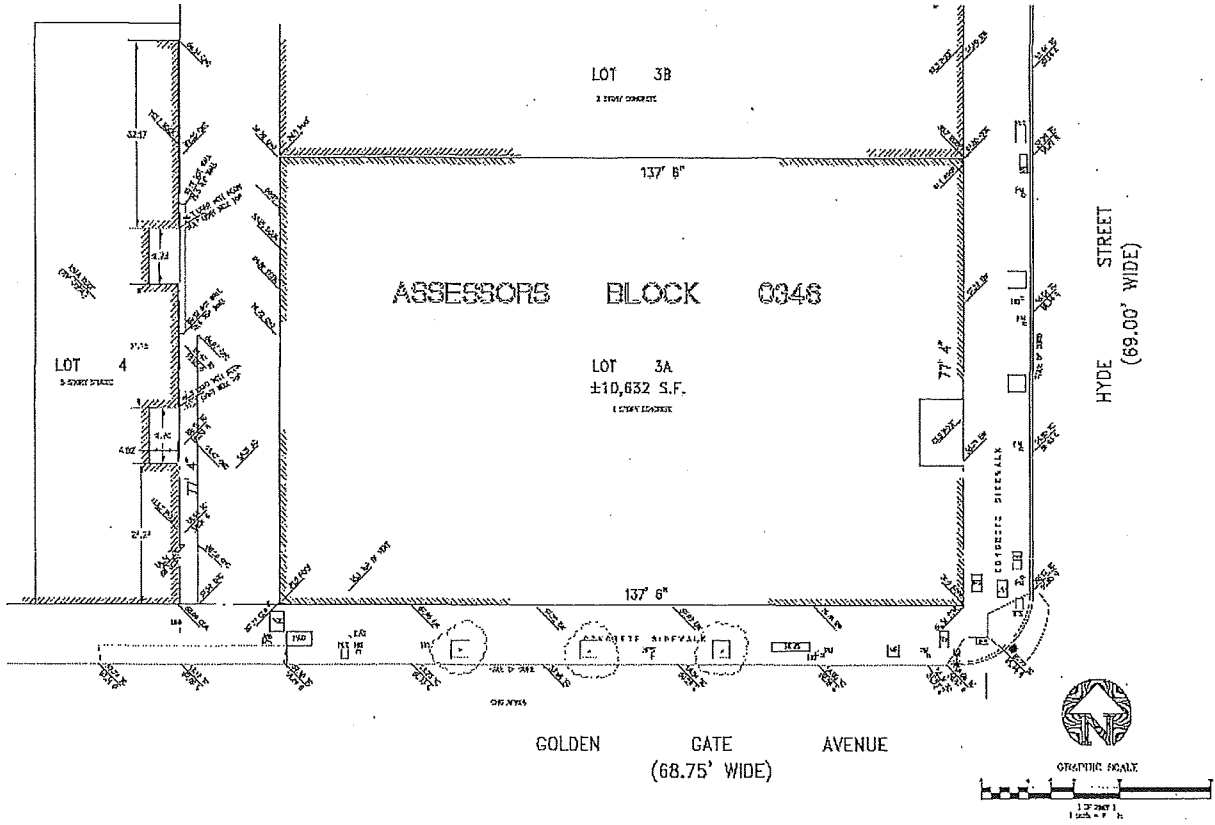


builders

ID	Task Name	Duration	Start	Finish
130	Install Fixtures/Appliances/Equipment	20d	6/20/19	7/18/19
131	Install Doors and Hardware	1d	7/19/19	7/19/19
132	SITE WORK	41d	4/22/19	6/10/19
133	Mural Painting	40d	4/22/19	6/7/19
134	Trash Enclosure	3d	4/22/19	4/26/19
135	Misc. Enclosures	3d	4/27/19	4/29/19
136	Site Punch List	1d	6/20/19	6/20/19
137	PROJECT COMPLETION	12d	7/19/19	8/5/19
138	HVAC Commissioning	3d	7/19/19	7/22/19
139	Fire Life Safety Inspection	1d	7/24/19	7/24/19
140	Health Department Inspection	1d	7/25/19	7/25/19
141	Quality Control Pre Punch List	1d	7/26/19	7/26/19
142	Final Janitorial	1d	7/27/19	7/27/19
143	Architectural Punch Walk	1d	8/1/19	8/1/19
144	Punch Corrections	1d	8/2/19	8/2/19
145	Project Turnover Building Final	30d	8/5/19	8/5/19



101 Hyde Street – Parcel Maps



300 Madison Avenue
New York, NY 10017
Tel: 212 512 2000
Fax: 212 512 2001
www.perkinswill.com

CONTRACTOR
RECONSTRUCTION COMPANY
1100 BAY STREET, SUITE 200
SAN FRANCISCO, CA 94133
Tel: 415 774 4444
Fax: 415 774 4445
www.reconstruction.com

ARCHITECT
425 CALIFORNIA STREET
SAN FRANCISCO, CA 94104
Tel: 415 774 4444
Fax: 415 774 4445
www.perkinswill.com

LA COCINA
3700 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
Tel: 415 774 4444
Fax: 415 774 4445
www.lacocina.com

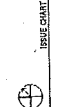
PROJECT
101 HYDE STREET
MUNICIPAL MARKET
HALL
101 HYDE STREET
SAN FRANCISCO, CA 94102



ISSUE FOR PERMIT - NOVEMBER 07TH

LA COCINA
3700 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
Tel: 415 774 4444
Fax: 415 774 4445
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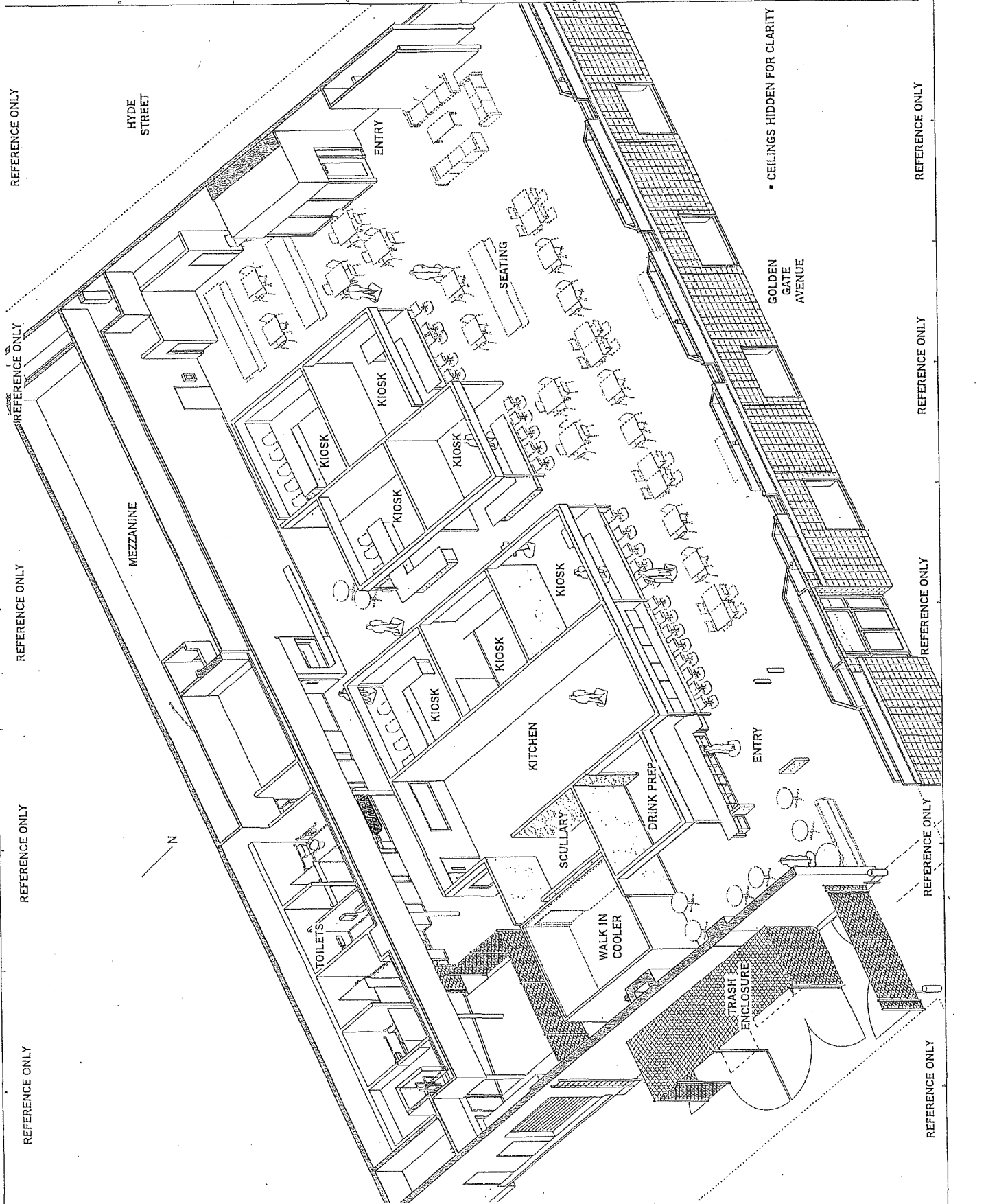
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REFERENCE ONLY

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REFERENCE ONLY

REFERENCE ONLY

HYDE STREET

MEZZANINE

ENTRY

KIOSK

KIOSK

KIOSK

KIOSK

KIOSK

KIOSK

KIOSK

KIOSK

KIOSK

KIOSK

SEATING

KITCHEN

SCULLERY

WALK IN COOLER

DRINK PREP

TRASH ENCLOSURE

ENTRY

• CEILINGS HIDDEN FOR CLARITY

GOLDEN GATE AVENUE

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY



March 26, 2018

Ms. Kate Hartley
Director
Mayor's Office of Housing and Community Development
1 South Van Ness
5th Floor
San Francisco, CA 94103

Dear Ms. Hartley,

I am writing to confirm that The San Francisco Foundation has a charitable fund dedicated to support the affordable housing work at 101 Hyde Street. The fund has a balance of \$6.4M and the Foundation is prepared to make an initial distribution of \$1M to the city for this work upon receipt of an eligible spending plan.

Thank you

A handwritten signature in black ink, appearing to read "R. Orduña", written over a light blue horizontal line.

Ruben D. Orduña
Vice President for Development and Donor Services

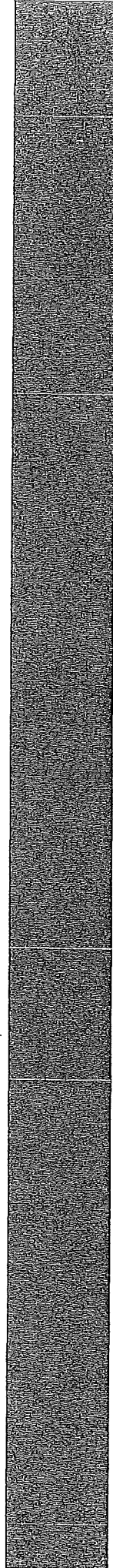
File # 190166 & 190167
Received in Committee
2/27/19 for.

101 Hyde Interim Use

Budget & Finance Committee
February 27, 2019

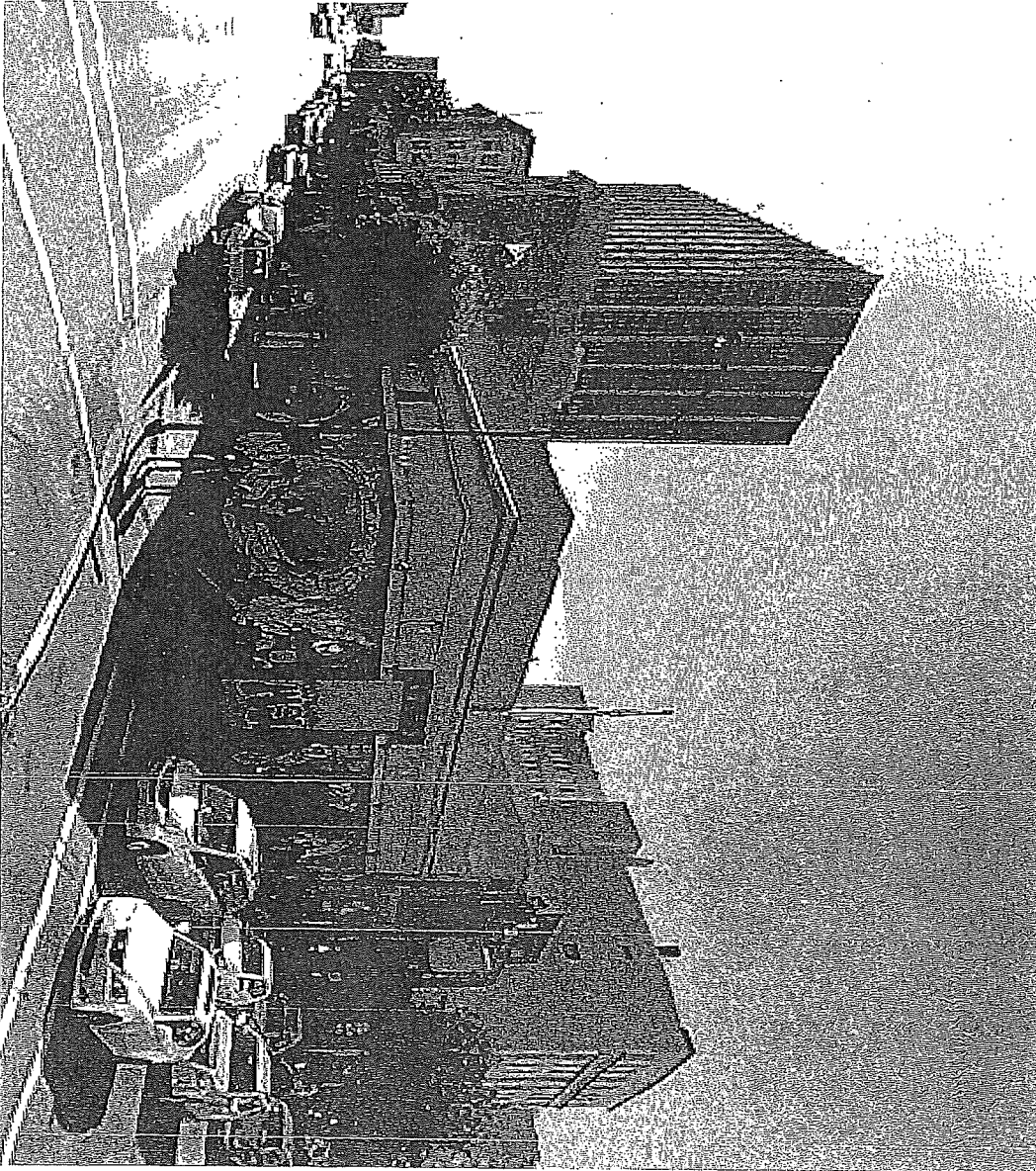
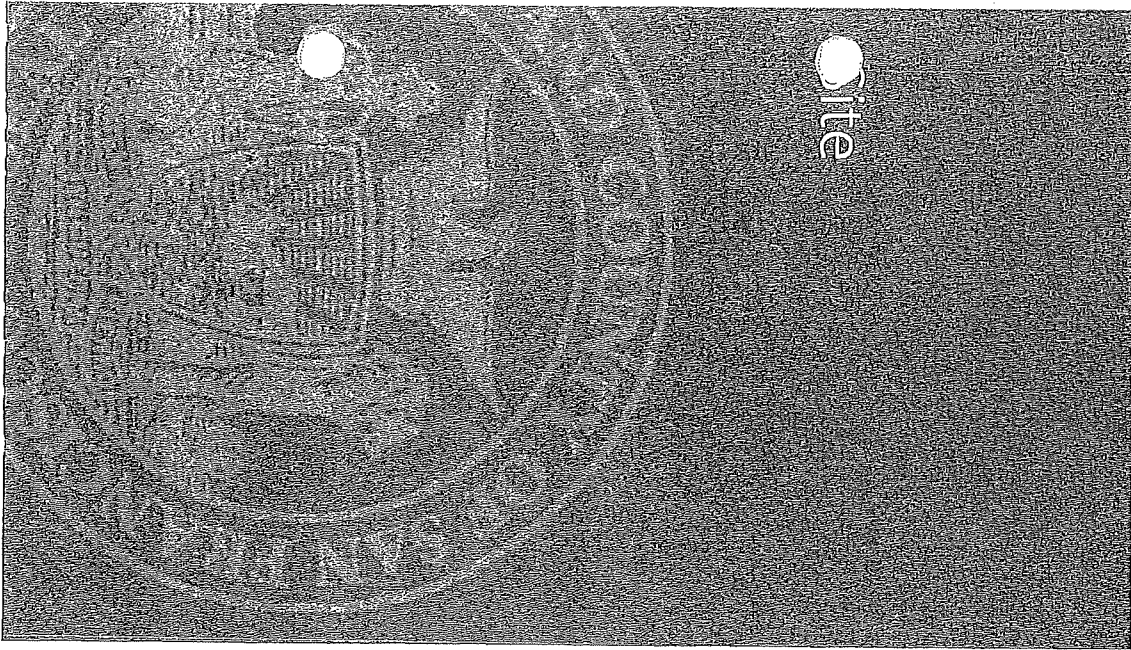


Mayor's Office of Housing and Community Development – Amy Chan
Real Estate Department - Josh Keene
Office of Economic and Workforce Development – Lisa Pagan



2016-2018

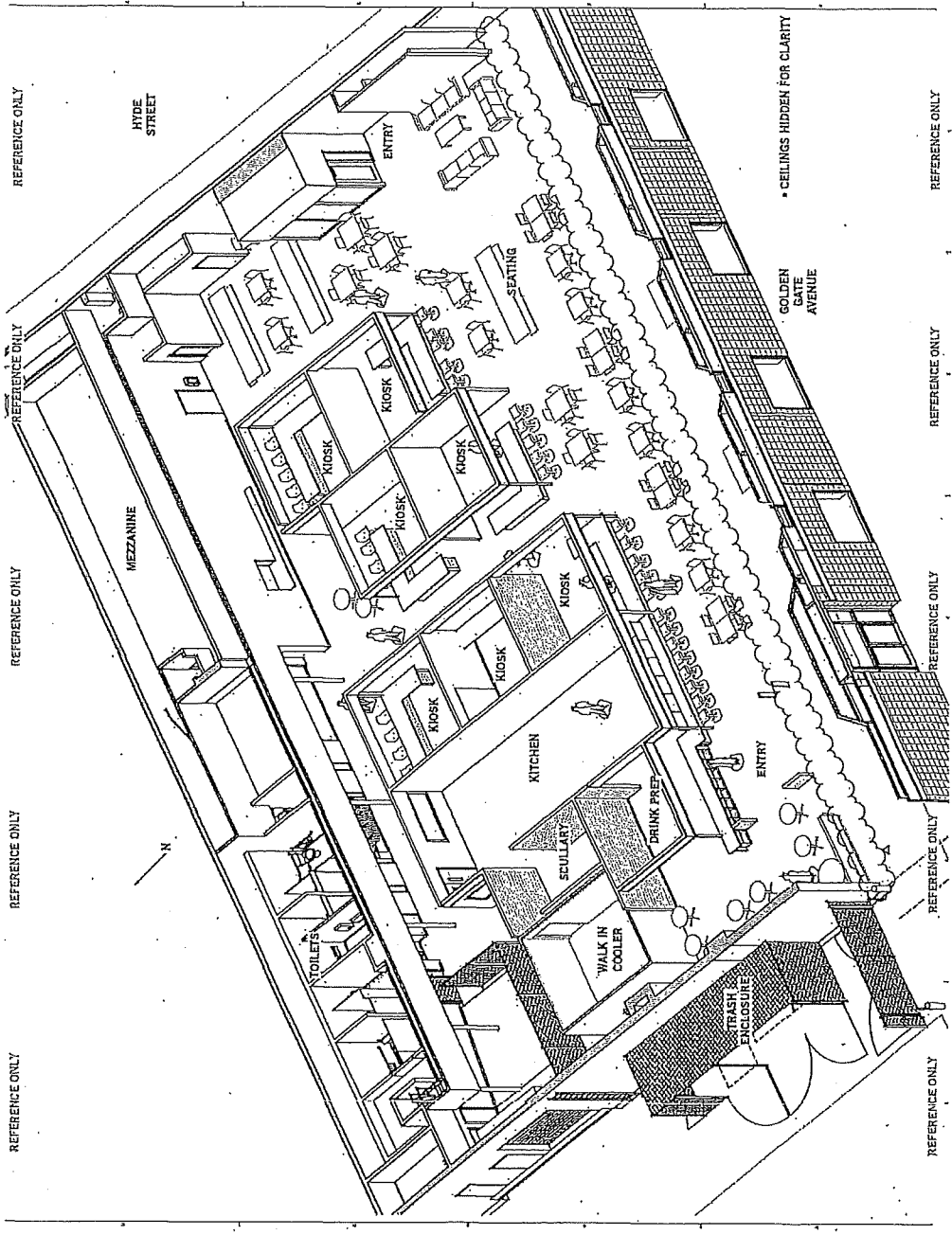
- Land dedication from 1066 Market project for affordable housing development
- \$6MM gift held by San Francisco Foundation:
 - \$1MM for interim activation
 - \$5MM for affordable housing development
- City issued RFP for community-serving interim use and selected La Cocina, Inc.
- City and La Cocina negotiated lease and secured additional public funding for project buildout



La Cocina Proposal:

- 7,500 SF Food hall and business incubator with commercial kitchen
- 7 Full-time and 1 rotating pop-up vendors that are low-income entrepreneurs who worked with La Cocina to launch micro-businesses
- Vibrant, welcoming community gathering space/seating
- New affordable healthful eating options in the TL
- Partnership with Tenderloin Housing Clinic (THC) who will provide technical assistance on construction management and contract compliance
- THC will also lead neighborhood outreach and serve as the overall liaison with the Tenderloin neighborhood





Market Hall

Lease Terms

667

- Proposal before BOS:
- Lease to expire 12/31/25, replaces year to year lease
- Monthly rent \$1,000 + 5% of net income
- La Cocina responsible for tenant improvements, with up to \$1,465,000 reimbursable by the City
- La Cocina responsible for all costs associated with operating the premises



Next Steps

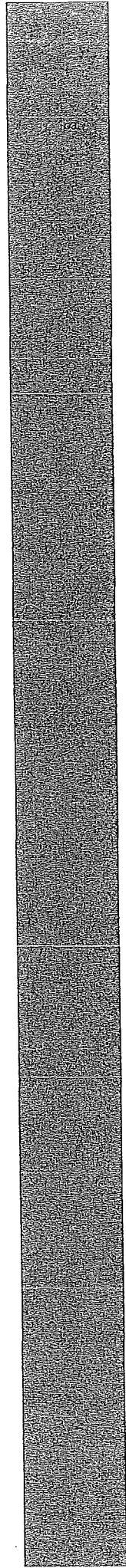
- BOS Approval:
 - Lease (File 190166)
 - Accept & Expend (File 190167)
- Project Timeline:
 - Start TI Construction ~May 2019
 - Complete TIs~ November 2019
 - Anticipated Opening January 2020

101 Hyde Interim Use

Budget & Finance Committee
February 27, 2019



Mayor's Office of Housing and Community Development – Amy Chan
Real Estate Department - Josh Keene
Office of Economic and Workforce Development – Lisa Pagan



Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Kate Hartley
Director

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Benjamin McCloskey, Deputy Director Mayor's Office of Housing and Community Development
DATE: January 30, 2019
SUBJECT: Accept and Expend Resolution for San Francisco Foundation Grant – 101 Hyde Interim Activation

GRANT TITLE: San Francisco Foundation Grant – 101 Hyde Interim Activation

Attached please find the original and 2 copies of each of the following:

- Proposed resolution; original signed by Department, Mayor, Controller
- Grant information form
- Grant budget
- Grant application
- Grant award letter from funding agency
- Other (Explain):

Departmental representative to receive a copy of the adopted resolution:

Name: Benjamin McCloskey
Phone: 701-5575
Interoffice Mail Address: Benjamin.McCloskey@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).

1 South Van Ness Avenue – Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 • www.sfmohcd.org

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

2019 FEB 12 PM 4:32
BY: *dn*

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Kanishka Karunaratne Cheng *KKC*
RE: Accept and Expend Gift - San Francisco Foundation - 101 Hyde Street -
\$1,000,000
DATE: February 12, 2019

Resolution authorizing the Mayor's Office of Housing and Community Development to accept and expend a gift of \$1,000,000 from the San Francisco Foundation to the Neighborhood Development Special Revenue Fund; and approving the City's use of those funds for the interim activation of City property located at 101 Hyde Street.

Please note that Supervisor Haney is a co-sponsor of this legislation.

Should you have any questions, please contact Kanishka Karunaratne Cheng at 415-554-6696.

