

Oak Plaza

Application for In-Kind Agreement

February 8, 2017

Process/Timeline

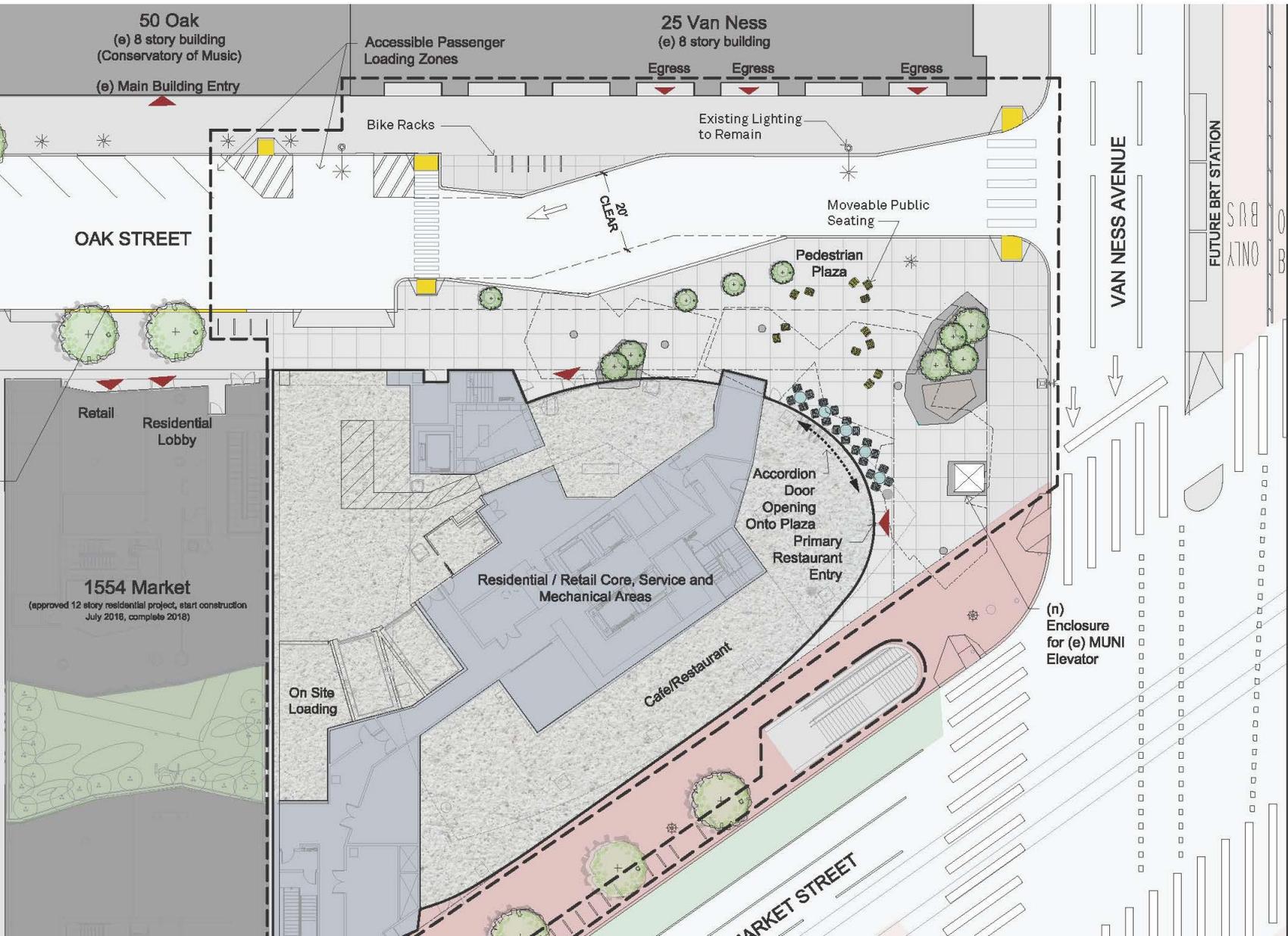
Aug 29	Application received by Planning
Sep 14	supplemental cost detail received by Planning
Sep 14	IPIC – initial review
Oct 17	MO CAC – initial review
Oct/Feb	City review
Nov 21	MO CAC – discussion item
Feb 8	IPIC – initial review
March 8	IPIC – recommendation
March 21	MO CAC – recommendation
	Initial and final presentation to Capital Planning Committee
	Planning Commission – project entitlement and IKA action

Considerations

- Eligibility
 - Is it a community improvement?
 - Infrastructure type identified in the fee ordinance?
 - Expenditure category exhausted?
- Priority
 - Identified in IPIC Expenditure Plan?
 - Competes with CAC or IPIC improvement?
 - Supported by CAC?
 - Efficiency gains from public-private?
- Value
 - Sponsor's cost estimate
 - City's cost estimate

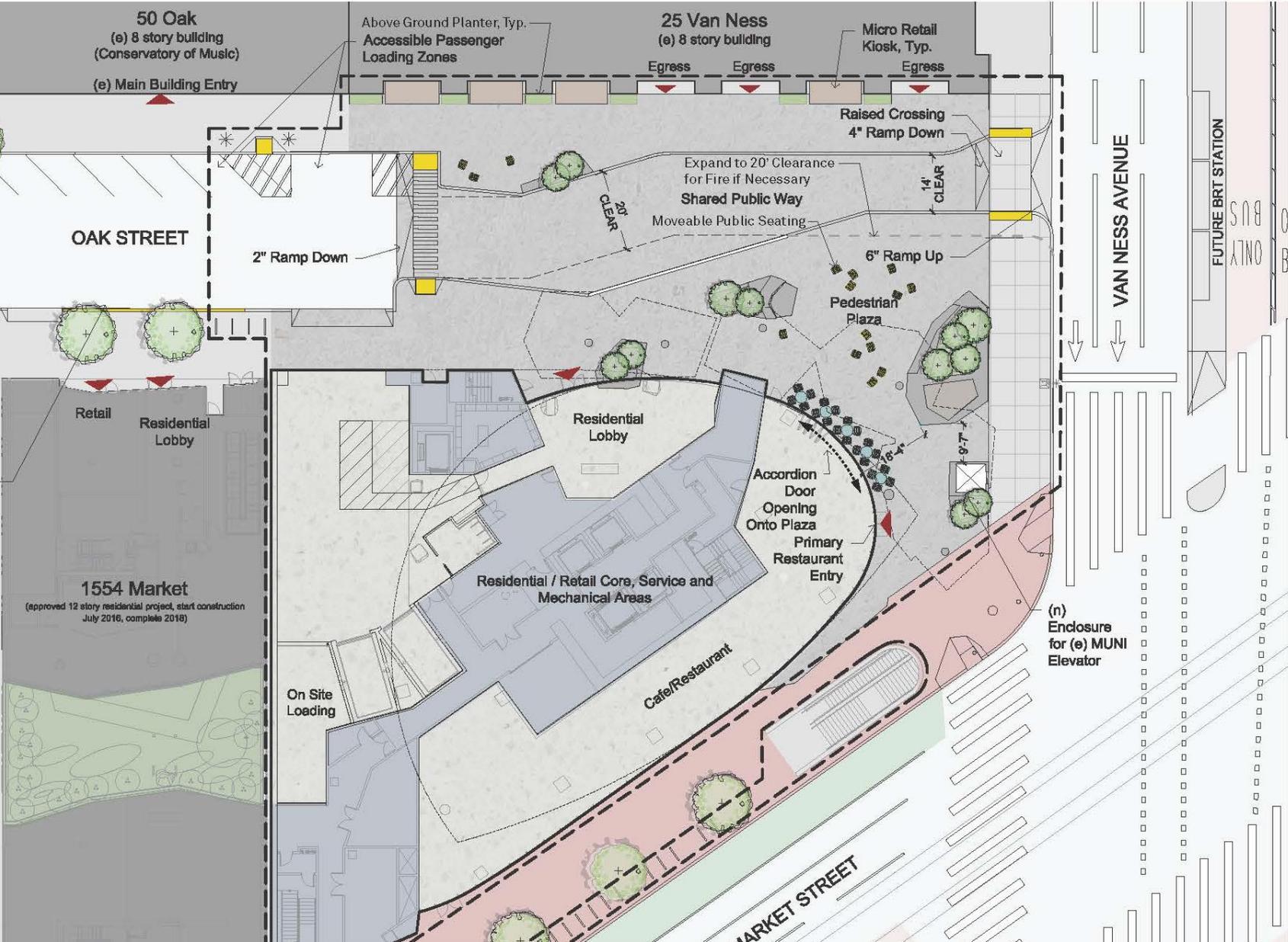
BASELINE DESIGN

(total plaza area = 6,820 sf)



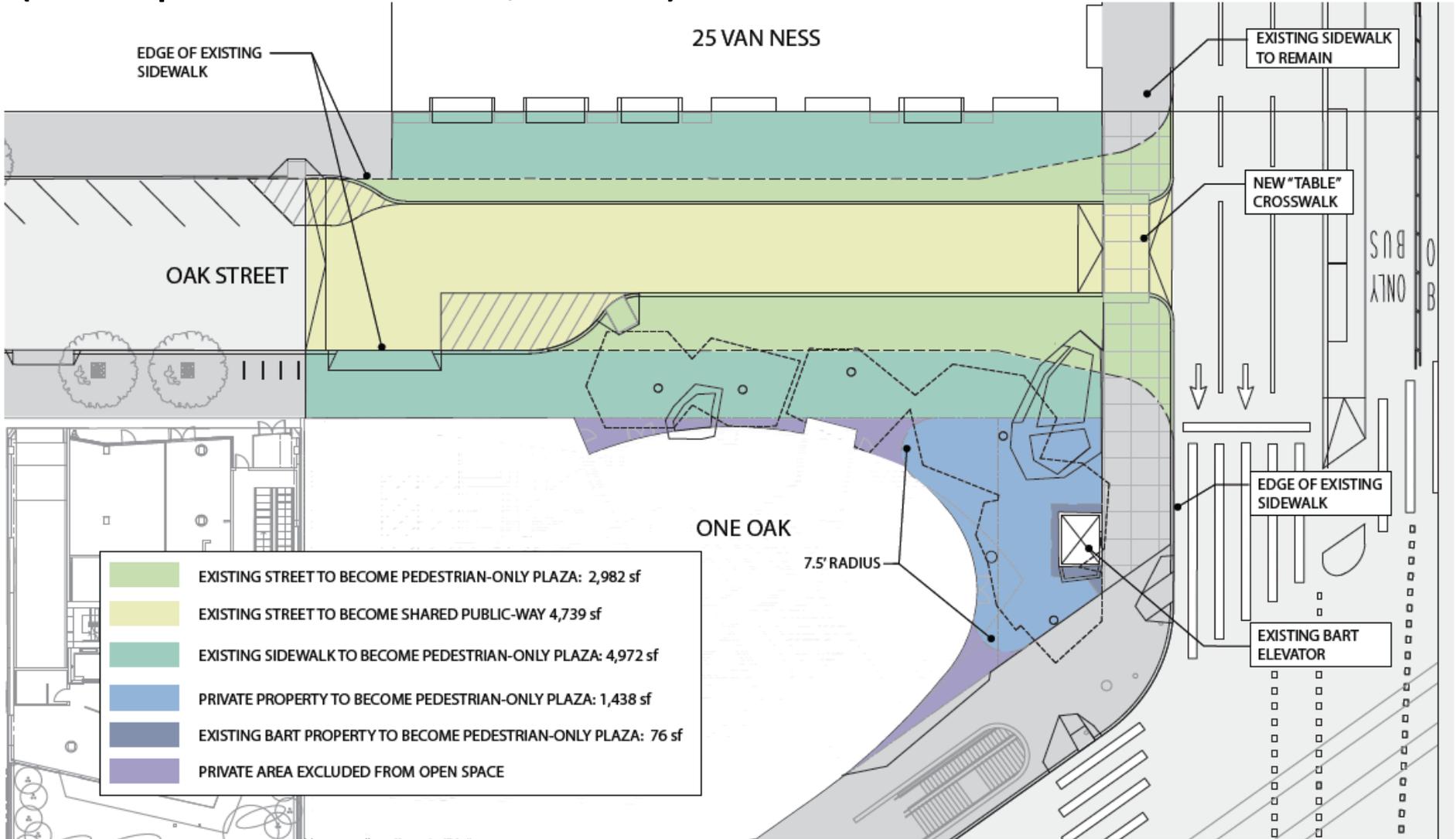
PROPOSED DESIGN

(total plaza area = 14,658 sf)



SPACE DIAGRAM

(total plaza area = 14,658 sf)



OAK PLAZA OPEN SPACE DIAGRAM
1" = 20'-0"

PROPOSED BUDGET SUMMARY

BASILINE SCHEME	TOTAL BASILINE COSTS
Baseline Plaza	\$3,150,000
Muni Elevator Enclosure	\$350,000
Muni Entrance Refurbishment/Rebranding	\$0
TOTAL	\$3,500,000

PROPOSED SCHEME	TOTAL PROPOSED COSTS
Proposed Plaza	\$5,980,000
Muni Elevator Enclosure	\$350,000
Muni Entrance Refurbishment/Rebranding	\$380,000
TOTAL	\$6,710,000

IKA Request (Proposed - Baseline)	\$3,210,000
Developer Contribution	\$3,500,000

One Oak Infracstructure Impact Fees	
Market & Octavia Infracstructure Fees	\$4,997,725
Van Ness & Market Infracstructure Fees	\$5,395,478
Total Infracstructure Impact Fees	\$10,393,203

- NOTES:**
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- IKA proposal no longer includes Franklin Street fire lane or Van Ness Muni Station elevator relocation to 1 S. Van Ness Ave.
 - Snohetta and DPW are currently collaborating to reconcile their two plans into one unified plan. As such, certain specific elements of plaza remain unknown. Current estimate is based on plan presented to MOCAC in November.
 - Plaza estimate includes costs for kiosks and repair of 25 Van Ness sub-sidewalk vault.
 - Plaza estimates do not account for updated street/sidewalk alignment, updated parking alignment, updated location of transition of plaza to asphalt at western edge of plaza, updated planting scheme, updated lighting scheme.
 - Muni elevator enclosure estimate based on outdated scheme, being repriced.
 - Muni entrance refurbishment/rebranding budget includes placeholder estimate for artwork and wayfinding signage. Build Public is meeting with Susan Pontious from SFAC to refine estimate. Remainder, \$225,000, is for refurbishment (see "Muni Entrance Refurbishment" tab for scope of improvements).
 - Impact fees are currently being reviewed by Planning Department.

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Additional steps TBD:

- Public Works & Project Sponsor to finalize design details
- Public Works cost estimate of equivalent City project

City design for Oak Street

