

ITEM 8
Treasure Island Development Authority
City and County of San Francisco
Meeting of June 12, 2024

Subject: Resolution to Accept Certain Park and Open Space Improvements on Treasure Island Including Any Structures Thereon, to Designate the Improvements for Park Use, to Dedicate the Improvements for Public Use, and to Accept the Improvements for Maintenance and Liability Purposes

Staff Contact: Joey Benassini, Vertical Development Project Manager

Reviewed by: AnMarie Rodgers, Deputy Director, TIDA

SUMMARY

Accepting improvements constructed by Treasure Island Community Development, LLC (the “Developer”) to the areas on Treasure Island named Treasure Island Landing, also referred to as Causeway Park and Waterfront Plaza for maintenance, operations and liability purposes and dedicating the area and improvements to public use as a park. Exhibit A to this report is a legal description of the park.

BACKGROUND

On June 28, 2011 the Treasure Island Development Authority (“the Authority”) and the Developer entered into the Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or “DDA”). The DDA contemplates the redevelopment of Treasure Island and Yerba Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, and up to approximately 300 acres of parks and open space, a ferry terminal, new and upgraded streets and other public ways, and extensive bicycle, pedestrian, and transit facilities. As part of the Project, the Developer is obligated to construct a wide range of public facilities including the new parks, ferry terminal, new utilities, roadways and more (collectively, the “Public Improvements”).

As part of the implementation of the Project, the Authority has entered several Public Improvement Agreements (“PIAs”) by which Developer or its assigns agreed to construct the Public Improvements required by the DDA, such as roads and park and open space facilities, and to offer those improvements to the Authority and/or the City, as appropriate, for acceptance.

The Authority will own and operate the parks and open space lands and improvements within the Project and owns the land underlying these parks, including any structures thereon. Accordingly, the PIAs call for the Authority Board to accept park improvements and other infrastructure or facilities to be owned, operated and maintained by the Authority.

The Treasure Island and Yerba Buena Island Parks Operations & Maintenance Manual will guide ongoing management and maintenance of the parks. This document contains park-specific management, engineering, janitorial, and landscaping responsibilities and guidance. TIDA has consulted with San Francisco Recreation and Parks, as well as the Office of Community Investment and Infrastructure to develop cost estimates for ongoing parks management, and those costs have been accounted for in TIDA's parks maintenance budget.

The park area completed and accepted as a part of this resolution is Treasure Island Landing, also called Waterfront Plaza and Causeway Park. Public Works inspects the public improvements constructed by the Developer for conformance with permitted plans and City standards and regulations. In May and June 2024, Public Works issued Notices of Completion for the improvements to Causeway Park and Waterfront Plaza (Exhibit B) respectively.

The Developer, Authority, and Public Works staff have been working towards the final close out of the work and are bringing the improvements forward for acceptance by the Authority Board. Treasure Island Series 1, an affiliate of the Developer responsible for the public improvements on Treasure Island, has provided an Offer of Improvements (Exhibit C) offering the completed work for acceptance and the assignment of warranties, and Public Works has issued a Director's Order recommending their acceptance by the Authority (Exhibit D). Planning has also issued a General Plan Consistency Determination and CEQA Findings Letter (Exhibit E).

In February 2024, the Board of Supervisors approved Ordinance 028-24 delegating to the Authority various powers related to acceptance of public parks and open space improvements that are required as part of development of the Project pursuant to the DDA.

RECOMMENDATION

Staff recommends the Authority Board accept the park and open space improvements on Treasure Island including any structures thereon, designate the improvements for park use, dedicate the improvements for public use, and accept the improvements for maintenance and liability purposes.

EXHIBITS

- A Legal Description for Treasure Island Landing (previously named Causeway Park and Waterfront Plaza)
- B Notices of Completion
- C Offers of Improvements
- D Public Works Order
- E Planning General Plan Consistency Determination & CEQA Findings Letter

Exhibit A

Legal Description for Treasure Island Landing (previously named Causeway Park and Waterfront Plaza)

Legal Description

[Causeway Park]

All that certain real property situates in the City and County of San Francisco, State of California, being Lot T, Lot W and Lot Q as shown on that certain Final Map No. 9235, recorded on September 13, 2018, as Document No. 2018-K6672373-00, Official Records of said County.

Legal Description

[Waterfront Plaza]

All that certain real property situates in the City and County of San Francisco, State of California, being Lot T, Lot S, Lot P and Lot Q as shown on that certain Final Map No. 9235, recorded on September 13, 2018, as Document No. 2018-K6672373-00, Official Records of said County.

Exhibit B
Notices of Completion



Infrastructure Task Force

DPW-ITF@sfdpw.org | 49 South Van Ness Ave. 9th Floor, San Francisco, CA 94103

May 15th, 2024

Magdalena Myszka
Project Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: **Notice of Completion**
TI Causeway Park (BSM Permit #21IE-00500)

Ms. Myszka,

Public Works hereby issues this **Notice of Completion** for the scope detailed and permitted through BSM Permit #21IE-00500 for the TI Causeway Park and confirms that the work is generally completed in substantial conformity to the approved plans, specifications, and applicable City regulations and the facility is ready for its intended use.

Thank you,

A handwritten signature in blue ink that reads "Denny Phan".

Denny Phan, PE
Acting Manager, Infrastructure Task Force

Cc: John Kwong, Desmond Chan (ITF); Albert Ko (City Engineer), Carla Short (Director)
Raymond Woo, Ben Leung, Jeff Khou, Aaron Wu (BCM)
Bob Beck, AnMarie Rodgers, Wei Zhang, Joey Benassini (TIDA)
Judson True (Mayor's Office)
Sean Brown, Chris Holmquist, Charles Shin (TIDG)

Attachments:

1. SFPW-BCM DOC Recommendation Letter (dated 5/14/24)
2. TIDG NOC Request Letter (dated 8/21/23)



Edward Yee, Bureau Manager | Bureau of Construction Management
ed.yee@sfdpw.org | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

May 14, 2024

Denny Phan
Acting Section Manager
San Francisco Public Works – Infrastructure Task Force
49 South Van Ness Ave, 9th Floor
San Francisco, CA 94103

Re: Treasure Island – Causeway Park
BSM Permit #21IE-00500
Determination of Completeness – BCM

Dear Mr. Phan:

In reference to the Treasure Island Causeway Park permit, San Francisco Public Works, Bureau of Construction Management (SFPW/BCM), finds the facility improvements scope of work completed within the limits shown in Exhibit A to be in conformance with the construction documents and specifications, and is ready for its intended use under the following conditions.

After detailed inspections and verifications stipulated by contract documents, the undersigned hereby states the following in their capacities as representatives of their respective agencies:

The scope of work within the limits of work shown in Exhibit A, has been constructed in general conformance with the construction documents and CCSF Standard Plans and Specifications.

The Causeway Park scope of work has been constructed in compliance with all applicable laws, codes, and ordinances.

The Treasure Island Causeway Park permit is ready for its intended use.

The undersigned are recommending to Public Works – Infrastructure Task Force (ITF) to accept the street and facility improvements scope of work.

The following agencies also concur and support a determination of completeness:

- TIDA
- SFPW-DAC



Edward Yee, Bureau Manager | Bureau of Construction Management
ed.yee@sfdpw.org | 49 South Van Ness Ave. 7th Floor, San Francisco, CA 94103

- SFPW-Landscape Architect
- PUC-Green Infrastructure (CAC attached)

Acceptance of the facility improvements scope of work constructed under Treasure Island Causeway Park contract scope in no way invalidates or relieves the developer and/or contractor of guarantees on quality of workmanship or warranties on work.

	5/14/2024
_____ <i>Signature</i>	_____ <i>Date</i>
Raymond Woo _____ <i>Name of Agency Representative</i>	SFPW – BCM _____ <i>City Agency</i>

Attachments:

1. Exhibit A – Causeway Park - Limit of Work (1 page)
2. Supporting DOC Letters from TIDA (2 pages)
3. Supporting DOC Letters from SFPW-DAC (2 pages)
4. Supporting DOC Letters from SFPW-LA (2 pages)
5. Supporting DOC Letters from PUC-GI (7 pages)

Exhibit A

Treasure Island Causeway Park BSM Permit #21IE-00500

Limit of Work



TREASURE ISLAND
DEVELOPMENT GROUP

August 15, 2023

Ms. Carla Short, Interim Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
30 Van Ness Avenue, Suite 4200
San Francisco, CA 94102

Re: Request for Notice of Completion; Treasure Island Causeway Park Permit # 21IE-00500; Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements), dated for reference purposes as of September 7, 2018, recorded September 13, 2018, as Document No. 2018-K672370 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements) dated for reference purposes as of September 14, 2022, recorded October 19, 2022, as Document No. 2022095274 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. **21IE-00500**. Pursuant to Section 6(h) of the PIA:

Upon a written request from Subdivider as described in Section 6(a), the Director will inspect Park Improvements pursuant to the procedures described in Section 6(a). Provided that the requirements for issuance of a Notice of Completion are satisfied, the Director will issue a Notice of Completion for the subject Park Improvements.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) and Section 6(h) of the PIA pertaining to the components of the Park Improvements of Treasure Island Causeway Park Permit # 21IE-00500 (attached as Exhibit 1 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA, the Subdivider encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports
- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals

In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the Park Improvements associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this

particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the Park Improvements are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at Chris.Holmquist@tssf.com or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

Christopher Meany
Vice President
Treasure Island Series 1, LLC

cc: John Kwong, SFPW
Ed Yee, SFPW
Brian Henderson, WWE
Imelda Mangubat, WWE
Wei Zhang, TIDA
Charles Shin, TIDG

Raymond Woo, SFPW
Noemy Revilla, WWE
Craig Freeman, WWE
Bob Beck, TIDA
Elizabeth Hirshchorn, TIDA
Andy Wang, TIDG

Exhibit 1

Acquisition Facilities

The facilities include the **Treasure Island Causeway Park Improvements** constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit # **21IE-00500** dated **September 14, 2021** for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Abatement - includes abatement of hazardous materials and disposal of waste.
2. Demolition - removal of below-grade, at-grade, and above-grade facilities, and recycling or disposal of waste.
3. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
4. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
5. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
6. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
7. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
8. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
9. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
10. Parks – including, but not limited to ground improvements, subgrade preparation, landscaping and trees, aggregate base, sidewalks, pavers, decomposed granite, lighting, irrigation, furniture, decks, fountains, and restrooms.



July 3, 2023
BKF Job 20200150-32

Magdalena Myszka
Treasure Island Development Group
c/o Treasure Island Community Development
615 Battery Street, Floor 6
San Francisco, Ca 94111

Subject: Notice of Substantial Completion
Treasure Island Sub-Phase 1B, 1C & 1E
Causeway Park
Permit Number: 21IE-00500

Date of Observation: July 1, 2023

On July 1, 2023, we performed a visual observation of the improvements installed for the Treasure Island - Causeway Park project. At the time of observation, a majority of the site construction had been installed and minor cleanup and surface work were being completed. Per our request the contractor coordinated a field verification of the installed bioretention treatment section following a grade verification.

The following observations include but are not limited to:

1. Check dams and overflow structures are installed per plan within tolerances.
2. By previous excavation observations the bioretention section within all Causeway basins have been installed in substantial conformance with plan minimum dimensions. This includes minimum 18" bioretention media, 4" choking coarse aggregate, 8" coarse aggregate, subdrain pipe, and 2" gravel mulch.
3. The bioretention footprint was installed in substantial conformance with the plans.
4. Overflow structures have been adjusted to elevations which allow for 6" of design ponding per plan.
5. The bioretention section was installed uniformly to the elevations shown in the As-built documents and is expected to function as designed. Freeboard to the basin edges is likewise per plan and overland release is not anticipated.

The following items will need to be addressed prior to the overall project completion:

1. All temporary stormwater control measures shall be removed and inlet structures shall be inspected and cleaned of residual debris and construction materials. These measures include straw wattle, inlet grate geotextile cloth, gravel bags, etc.
2. It is the contractor's responsibility to restore the existing site and remaining facilities to a condition equal to that prior to construction. This includes cleaning out existing inlets and surfaces of all construction debris and materials. All residual concrete debris/slurry shall be removed from existing hardscape surfaces.

From these field observations and to the best of our knowledge, construction of the civil improvements at Causeway Park have been completed in general conformance with the approved construction plans and specifications provided by BKF Engineers, and other permitted documents and changes approved during construction.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sam Tipton', written over a light blue circular stamp.

Sam Tipton, Senior Project Engineer
BKF Engineers

Project No.
7091.000.107

February 22, 2023

Ms. Magdalena Myszka
Treasure Island Development Group
615 Battery Street, Floor 6
San Francisco, CA 94111

SFPW Permit No: 21IE-00500

Subject: Causeway Park
San Francisco, California

FINAL TESTING AND OBSERVATION AND SPECIAL INSPECTIONS REPORT

- References:
1. Treasure Island Sub-Phase 1B, 1C, & 1E, City and County of San Francisco, California; Parks, Causeway, Permit Set; Conform Set September 14, 2021.
 2. Treasure Island Sub-Phase 1B, 1C, & 1E, Standard Specifications, Permit Submittal, October 15, 2018.
 3. ENGEO. 2015. Design Geotechnical Report; Treasure Island Major Phase 1, Sub-Phases 1B, 1C, 1E Infrastructure Improvements, San Francisco, California. Project No. 7091.000.000. December 22, 2015.

Dear Ms. Myszka:

ENGEO provided testing and observation, special inspections, and material testing services during construction of the improvements for the Causeway Park project located within Treasure Island Stage 1 development phase in San Francisco, California. The purpose of our services was to confirm that construction of the subject improvements was accomplished in general conformance with the project requirements. For the purposes of this final letter, the project requirements include general conformance with the following.

1. The requirements of the City and County of San Francisco Standard Specifications
2. Project plans (Reference 1)
3. Project Specifications (Reference 2)
4. The intent of our recommendations provided in the geotechnical report (Reference 3)
5. Project plan information bulletins (IBs)
6. The Engineer of Record (EOR) responses to construction RFIs
7. Recommendations provided in the field

ENGEO provided testing and observation, special inspections, and material testing services for the subject improvements between March 2 and September 22, 2022. ENGEO field representatives observed the placement of pipe cover and trench backfill, subgrade preparation, aggregate base placement, and concrete placement, performed field density tests, inspected reinforcing steel, and sampled concrete.

Relative compaction refers to the in-place dry unit weight of soil expressed as a percentage of the maximum dry unit weight of the same soil, as determined by the ASTM D-1557 laboratory compaction test procedure. We performed laboratory compaction tests on representative materials to determine the maximum dry density and optimum moisture content. The results of laboratory testing are summarized in Table I, attached.

Placement specifications for trench backfill included a minimum relative compaction of 90 percent of maximum dry density, as determined by ASTM Test Method D1557, with a moisture content above optimum moisture content in accordance with the requirements of the City and County of San Francisco Standard Specifications. Placement specifications for the upper 1 foot of soil subgrade and aggregate base beneath site concrete included a relative compaction of at least 95 percent at a moisture content above the optimum moisture in accordance with the requirements of the City and County of San Francisco Standard Specifications.

Our field representatives observed the compaction and moisture conditioning of the field density test locations selected to confirm field observations. Test locations were determined by pacing from on-site stakes and using the stationing presented on the civil project plans (Reference 1). Field density testing was performed in accordance with ASTM Test Designation D-2922, "Test Methods for Density of Soil and Soil-Aggregate In-Place by Nuclear Methods (Shallow Depth)."

We performed a total of 34 in-place field density tests in the compacted materials to determine relative compaction and in-place moisture content as presented in Table II – Summary of Field Density Testing, attached. As shown in Table II, when an in-place density test result initially failed to conform to the project specifications, the general area of the failing test was reworked until a passing test was achieved.

Our field representatives inspected steel reinforcement, observed the placement of concrete, and sampled the concrete of curb and gutters, curb walls, sidewalks, bollard light foundations, and check dams. Concrete sampling and test reports are attached. The compression test results indicate that sampled concrete and grout has met or exceeded specified compressive strength requirements.

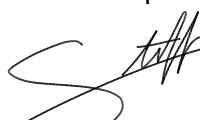
CONCLUSIONS

To the best of our knowledge, and based on our inspections and test results, the construction of the subject improvements observed and tested by ENGEO is in general conformance with the project requirements. We make no representation as to the accuracy of dimensions, calculations, or any of the design for this project.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

ENGEO Incorporated


Chris Stouffer, PE
cs/sp/jjt/cjn




Stefanos Papadopoulos, GE



Attachments: Table I – Laboratory Compaction Test Results
Table II – Summary of Field Density Testing
Concrete Compression Tests Results

August 08, 2023

Magdalena Myszka
Treasure Island Development Group
c/o Treasure Island Community Development
Pier 1 The Embarcadero Bay 2
San Francisco, CA 94111

Landscape Architect's Letter of Substantial Completion
Treasure Island Sub-Phase 1B, 1C & 1E
Causeway Park
San Francisco, CA
Permit Number: 21IE-00500

Dear Magdalena:

Reference is made to Consultant Agreement with TIDG and AECOM, Landscape Architects for Causeway Park. The undersigned hereby states the following in his capacity as Landscape Architect:

1. To the best of my knowledge, information, and belief, regarding the improvements completed by the Plans and Specifications ("the improvements") for the Causeway Park, I hereby state the following:

It appears, by visual observation of the surface improvements associated with planting, irrigation, walkways, and other hardscape landscape elements, has been constructed in general conformance with the Plans and changes approved during construction. It should be noted that visual observations do not verify that normal standard care or accuracy of construction has been implemented.

2. The planting and irrigation system was completed and approved on May 11th and the Contractor was approved to start 90 Days Plant Establishment Period. During this period contractor has completed the full operational setup of the irrigation system and is now fully functional with the final setup of the booster pump. With this letter, the irrigation system is now fully operational and operates through the project irrigation controller, and is pressure regulated with the specified booster pump.
3. Attachment A identifies an understanding of the schedule of plant establishment and maintenance till final approvals and project turnover to TIDA.

In witness whereof, the undersigned has executed this Landscape Architect's Letter of Substantial Completion on the date set forth above.

By:



Glen Phillips
Associate Principal
AECOM
T: 4159552957

March 22, 2023

DGC LETTER NUMBER 517102 -103

Magdalena Myszka
Project Manager

Treasure Island Community Development, LLC
Pier 1 The Embarcadero Bay 2
San Francisco, California 94111

Reference: **Treasure Island Causeway Parks
Sub-Phase 1B, 1C & 1E
Project Permit No. 21IE-00500
DGC Job No. 517102**

Subject: Substantial Completion – Treasure Island Causeway Parks Project Sub-Phase 1B, 1C & 1E Area A

Dear Mrs. Myszka:

This document affirms that, to the best of my knowledge, the installation of the Treasure Island Causeway Parks Project has been constructed in general conformance with the approved construction plans, specifications, and other permitted documents, and Substantial Completion has been achieved. DeSilva Gates Construction, in its role as Construction Manager, has monitored the work from start to finish to ensure that the work has been constructed, inspected, and tested per the requirements of the contract and all applicable regulating agencies.

If you have any further questions, please do not hesitate to contact our office.

Respectfully,
DeSilva Gates Construction, LP

Tom A. Gunther

Tom A. Gunther
Project Manager

Attachments: Acceptance Package CC: J. Summers, B. Connolly, V Lee, C Freeman, V Cardenas, G. Day: DGC; C. Shin: TIDG



Infrastructure Task Force

DPW-ITF@sfdpw.org | 49 South Van Ness Ave. 9th Floor, San Francisco, CA 94103

June 6th, 2024

Magdalena Myszka
Project Manager, TIDG
615 Battery St, Floor 6
San Francisco, CA 94111

RE: **Conditional Notice of Completion**
TI Waterfront Plaza (BSM Permit #22IE-00059)

Ms. Myszka,

Public Works hereby issues this **Conditional Notice of Completion** for the scope detailed and permitted through BSM Permit #22IE-00059 for the TI Waterfront Plaza and confirms that the work is generally completed in substantial conformity to the approved plans, specifications, and applicable City regulations and the facility is ready for its intended use, subject to the following condition:

1. Riprap height adjacent to the Ferry Terminal. The current curb to riprap height exceeds 30" (drop). This section of curb will be temporarily fenced off until additional riprap is installed.
2. Temporary fencing along the north boundary of Waterfront Plaza. The adjacent Cityside Park is under construction, temporary fencing is installed to prevent public access to the jobsite.
3. Update record drawings red lines and AutoCAD drawings to:
 - A. Remove (6) Rumble Strips
 - B. Redraw (2) MHs in their relocated locations with as-built elevations
 - C. Update Storm Roof Drains alignment and end cap locations per RFI #34 on Sheets C2.20, C2.30, C2.40, L1.10, and L1.20.

Thank you,

A blue ink signature of Denny Phan.

Denny Phan, PE
Acting Manager, Infrastructure Task Force

Cc: John Kwong, Desmond Chan (ITF); Albert Ko (City Engineer), Carla Short (Director)
Raymond Woo, Ben Leung, Jeff Khou, Aaron Wu (BCM)
Bob Beck, AnMarie Rodgers, Wei Zhang, Joey Benassini (TIDA)
Judson True (Mayor's Office)
Sean Brown, Chris Holmquist, Charles Shin (TIDG)

Attachments:

1. SFPW-BCM DOC Recommendation Letter (dated 6/6/24)
2. TIDG NOC Request Letter (dated 5/20/24)

TREASURE ISLAND
DEVELOPMENT GROUP

May 20, 2024

Ms. Carla Short, Director of Public Works
City & County of San Francisco
c/o Denny Phan, Project Manager - Infrastructure Task Force, Treasure Island Project
49 South Van Ness Avenue, Suite 1600
San Francisco, CA 94102

Re: Request for Notice of Completion; Treasure Island Waterfront Plaza Permit # 22IE-00059; Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements), dated for reference purposes as of September 7, 2018, recorded September 13, 2018, as Document No. 2018-K672370 of the Official Records of the City and County of San Francisco (“Official Records”), as amended by that certain First Amendment to Public Improvement Agreement (Treasure Island Sub-Phase 1B, 1C & 1E Improvements) dated for reference purposes as of September 14, 2022, recorded October 19, 2022, as Document No. 2022095274 of Official Records, and as may be further amended from time to time (collectively, the “PIA”)

Dear Interim Director Short:

Reference is made to the PIA and associated Street Improvement Permit No. 22IE-00059. Pursuant to Section 6(h) of the PIA:

Upon a written request from Subdivider as described in Section 6(a), the Director will inspect Park Improvements pursuant to the procedures described in Section 6(a). Provided that the requirements for issuance of a Notice of Completion are satisfied, the Director will issue a Notice of Completion for the subject Park Improvements.

By this letter, Treasure Island Series 1, LLC, the “Subdivider” under the PIA, hereby formally requests issuance of a Notice of Completion pursuant to Section 6(a) and Section 6(h) of the PIA pertaining to the components of the Park Improvements of Yerba Buena Hilltop Park Permit # 22IE-00059 (attached as Exhibit 1 hereto).

In compliance with Sections 2(c)(ii), 6(a) and Exhibit E of the PIA, the Subdivider encloses the following materials herewith to facilitate issuance of the requested Notice of Completion:

- Contractor Substantial Completion Letter
- Civil Engineer Completion Letter
- Geotechnical Engineer Completion Letter
- Landscape Architect Completion Notice
- Construction Manager Completion Notice
- City Final Punch-list Approval
- Utility Conformance Letter
- As-Built Plan Approval
- Notice of Completion (to be recorded after City approval)
- Test Reports
- Joint Trench Conduits Mandrel Test
- Confirmation from City that spare parts have been provided
- Operation and Maintenance Manuals


In addition to the materials required for issuance of a NOC per the terms of the PIA, Public Works has requested the following materials to review relating to the Park Improvements associated with the request for the NOC: warranties, photograph survey, Instructional Bulletins, RFIs, and Submittals. While not required by the PIA, Subdivider is willing to provide the materials in this

particular instance as a courtesy to assist staff in its review. These additional materials, in addition to the materials required by the PIA, are listed out in the NOC checklist (Exhibit 3 hereto).

As contemplated by the PIA, the above-referenced components of the Park Improvements are ready for their intended use and have been completed in substantial conformity with the approved Plans and Specifications and the applicable City Regulations. Developer therefore requests issuance of the Notice of Completion as soon as practicable. We will make every effort to coordinate with Public Works or other City personnel to schedule any necessary inspections.

Please do not hesitate to contact Chris Holmquist, Director of Infrastructure, at Chris.Holmquist@tisf.com or (415) 298-3230, if you have any questions. Your prompt attention to this request is greatly appreciated.

Sincerely,

DocuSigned by:

709FC5FC393B471...

Christopher Meany
Vice President
Treasure Island Series 1, LLC

cc: John Kwong, SFPW
Raymond Woo, SFPW
Ed Yee, SFPW
Nohemy Revilla, WWE
Craig Freeman, WWE
Bob Beck, TIDA
Joey Benassini, TIDA
Charles Shin, TIDG

Exhibit 1

Acquisition Facilities

The facilities include the **Treasure Island Waterfront Plaza Improvements** constructed or installed by or on behalf of TIS1 pursuant to Street Improvement Permit # **22IE-00059** dated **February 2, 2022** for said improvements, and the improvement plans and specifications described therein. The list of facilities delivered to and on file with the City is as follows:

1. Mobilization – includes but not limited to placing, removing, storing, maintaining, moving to new location, preconstruction damage survey.
2. Dust Control – includes but not limited BMP's, track out prevention measures, management and maintenance of active and inactive stockpiles, inactive surface areas and storage piles by means of watering, covering, wind barriers and stabilization with dust control agent.
3. Erosion Control – includes but not limited to SWPPP measures and BMP's.
4. Surveying – including but not limited to construction staking and surveying.
5. Low Pressure Water - including, but not limited to, main pipe, pressure reducing stations, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, fire hydrants, cathodic protection, and tie-ins for onsite and offsite low pressure water supply network intended for domestic use.
6. Recycled Water - including, but not limited to, main pipe, laterals, water meters, water meter boxes, back flow preventers, gate valves, air valves, blowoffs, cathodic protection, and tie-ins for recycled water supply network intended to provide treated wastewater for use in irrigation of parks and landscaping as well as graywater uses within buildings.
7. Storm Drainage System — including, but not limited to, main pipe, laterals, manholes, catch basins, air vents, stormwater treatment facilities, connections to existing systems, headwalls, outfalls, and lift stations for a network intended to convey onsite and offsite separated storm water.
8. Separated Sanitary Sewer — including, but not limited to, main pipe, laterals, manholes, traps, air vents, connections to existing systems, force main pipe and associated valves and cleanouts, and pump and lift stations for a network intended to convey separated sanitary sewage.
9. Joint Trench — including, but not limited to, the electrical substation, installation of primary and secondary conduits, overhead poles, pull boxes, vaults, subsurface enclosures, and anodes, for dry utilities including but not limited to electrical and information systems.
10. Street Lighting (Parks) – Includes but not limited to foundations, soil spoil off-haul and disposal, conduit (exclusive of joint trench), conductors, anchor bolts, bases, poles, arms, and luminaires.
11. Earthwork — including, but not limited to, importation of clean fill materials, clearing and grubbing, slope stabilization, ground improvement, installation of geogrid, surcharging, wick drains, excavation, rock fragmentation, placement of fill, compaction, grading, erosion control, and post—construction stabilization such as hydroseeding.
12. Retaining Walls — including, but not limited to, excavation, foundations, construction of retaining walls, subdrainage, and backfilling.
13. Highway Ramps, Roadways, Pathways, Curb, and Gutter — including, but not limited to, road subgrade preparation, aggregate base, concrete roadway base, asphalt wearing surface, concrete curb, concrete gutter, medians, colored asphalt and concrete, speed tables, class 1 and 2 bike facilities (e.g., cycle tracks), sawcutting, grinding, conform paving, resurfacing, for onsite and offsite roadways.

14. Streetscape — including, but not limited to, subgrade preparation, aggregate base, sidewalks, pavers, ADA curb ramps with detectable tiles, streetlights, light pole foundations, landscaping, irrigation, street furniture, waste receptacles, newspaper stands, and public art.
15. Parks – including, but not limited to, ground improvement, subgrade preparation, landscaping and trees, aggregate base, sidewalks, pavers, decomposed granite, lighting, irrigation, furniture, decks, fountains, and restrooms.

Exhibit C

Offers of Improvements

NO RECORDING FEE

RECORDING REQUESTED BY
and When Recorded Mail To:

Treasure Island Director
Treasure Island Development Authority
One Avenue of the Palms, Suite 241
San Francisco, California 94130

APN: 1939 117, 1939 123, 1939-120

Situs:

OFFER OF IMPROVEMENTS

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“Offeror”), and its successors and assigns, does hereby irrevocably offer to the Treasure Island Development Authority, a California public benefit corporation, (“Offeree”), and its successors and assigns, all of those improvements described in that certain Public Improvement Agreement for Treasure Island dated as of September 7, 2018, between Offeror, Offeree, and the City and County of San Francisco (“City”), as amended (“PIA”), as “Causeway Park Improvements” which are more particularly described in Improvement Plans and Specifications prepared by AECOM, entitled “Parks Causeway” dated September 14, 2021, on file with the City’s Department of Public Works and Offeree, and which are incorporated into the PIA as Exhibit A-1 thereto.

The property where the improvements are located is shown on Exhibit A-1 hereto, located in the City.

It is understood and agreed that: (i) Offeree and its successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by appropriate action of Offeree; and (ii) upon acceptance of this offer of public improvements by formal action of the Offeree, the Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of March, 2024.

GRANTOR:

TREASURE ISLAND SERIES 1, LLC
a Delaware limited liability company

By: _____
Name:
Title: Authorized Signatory

NO RECORDING FEE

RECORDING REQUESTED BY
and When Recorded Mail To:

Treasure Island Director
Treasure Island Development Authority
One Avenue of the Palms, Suite 241
San Francisco, California 94130

APN: 1939-117, 1939-119, 1939-179

Situs:

OFFER OF IMPROVEMENTS

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“Offeror”), and its successors and assigns, does hereby irrevocably offer to the Treasure Island Development Authority, a California public benefit corporation, (“Offeree”), and its successors and assigns, all of those improvements described in that certain Public Improvement Agreement for Treasure Island dated as of September 7, 2018, between Offeror, Offeree, and the City and County of San Francisco (“City”), as amended (“PIA”), as “Causeway Park Improvements” which are more particularly described in Improvement Plans and Specifications prepared by AECOM, entitled “Parks Waterfront Plaza” dated January 26, 2022, on file with the City’s Department of Public Works and Offeree, and which are incorporated into the PIA as Exhibit A-1 thereto.

The property where the improvements are located is shown on Exhibit A-1 hereto, located in the City.

It is understood and agreed that: (i) Offeree and its successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and, except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by appropriate action of Offeree; and (ii) upon acceptance of this offer of public improvements by formal action of the Offeree, the Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of March, 2024.

GRANTOR:

TREASURE ISLAND SERIES 1, LLC
a Delaware limited liability company

By: _____
Name:
Title: Authorized Signatory

Exhibit D
Public Works Order



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 210595

Recommending the Treasure Island Development Authority (“TIDA”) Board of Directors formally accept certain irrevocable offers of public park and open space improvements associated with “Causeway Park”, “Waterfront Plaza”, and any structure or improvements thereon (collectively, “Park Improvements”); dedicating the Park Improvements for public use; and accepting the Park Improvements for TIDA maintenance and liability purposes.

WHEREAS, The CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation of the State of California (“City”), TIDA, a California non-profit public benefit corporation, and TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC, a California Limited liability company (“TICD”), entered into the Public Improvement Agreement (on a portion of Treasure Island) on September 7, 2018 and recorded on September 13, 2018, as amended on September 14, 2022 and recorded on October 19, 2022 (hereinafter “PIA”),

WHEREAS, TICD assigned the PIA to Treasure Island Series 1, LLC (“TIS1”), which is also the partial assignee of the Disposition and Development Agreement for the Treasure Island / Yerba Buena Project (“DDA”) as defined therein (“Project”);

WHEREAS, The public park and open space improvements associated with “Causeway Park”, “Waterfront Plaza”, and any structure or improvements thereon (collectively, “Park Improvements”) that are the subject of this Order are located on Treasure Island Development Authority (“TIDA”) real property on Treasure Island; and

WHEREAS, Pursuant to Section 6 of the PIA, TIS1 irrevocably offered the Park Improvements to TIDA as set forth in the Draft Irrevocable Offer of Dedications (“TIS1 Offers”); and

WHEREAS, Public Works completed inspection of the Park Improvements and the City Engineer, by issuance of a Notice of Completion on May 15, 2024 for Causeway Park and on June 6, 2024 for Waterfront Plaza, determined the Park Improvements to be complete in substantial conformity with the approved plans, specifications, and applicable City regulations governing the Park Improvements and further determining that the Park Improvements are ready for their intended use; and

WHEREAS, Pursuant to the Memorandum of Agreement Regarding Ownership and Maintenance of Public Improvements on Treasure Island by and between TIDA and the City, dated April 26, 2017, the TIDA Board of Directors may accept park improvements completed by Developer with the approval of the TIDA Board of Directors; and

WHEREAS, In February 2024, the Board of Supervisors approved Ordinance No. 028-24 delegating to the TIDA Board of Directors various powers related to acceptance of public parks, open space improvements, and any structures thereon that are required as part of development of the Project pursuant to the DDA; and

WHEREAS, The Public Works Director (the “Director”) recommends, and the City Engineer certifies, to the TIDA Board of Directors that the Park Improvements as shown in Street Improvement Permit Nos. 21IE-00500 for Causeway Park and 22IE-00059 for Waterfront Plaza should be accepted for public use by TIDA. The Director further recommends that the TIDA Board of Directors accept ownership of the Park Improvements, accept Park Improvements for maintenance and liability subject to TIS1’s warranty obligations in the PIA, dedicate the Park Improvements for public use, and designate the Park Improvements for public park and open space purposes; and

WHEREAS, In a letter dated June 5, 2024, the City Planning Department affirmed that acceptance of the Park Improvements and associated actions are, on balance, in conformity with the General Plan and Planning Code Section 101.1 and determined that the actions contemplated by the TIDA Board of Directors comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et. seq.) (“CEQA”); and

NOW THEREFORE BE IT ORDERED THAT,

The Director makes the following recommendations:

The Director recommends that TIDA acknowledge the Planning Department’s General Plan consistency findings and adopt the CEQA determination set forth in the Planning Department letter dated June 5, 2024.

The Director recommends that the TIDA Board of Directors accept the Irrevocable Offer of Improvements to TIDA for the Park Improvements. The Director’s recommendation also includes the City Engineer’s certification of actions under the City Engineer’s authority.

The Director further recommends that the TIDA Board of Directors dedicate the Park Improvements for public use, designate the Park Improvements for public park and open space purposes.

The Director acknowledges the TIDA Board of Directors’ authority to accept the Park Improvements for TIDA maintenance and liability purposes and that such a decision is a policy matter for TIDA. Should the TIDA Board of Directors take such action, the Director recommends the action be subject to the following:

- a) TIDA’s acceptance of the Park Improvements for maintenance and liability purposes includes only those improvements within the area legally described in Exhibit A of the TIS1 Offers;
- b) The acceptance of the Park Improvements should not obviate, amend, alter, or in any way affect existing maintenance agreements between TIDA and parties to such agreements; and
- c) TIS1’s conditional assignment of all warranties and guaranties to TIDA related to the construction of the Park Improvements and its warranty obligations under the PIA.

Attachments:

1. Diagram Depicting Location of Park Improvements
2. Draft T1S1 Offer of Improvements – Causeway Park
3. Draft T1S1 Offer of Improvements – Waterfront Plaza

X DocuSigned by:
Denny Phan

Phan, Denny C907BA0BD82C4E6...
Acting ITF Manager

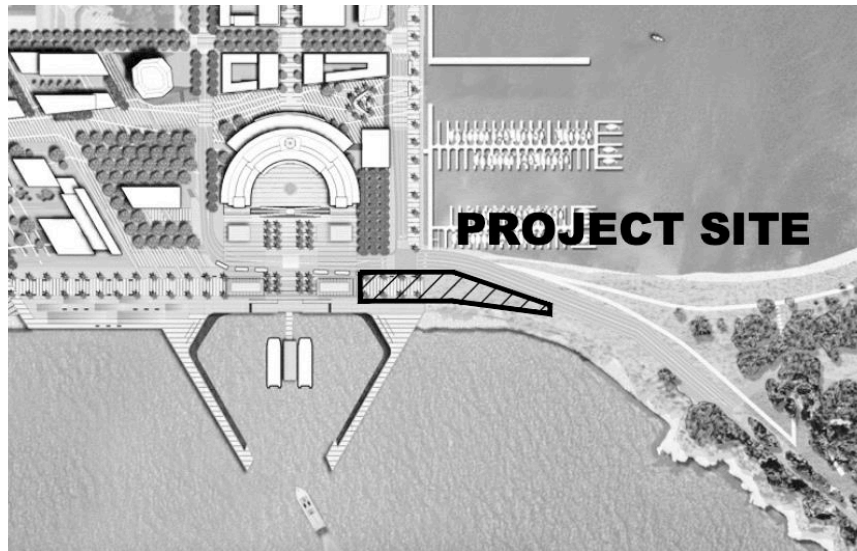
X DocuSigned by:
Albert Ko

Ko, Albert J 281DC30E04CF41A...
City Engineer

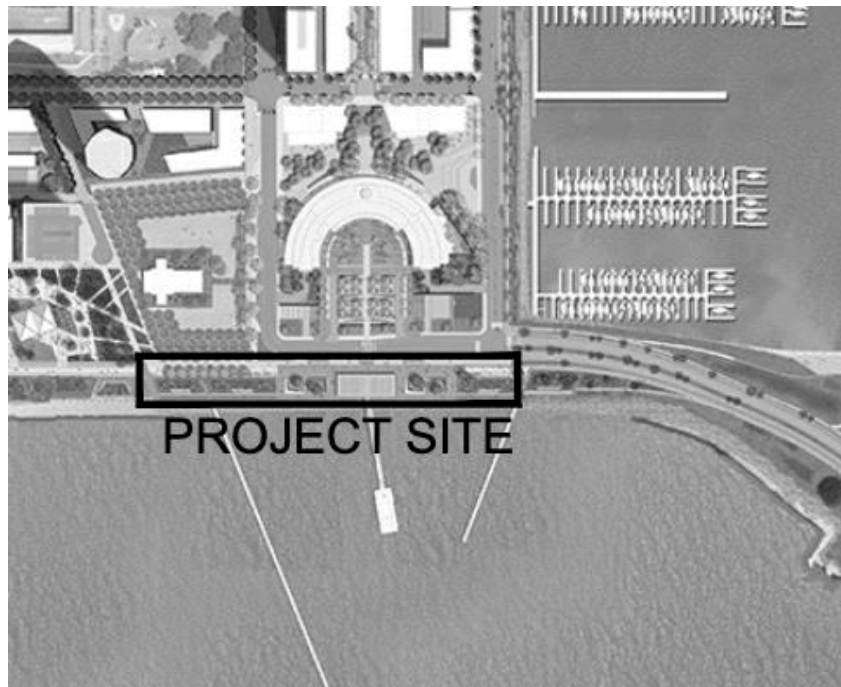
X DocuSigned by:
Carla Short

Short, Carla
Director of Public Works

Diagram Depicting Location of Park Improvements



Causeway Park



Waterfront Plaza

Draft T1S1 Offer of Improvements – Causeway Park

Draft T1S1 Offer of Improvements – Waterfront Plaza

Exhibit E

Planning General Plan Consistency Determination & CEQA Findings Letter



GENERAL PLAN CONSISTENCY DETERMINATION AND CEQA FINDINGS

June 5, 2024

Mr. Bob Beck
Treasure Island Director
Treasure Island Development Authority
Treasure Island Administration Building
1 Avenue of the Palms, Suite 241
San Francisco, CA 94130

Project Title: “Treasure Island Landing” – Acceptance of Public Improvements
Assessor’s Blocks(s)/Lot(s): 1939/117, 119, 120, 123, and 179
Design Review Approval No.(s): 2007.0903BEMRTUWZ
Zoning District(s): Treasure Island Open Space (TI-OS), Treasure Island Mixed Use (TI-MU), and Yerba Buena Island Open Space (YBI-OS) Zoning Districts; 25-TI, 50-TI and N/A Height/Bulk Districts
Staff Contact: Nicholas Foster, AICP, LEEP GA; 628.652.7330; nicholas.foster@sfgov.org

Dear Mr. Beck:

This letter addresses the proposed Treasure Island Development Authority (TIDA) Board’s acceptance of public improvements for “Treasure Island Landing” (formerly named “Causeway Park” and “Waterfront Plaza”) located on the following Assessor’s Blocks/Lots: 1939/117, 119, 120, 123, and 179. The public improvements are shown in the plans (“Plans”) for the following:

- Street Improvement Permit (SIP) for “Causeway Park,” approved by Public Works Street Use and Mapping on September 30, 2021, under Permit #21IE-00500.
- Street Improvement Permit (SIP) for “Waterfront Plaza,” approved by Public Works Street Use and Mapping on February 2, 2022, under Permit # 22IE-00059.

On April 21, 2011, the San Francisco Planning Commission issued a series of approvals for the Treasure Island/Yerba Buena Island Project (Planning Department Records 2007.0903BEMRTUWZ). These approvals actions included certification of the Final Environmental Impact Report (FEIR) through Motion No. 18325, adoption of California Environmental Quality Act (“CEQA”) findings through Motion No. 18326, and adoption of General Plan and Planning Section 101.1 consistency findings through Motion No. 18328.

Planning Department Staff has reviewed the Plans and considered the other actions comprising the TIDA Board acceptance of park and/or open space improvements and finds them consistent with the Planning Commission’s approvals. Therefore, the Planning Department Staff finds that the TIDA Board actions, including those approval actions that the Board of Supervisors delegated to the TIDA Board in Ordinance No. 28-24, are covered with the scope of the FEIR and the CEQA findings of Planning Commission Motion Nos. 18325 and 18326. In addition, Planning Department Staff finds that the TIDA Board actions are, on balance, consistent with General Plan and Planning Code Section 101.1 Consistency Findings of Planning Commission Motion No. 18328. For purposes of the TIDA Board actions identified in this letter, the Planning Department Staff relies on and incorporates by reference these Planning Commission Motions and their associated findings.

Sincerely,

Nicholas Foster

Nicholas Foster, AICP, LEEP GA
Principal Planner

cc: *(via email)*

Denny Phan, PE
Acting Manager, Infrastructure Task Force
San Francisco Public Works

[Acceptance of Park Improvements on Treasure Island]

RESOLUTION TO ACCEPT CERTAIN PARK AND OPEN SPACE IMPROVEMENTS ON TREASURE ISLAND INCLUDING ANY STRUCTURES THEREON, TO DESIGNATE THE IMPROVEMENTS FOR PARK USE, TO DEDICATE THE IMPROVEMENTS FOR PUBLIC USE, AND TO ACCEPT THE IMPROVEMENTS FOR MAINTENANCE AND LIABILITY PURPOSES

WHEREAS, On June 28, 2011 the Treasure Island Development Authority (“the Authority”) and Treasure Island Community Development, LLC (“Developer”) entered into the Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or “DDA”); and

WHEREAS, On June 28, 2011, the City and Developer entered a Development Agreement (the “DA”). The Board of Supervisors approved the DA in Ordinance No. 95-11, Clerk of the Board of Supervisors File No. 110226. Ordinance No. 95-11 and related DA documents and approvals are on file with the Clerk of the Board and incorporated by reference in this resolution.

WHEREAS, The DDA contemplates the redevelopment of Treasure Island and Yerba Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, and up to approximately 300 acres of parks and open space, a ferry terminal, new and upgraded streets and other public ways, and extensive bicycle, pedestrian, and transit facilities; and

WHEREAS, Under the DDA, Developer is responsible for construction of public improvements within the Project, including parks and open spaces; and

WHEREAS, The Authority will own and operate the parks and open space lands and improvements within the Project; for purposes of this resolution “the Park Improvements” is the

1 area named Treasure Island Landing, also referred to as Causeway Park and Waterfront Plaza,
2 and any structures or improvements thereon, located on Authority-owned real property on
3 Treasure Island within a portion of Lot P, Lot Q, Lot S, Lot T, and Lot W of Final Map No. 9235
4 recorded September 13, 2018 as Document No. 2018-K6672373-00, a copy of which is on file
5 with the Secretary of this Board and are incorporated herein by reference; and

6 WHEREAS, As set forth in the Memorandum of Agreement Regarding Ownership and
7 Maintenance of Public Improvements on Treasure Island and Yerba Buena Island between the
8 Authority and the City, dated April 26, 2017, the Authority may accept park improvements
9 completed by Developer with the approval of the Authority Board of Directors; and,

10 WHEREAS, In February 2024, the Board of Supervisors approved Ordinance No. 028-
11 24 delegating to the Authority various powers related to acceptance of public parks, open space
12 improvements, and any structures thereon that are required as part of development of the
13 Project pursuant to the DDA; and

14 WHEREAS, This Ordinance also required the Authority, prior to taking the acceptance
15 actions described above, find the Park Improvements are consistent with the DDA and DA, and
16 obtain from the Planning Department a finding that the acceptance actions are consistent with
17 the General Plan and Planning Code Section 101.1; and

18 WHEREAS, Treasure Island Series 1 LLC (“TI Series 1”), an affiliate of Developer and
19 partial assignee of the DDA, has prepared an irrevocable offer of the improvements on the
20 Parks (“the Park Improvements”) to the Authority (the “TI Series 1 Offer”); and

21 WHEREAS, Public Works (“PW”) has provided a Public Works Order (the “PW Order”),
22 confirming that PW: (1) inspected the Park Improvements and the City Engineer, by issuance
23 of a Notice of Completion, determined them to be complete in substantial conformity with the
24 approved plans, specifications, and applicable City regulations governing the Park
25

1 Improvements; and (2) determined that the Park Improvements are ready for their intended use;
2 and

3 WHEREAS, In the PW Order, the PW Director recommends, and the City Engineer
4 certifies, that the Authority should accept the Park Improvements for maintenance and liability
5 subject to TI Series 1's conditional assignment of warranties, dedicate the Park Improvements
6 for public use, and designate the Park Improvements for public park and open space purposes
7 only. A copy of the TI Series 1 Offer and the PW Order are on file with the Secretary of this
8 Board and are incorporated herein by reference; and

9 WHEREAS, On April 21, 2011, the City Planning Commission by Motion No. 18325 and
10 the Authority Board of Directors by Resolution No. 11-14-04/21, as co-lead agencies, certified
11 the completion of the Final Environmental Impact Report ("the FEIR") for the Project; and

12 WHEREAS, On April 21, 2011, the Authority Board of Directors, by Resolution No. 11-
13 15-04/21, adopted environmental findings pursuant to the California Environmental Quality Act
14 with respect to approval of the Project, including a mitigation monitoring and reporting program
15 and a statement of overriding considerations (the "CEQA Findings"); and

16 WHEREAS, San Francisco Planning Department has provided a letter of General Plan
17 Consistency Determination and CEQA Findings dated June 5, 2024 ("SF Planning Findings
18 Letter") that finds the Park Improvements are covered within the scope of the FEIR and CEQA
19 Findings and, on balance, consistent with the General Plan and Planning Code Section 101.1.
20 A copy of the SF Planning Findings Letter is on file with the Secretary of this Board and is
21 incorporated herein by reference; now, therefore, be it

22 RESOLVED, That for purposes of the actions contemplated in this Resolution, the
23 Authority Board adopts the CEQA Findings in the SF Planning Findings Letter and
24 acknowledges the General Plan and Planning Code Section 101.1 consistency findings in said
25 Letter consistent with Ordinance No. 028-24; and be it

1 FURTHER RESOLVED, That for the purposes of the actions contemplated in this
2 Resolution, the Authority finds that the Park Improvements are consistent with the DDA and
3 DA; and, be it

4 FURTHER RESOLVED, That the Authority Board accepts the Park Improvements,
5 dedicates them to public use, designates them for public park and open space purposes, and
6 accepts them for maintenance and liability purposes; and, be it

7 FURTHER RESOLVED That the Authority Board’s acceptance of the Park
8 Improvements is for the Parks only, excluding any encroachments that are permitted, not
9 permitted and, be it

10 FURTHER RESOLVED, That the Authority Board acknowledges and accepts TI Series
11 1’s conditional assignment of all warranties and guaranties to the Authority related to the
12 construction of the Park Improvements, substantially in the form on file with the Secretary of
13 this Board and are incorporated herein by reference (“Conditional Assignment of Warranties”);
14 and, be it

15 FURTHER RESOLVED, That the Authority Board authorizes the Treasure Island
16 Director, in consultation with the City Attorney, to take any and all actions (including amending
17 the Conditional Assignment of Warranties) which may be necessary or advisable to effectuate
18 the purpose and intent of this resolution, are in the best interests of the Authority, and that do
19 not materially increase the obligations or liabilities of the Authority or materially reduce the
20 rights of the Authority, such determination to be conclusively evidenced by the execution and
21 delivery by the Treasure Island Director of the documents.

22
23
24
25

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on June 12, 2024.

Jeanette Howard, Secretary

Treasure Island Development Authority

Item 8: Treasure Island Landing Acceptance

June 12, 2024





TREASURE ISLAND LANDING

Treasure Island Landing Overview

- Acceptance Process
- Parks O&M Manual Review
- Interim Park Management Structure and Responsibilities
- Ongoing Parks Management Planning

Treasure Island Landing Acceptance Process

May 15, 2024 – Notice of Completion (“NOC”) issued for Causeway Park

June 6, 2024 – Conditional Notice of Completion (“NOC”) issued for Waterfront Plaza

June 12, 2024 - TIDA Board of Directors to accept the parks and open space improvements and dedicate them for public use

Treasure Island Landing Opening

Mid-June 2024 – Fencing removal & opening



Treasure Island Landing



TI/YBI Parks Operations and Maintenance Manual

O&M Manual Goals:

- A comprehensive document defining system-wide and park specific requirements and guidelines.
- Defining individual ‘Levels of Service’ for each park based on location, program, and scale.
- Providing specific guidance for Management, Engineering, Landscape, Maintenance, and Janitorial Services.
- A ‘living document’ that is organized to accommodate future, phases parks and document updates.
- Structured so that it can be used for work orders, procurements and requests for proposals for services.

TI/YBI Parks Operations and Maintenance Manual

Individual park chapters serve to further the Manual's goals by:

- Establishing technical levels of service tailored to each individual park, consistent with the intended use and design of the space.
- Providing guidance and direction on unique care and maintenance needs presented by an individual Park's unique elements
- Supporting TIDA's near-term contracting and budget projections for interim parks management with defined requirements and guidelines.

TI/YBI Parks O&M Manual

Treasure Island Landing

- Park Overview and Design Intent
- Levels of Service
- Management
- Engineering
 - Utility systems
 - Paving
 - Site furnishings
- Landscape
- Janitorial
 - Metal Railings
 - Site furnishings



Interim Parks Management Structure

TIDA-led, collaborative effort consistent with the O&M Manual and existing on-Island functional responsibilities.

- **Management tasks:** Performed by TIDA staff.
- **Engineering tasks:** Performed by SF Public Works staff or contractors.
- **Landscape tasks:** Performed by Rubicon Landscape*
- **Janitorial tasks:** Performed by Toolworks*

* One Treasure Island member organization



Management

Responsibilities include:

- Tracking and QA-QC of Landscaping and Engineering performance.
- Regular field monitoring of conditions to establish site priorities and identify adjustments.
- Data collection and reporting.
- Oversight of occasional small/medium events.
- Assure collaboration and proper communication amongst divisions.

Engineering



Tasks include:

- Regular inspection and assessment of paving, site furnishings, mechanical systems, utility service.
- Maintain functionality of systems and equipment.
- Remedy hazards and unsafe conditions.
- Perform or arrange for necessary repairs and replacements.
- Perform or arrange scheduled and as-needed systems inspections.
- “eyes and ears” for daily observations of damage, malfunctions and hazards.



Landscape

Tasks include:

- Groundcover, plants, shrubs and tree care:
- Program, monitor and inspect irrigation system.
- Coordinate Integrated Pest Management activities as-needed.
- Maintain a neat and welcoming environment.
 - Empty waste containers.
 - Clean water fountains.
 - Remove litter leaf and blown trash.
 - “eyes and ears” for daily observations of facility damage or malfunctions.

Janitorial



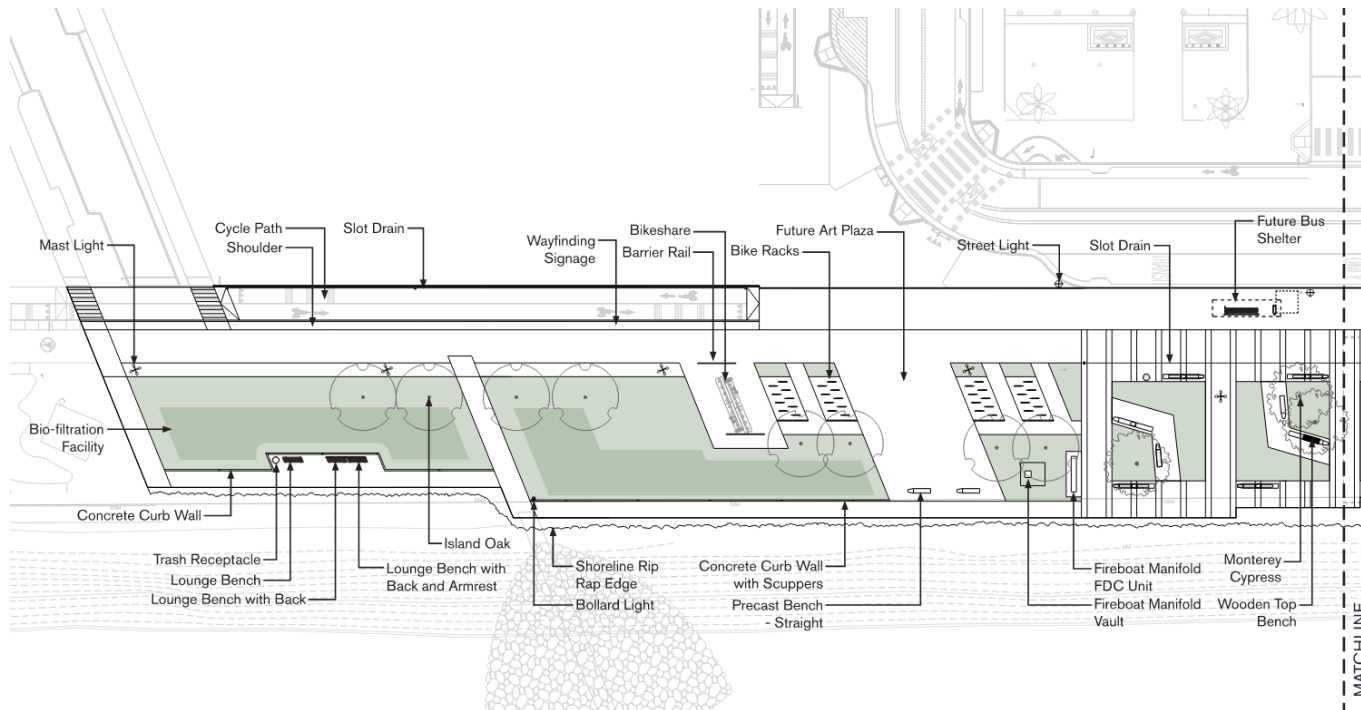
Tasks:

- Waste removal
- Spot cleaning of benches, fixtures, bike racks, railings
- Pressure washing concrete



Ongoing Parks Management Planning

- TIDA coordinated with SF Rec & Park & OCII to validate cost estimates for parks maintenance
- Parks maintenance cost is accounted for in budget



Ongoing Parks Management Planning

- Analysis of structure and functions by experts in the fields of horticulture, parks management, ecology and integrated pest management will continue to guide TIDA and contractor actions.
- Regular and active monitoring, priority-setting, communication and flexibility of Frequency Schedules to assure TIDA standards for the park are being met.

THANK YOU

