

**AGENDA ITEM 10**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of January 8, 2025**

**Subject:**       **Review of Draft Fiscal Year 2025-26 & Fiscal Year 2026-27**  
                  **Treasure Island Development Authority Budget (Informational Item)**

**Contact:**       Robert Beck, Treasure Island Director  
                  Dianne Alberto, Senior Administrative Analyst

**SUMMARY**

This is an informational item of the draft Treasure Island Development Authority Two-Year Budget for Fiscal Year 2025-26 (FY26) and Fiscal Year 2026-27 (FY27), collectively the “Proposed TIDA Budget.” The draft budget attached to this report includes:

- Exhibit A – FY2026 & FY2027 Summary of Proposed Revenue & Expense Forecast
- Exhibit B – FY2026 Revenue Details
- Exhibit C – FY2026 Expense Details

Exhibit A is a single page summary of the proposed budget by revenue and expense line item while Exhibits B & C include a breakdown of the expenses included in each line item with a limited narrative description. These documents represent the current status of our in-progress work to forecast obligations and revenues for the next two fiscal years. Exhibit D is a breakdown of projected Rubicon services in FY26 to maintain the former Navy housing area and other legacy areas on Treasure Island and to maintain new parks and Yerba Buena Island natural areas. These scopes are reflected in the Authority Cost and Subsidy Cost budget sections respectively.

On December 3<sup>rd</sup>, the Mayor’s Budget Office (“MBO”) released budget instructions forecasting a projected \$879 million deficit over the next two fiscal years and a \$1.5 billion deficit at the end of five years. Given this shortfall and to balance the citywide budget, General Fund departments were asked to decrease ongoing General Fund support by 15% ongoing in FY26 to provide General Fund savings.

Non-General Fund departments were directed to balance within their own projected revenues. Since TIDA does not receive any revenue support from the General Fund, we are considered a Non-General Fund department and are not required to reduce our operating budget to provide General Fund savings.

**DDA AMENDMENT & BUDGET STRUCTURE**

In the spring of 2024, the TIDA Board and the Board of Supervisors approved amendments to the Disposition and Development Agreement (“DDA”) between TIDA and Treasure Island

Community Development (“TICD”) and the Development Agreement (“DA”) between TICD and the City and County of San Francisco. Amongst other changes the DDA Amendment removed a provision that made TICD responsible for any TIDA expenditures in excess of TIDA revenues. While this change eliminated a potentially unlimited financial exposure to TICD, it requires that certain portions of TIDA’s annual expenditure budget must be balanced by its projected revenues and cannot rely upon potential support from TICD.

In anticipation of the changes in the DDA Amendment, TIDA Staff revised the structure of the TIDA Budget when preparing the current FY25 Budget last year. In this budget structure, expenditures are grouped into three categories based upon the revenue sources available to support those expenses.

- Authority Costs Budget: These costs need to balance by projected Authority Revenues, principally leasing revenues.
- City Costs Budget: These are costs of other City agencies in support of development activities. Under the amended DDA, TICD remains obligated to reimburse these expenses in whole.
- Subsidy Budget: These are costs for which TICD provides specific subsidies as defined under the DDA or for which specific funds – such as Arts Fees – are available to support these expenses subject to annual limits or accrued fund balances. These funds include a Housing Subsidy, Job Broker Subsidy, Open Space Subsidy, Transportation Subsidy, Arts Fees, Community Facilities District Special Taxes, etc.

As we prepare a Proposed TIDA Budget for FY26, we are most concerned with balancing projected Authority Cost expenditures against constrained TIDA leasing revenues and to have contingency plans should we experience an unexpected downturn in leasing revenues.

## **BUDGET ADJUSTMENTS**

The annual budget establishes a ceiling for TIDA’s expenditure authority which we have historically under-expended. For example, in FY24, the Authority’s total expenditures were \$2.66 million or approximately 16% under the adopted budget. Overall, the adopted FY24 budget was adequate to fund the Authority’s operations and minimal adjustments should be required to individual line items in preparing the FY25 budget where there will not be a change in scope or activity level.

### **COLAs**

In the spring of 2024, the City reached new agreements with the various labor unions representing City employees. The Cost-of-Living Adjustments (“COLAs”) included in these agreements will be a primary factor in revising the projected cost of TIDA staff salaries and benefits which comprise more than a quarter of the Authority Cost Budget. For interdepartmental work orders where salaries are also subject to these COLAs, an adjustment may not be warranted if expenditures in FY24 and in the current Fiscal Year have been within budget.

## **Landscape Maintenance**

Rubicon's services are found in two separate locations in the budget. Services to maintain the grounds within the former Navy housing area, around the gymnasium, and along streets on Treasure Island outside of the newly accepted City streets in Stage 1 are included in the Authority Cost portion of the Budget and are supported by TIDA leasing revenues. These responsibilities have supported by Rubicon for more than 20 years.

The maintenance of natural areas on Yerba Buena Island and of newly constructed parks are included in the Subsidy Budget, because these costs will be funded by the \$1.5 million TICD open space maintenance subsidy and by proceeds from the Community Facilities District. There will be an expansion in the scope of Rubicon services within this category in FY26 as new parks are completed and opened to the public. Cityside Park is scheduled to be completed and ready for acceptance within FY25 and the maintenance of that new park for the full year is included in the projected FY26 Budget. The Chapel Grove and Clipper Cove Park around Quarters 10 are expected to be completed in the spring of 2026 so the budget includes funding for only part of the fiscal year.

Exhibit D includes a one-page summary of the projected Rubicon expenses for services under the Authority Cost and Subsidy Budget. For the parks already under Rubicon maintenance, a worksheet detailing the derivation of FY25 budget for each line item is included with the summary. These estimates have been escalated to derive the current FY26 projections. Detailed worksheets based upon FY26 pay scales for these and the three additional parks under construction are being prepared by Rubicon and will be provided with the February staff report.

In FY 2027, we plan to transition the maintenance of new parks from Rubicon to the Recreation and Parks Department. A detailed presentation on projected Recreation and Parks staffing and budget projections will be made to the TIDA Board in February. The Recreation and Parks work order will be included in the Subsidy Budget. Funding has been included under the Operation and Maintenance section of the FY26 Subsidy Budget to allow Recreation and Parks to ramp up staffing prior to the end of the year so that they will be able to assume full responsibility for the new parks at the start of FY27.

Rubicon will continue to perform the services under the Authority Cost Budget in FY27 as they historically have.

## **Arts Program**

The budget for the San Francisco Arts Commission and the installation of new art is included in the Subsidy Budget because the program is funded by Arts Fees collected from vertical developments upon issuance of building permits which are deposited in a special fund for support of the Treasure Island Arts Master Plan. Currently accrued funds have already been appropriated through prior year budgets and no new building permits are expected to be issued in FY26 so no additional revenues or expenses are included in the FY26 budget. The previously allocated funds, however, have not yet been fully expended and based upon the expenditure authority established in those prior fiscal years the SFAC will be able to complete the installation of the recently selected *Canopy of Sky* work in Cityside Park.

## **SCHEDULE**

The TIDA Budget is submitted to the MBO as part of the overall budget for the City Administrator's Office. Authority staff will return to the TIDA Board on February 12<sup>th</sup> to seek approval of the submission of the Proposed TIDA to the City Administrator's Office of Budget and Planning. The composite City Administrator's proposed budget, inclusive of TIDA's Proposed Budget, will be submitted to the MBO on February 21<sup>st</sup>.

A summary of the budget preparation and submission schedule is as follows:

- December 10: Staff reviews FY24 Budget year-end performance and briefs the TIDA Board on the FY26 budget preparation
- January 8: Staff presents draft Proposed Budget to TIDA Board
- Early February: Staff reviews draft Proposed Budget to City Administrator's Office
- February 12: Staff requests TIDA Board approval of Proposed TIDA Budget
- February 21: City Administrator submits Budget to MBO
- March: Controller's Office posts proposed departmental budgets
- June 1: MBO publishes proposed two-year budget
- July: Board of Supervisors adopts FY 2026 and FY 2027 Budget

## **EXHIBITS**

Exhibit A – FY2026 & FY2027 Summary of Proposed Revenue & Expense Forecast

Exhibit B – FY2026 Revenue Details

Exhibit C – FY2026 Expense Details

Exhibit D – Projected Rubicon Budget Estimates

Prepared by: Robert Beck, Treasure Island Director  
Dianne Alberto, Senior Administrative Analyst

**EXHIBIT A. Summary Proposed FY 2026 & FY 2027 Revenue & Expense Forecast**

				BY	BY+1
				PROPOSED	PROPOSED
				Fiscal Year 2026	Fiscal Year 2027
<b>TIDA Authority Costs Budget</b>				<i>ADOPTED</i>	
Revenues	Budget Category	Cost Category	Fiscal Year 2025		
	<b>TIDA Revenues</b>	A. Commercial Leasing Revenues			
		Tidelands Trust Property	9,400,000	9,400,000	9,400,000
		Non-Tidelands Trust Property	1,100,000	1,362,500	1,362,500
		B. John Stewart Company Housing Revenue	1,722,500	1,100,000	1,100,000
		C. Housing Common Area Maintenance Fees	1,763,460	1,763,460	1,763,460
		<b>Revenue Total</b>	<b>13,985,960</b>	<b>13,625,960</b>	<b>13,625,960</b>
	<b>Other Revenues</b>	D. Other TIDA and CFD/IRFD Revenues	773,035	830,000	830,000
		E. BATA Reimbursement Pier E-2 MOA	170,000	170,000	170,000
		F. SFCTA Reimbursement for YBI Pedestrian Path Costs (Vista Point)	100,000	100,000	100,000
		G. TICD Reimbursement (Authority Costs)	0	0	0
		<b>TICD Revenue Total</b>	<b>1,043,035</b>	<b>1,100,000</b>	<b>1,100,000</b>
<b>Revenues Total</b>			<b>15,028,995</b>	<b>14,725,960</b>	<b>14,725,960</b>
Expenses	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027
	<b>A. Personnel &amp; Administration</b>	1. TIDA Staff Salaries	2,675,294	3,067,337	3,159,357
		2. TIDA Staff Mandatory Fringe Benefits	872,231	1,023,281	1,053,979
		3. Staff Training, Memberships, and Field Expenses	10,000	10,000	10,000
		4. Marketing and Promotion Expenses	33,900	68,900	68,900
		5. One Treasure Island Contractual Services (not incl. abatement costs)	1,160,000	800,000	800,000
		6. Other Professional Services	1,484,900	1,229,900	1,579,900
		7. Equipment Leases / Materials & Supplies	125,000	140,000	140,000
		8. Public Safety Work Orders	151,777	179,511	192,998
		9. Public Health and Welfare Work Orders	331,650	291,650	291,650
		10. Other Administrative Work Orders	985,778	1,078,752	1,131,262
		<b>Personnel &amp; Administration Total</b>	<b>7,830,530</b>	<b>7,889,331</b>	<b>8,428,046</b>
	<b>B. Development</b>	1. Development Professional Services (Authority Costs, not incl. Subsidy offsets)	905,000	905,000	905,000
		2. Transportation Contracts / Memorandum of Agreements	909,629	909,629	497,822
		3. DPW Engineering Support Services	-	-	-
		4. PUC Engineering Services	-	-	-
		5. SFMTA Services	-	-	-
		6. SF Environment	-	-	-
		7. Planning Department (Authority Costs)	322,736	328,518	135,956
		8. Recreation and Parks Department	-	-	-
		9. Department of Technology	-	-	-
		10. SF Fire Department	-	-	-
		11. Controller's Office - CFD Administration	-	-	-
		12. Building Abatement Costs (incl. in One Treasure Island Contract)	215,000	215,000	215,000
		<b>Development Total</b>	<b>2,352,365</b>	<b>2,358,147</b>	<b>1,753,778</b>
	<b>C. Operations &amp; Maintenance</b>	1. Buildings Maintenance Services (Third-Party Contracts, not incl. Subsidy offsets)	2,160,000	2,090,000	2,090,000
		2. City Attorney - Legal Services (Authority Costs)	200,000	200,000	200,000
		3. SFPUC Utilities and Maintenance	850,000	1,288,482	1,327,136
		4. DPW Operations and Maintenance	800,000	900,000	927,000
		5. Debt Service - Submarine Cable Financing (Commercial Paper)	826,100	-	-
		<b>Operations &amp; Maintenance Total</b>	<b>4,836,100</b>	<b>4,478,482</b>	<b>4,544,136</b>
<b>Expenses Total</b>		<i>(See Note A)</i>	<b>15,018,995</b>	<b>14,725,960</b>	<b>14,725,960</b>
<b>TIDA City Costs Budget</b>					
Revenues	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027
	<b>TICD Revenue</b>	A. TICD Reimbursement (City Costs)	6,225,000	6,225,200	6,225,200
		B. TICD Obligated Reimbursement under Westside Bridges MOA (City Costs) <i>(Note B)</i>	-	-	-
		<b>TICD Revenue Total</b>	<b>6,225,000</b>	<b>6,225,200</b>	<b>6,225,200</b>
	<b>Other Revenue</b>	C. Other CFD/IRFD Revenues	187,460	193,084	198,876
		D. Expected Savings	-	-	-
		<b>Other Revenue Total</b>	<b>187,460</b>	<b>193,084</b>	<b>198,876</b>
<b>Revenues Total</b>			<b>6,412,460</b>	<b>6,418,284</b>	<b>6,424,076</b>
Expenses	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027
	<b>A. Development (City Costs)</b>	1. Development Professional Contracts	750,000	750,000	750,000
		2. City Attorney - Legal Services	1,050,000	1,050,000	1,050,000
		3. DPW Engineering Support Services	3,000,000	3,000,000	3,000,000
		4. PUC Engineering Services	800,000	800,200	800,200
		5. SFMTA Services	305,000	305,000	305,000
		6. SF Environment - <i>reflected in Subsidy budget for FY25 &amp; FY26</i>	-	-	-
		7. Planning Department	170,000	170,000	170,000
		8. Recreation and Parks Department	100,000	100,000	100,000
		9. Department of Technology	-	-	-
		10. SF Fire Department	50,000	50,000	50,000
		11. Controller's Office - CFD Administration	187,460	193,084	198,876
		<b>Development Total</b>	<b>6,412,460</b>	<b>6,418,284</b>	<b>6,424,076</b>
<b>Expenses Total</b>			<b>6,412,460</b>	<b>6,418,284</b>	<b>6,424,076</b>
<b>TIDA Subsidy Budget</b>					
Revenues	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027
	<b>TICD Subsidy</b>	A. TICD Reimbursement for One Treasure Island Job Broker Program	500,000	500,000	500,000
		B. TICD Transportation Subsidy	-	-	-
		C. TICD Developer Housing Subsidy	10,564,678	2,958,256	2,958,256
		D. TICD Parks and Open Space Subsidy	1,500,000	1,500,000	1,500,000
		E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)	618,400	1,262,013	2,487,853
		<b>TICD Subsidy Total</b>	<b>13,183,078</b>	<b>6,220,269</b>	<b>7,446,109</b>
	<b>VDDA Subsidy</b>	F. Vertical Development Art Fees	-	-	-
		<b>VDDA Subsidy Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenues Total</b>			<b>13,183,078</b>	<b>6,123,256</b>	<b>7,446,109</b>
Expenses	Budget Category	Cost Category	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027
	<b>A. Personnel &amp; Administration</b>	1. One Treasure Island Contractual Services - Job Broker Program	500,000	500,000	500,000
		<b>Personnel &amp; Administration Total</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
	<b>B. Development</b>	1. Development Professional Services (Relocation Consultant – Replacement Housing)	500,000	500,000	500,000
		2. Development Professional Services (Early Relocation In-Lieu Fees)	300,000	300,000	300,000
		3. Development Professional Services (Early Relocation Moving Fees)	300,000	270,000	270,000
		4. Mayor's Office of Housing Community Development (Work Order)	388,256	388,256	388,256
		5. Mayor's Office of Housing Community Development (Direct Project Funding)	9,076,422	1,500,000	1,500,000
		6. SF Arts Commission - Art Installation Cost	-	-	-
		<b>Development Total</b>	<b>10,564,678</b>	<b>2,958,256</b>	<b>2,958,256</b>
	<b>C. Operations &amp; Maintenance</b>	1. Maintenance of YBI Natural Areas and New Parks and Open Spaces - RUBICON	-	1,375,000	250,000
		2. As-Needed Invasive Species Management - Development Parcels	100,000	200,000	-
		3. Maintenance of New Parks and Open Spaces - Recreation and Parks	1,688,400	1,000,000	3,647,853
		4. Parks and Open Space Operations Planning	250,000	-	-
		5. SF Department of the Environment	90,000	90,000	90,000
		<b>Operations &amp; Maintenance Total</b>	<b>2,128,400</b>	<b>2,665,000</b>	<b>3,987,853</b>
<b>Expenses Total</b>			<b>13,193,078</b>	<b>6,123,256</b>	<b>7,446,109</b>
<b>TOTAL TIDA BUDGETED REVENUES</b>			<b>34,624,533</b>	<b>27,267,500</b>	<b>28,596,146</b>
<b>TOTAL TIDA BUDGETED EXPENSES</b>			<b>34,624,533</b>	<b>27,267,500</b>	<b>28,596,146</b>

**EXHIBIT B - TIDA REVENUE DETAIL FY 2025-26**

TIDA Board 1/8/2024

**I. TIDA AUTHORITY COSTS BUDGET REVENUE DETAILS FY 2025-26**

**A. Commercial Leasing Revenue – Tidelands Trust**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$9,400,000</b>	<b>\$9,400,000</b>	<b>\$0</b>

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Tidelands Trust. The projected revenues for FY26 and FY27 are unchanged on the assumption that leasing opportunities which may be impacted by construction will be offset by increased revenues elsewhere.

**Projected FY 2026-27 Budget: \$9,400,000**

**Commercial Leasing Revenue – Non-Tidelands Trust**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,100,000</b>	<b>\$1,362,500</b>	<b>\$262,500</b>

This amount reflects executed subleases and potential new subleasing opportunities for commercial space on Treasure Island within the Non-Tidelands Trust.

**Projected FY 2026-27 Budget: \$1,362,500**

**B. John Stewart Company Housing Revenue**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,722,500</b>	<b>\$1,100,000</b>	<b>-\$622,500</b>

The projection is based upon approximately 290 rentable units and represents net revenue after expenses including the John Stewart 5% fee. Following recent relocations of residents into Star View Court and Isle House and unit turnover costs associated with interim moves, net revenues are forecast to decline in FY26.

**Projected FY 2026-27 Budget: \$1,100,000**

**C. Housing Common Area Maintenance Fees**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,763,460</b>	<b>\$1,763,460</b>	<b>\$0</b>

**EXHIBIT B - TIDA REVENUE DETAIL FY 2025-26**

TIDA Board 1/8/2024

The Authority collects common area maintenance (CAM) charges from the island’s housing providers to pay for costs common to the housing area, principally landscape maintenance, security, and debris removal costs. This estimated amount reflects anticipated collections from the remaining housing providers following relocation of Swords to Plowshares and Catholic Charities households to new buildings. The CAM rates charged to the remaining housing providers will be increased as the CAM expenses are not anticipated to decrease proportionate with the reduction in the number of occupied units. The projected CAM fees may be revised again based on future unit vacancies.

<b>VENDOR</b>	<b>Monthly</b>	<b>Yearly</b>
Swords to Plowshares	\$0	\$0
Catholic Charities	\$0	\$0
CHP/Homerise	\$32,490	\$389,880
Heathright 360	\$12,540	\$150,480
Villages	\$101,925	\$1,223,100
<b>Subtotals</b>	<b>\$146,955</b>	<b>\$1,763,460</b>

**Projected FY 2026-27 Budget: \$1,763,460**

**D. Other TIDA and CFD/IRFD Revenues**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$773,035</b>	<b>\$830,000</b>	<b>\$56,965</b>

This estimated amount reflects approx. \$50,000 of revenue from the Cost of Issuance payments taken from public financing bond proceeds paid to TIDA, \$100,000 in TIDA administration fees to the CFD and IRFD financing districts, \$150,000 of revenue from Vertical Developers for the administration of SBE programs administered by the City’s Contract Monitoring Division (CMD), and approximately \$530,000 of other TIDA revenues such as Verizon cellular site and/or other leasing opportunities not yet identified under Commercial Lease revenues.

**Projected FY 2026-27 Budget: \$830,000.00**

**E. BATA Reimbursement- Pier E- 2**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$170,000</b>	<b>\$170,000</b>	<b>\$0</b>

The amount reflects anticipated funds from Bay Area Tolling Authority to TIDA as reimbursement of expenses for Pier E-2 operations.

**Projected FY 2026-27 Budget: \$170,000**

**EXHIBIT B - TIDA REVENUE DETAIL FY 2025-26**

TIDA Board 1/8/2024

**F. SFCTA Reimbursement for YBI Pedestrian Path Costs**

TIDA FY 2024-25 Budget	Proposed FY 2025-26	Changes
\$100,000	\$100,000	\$0

The amount reflects anticipated payments from SFCTA to TIDA as revenue to cover costs related to the Bay Bridge Pedestrian path and Quarters 9 Vista Point, including janitorial, transportation, and security.

**Projected FY 2026-27 Budget: \$100,000**

**G. TICD Reimbursement (Authority Costs)**

TIDA FY 2024-25 Budget	Proposed FY 2025-26	Changes
\$0	\$0	\$0

Following the amendments to the DDA, TICD is no longer obligated to make up for a shortfall in TIDA revenues. This revenue category will be deleted.

**Projected FY 2026-27 Budget: \$0**

**II. TIDA CITY COSTS REVENUE DETAILS FY 2025-26**

**A. TICD Reimbursement (City Costs)**

TIDA FY 2024-25 Budget	Proposed FY 2025-26	Changes
\$6,225,000	\$6,225,000	\$0

The amount reflects anticipated funds from TICD to TIDA as revenue to directly reimburse TIDA for development expenditures spent on City Costs, as defined by Section 19.8 of the DDA. Costs in FY24 were within budget and are projected to be within budget in FY25. Although there will be increased activity in FY26, an increase in the overall budget for these services is not warranted.

**Projected FY 2026-27 Budget: \$6,225,000**

**B. TICD Obligated Reimbursement under Westside Bridges Budget (City Costs)**

TIDA FY 2024-25 Budget	Proposed FY 2025-26	Changes
\$0	\$0	\$0



**EXHIBIT B - TIDA REVENUE DETAIL FY 2025-26**

TIDA Board 1/8/2024

The line item reflected costs to be invoiced to TICD in association with the Westside Bridges project pursuant to a letter Agreement between TIDA, TICD, and SFCTA for certain developer-obligated costs. These costs were budgeted and accrued in FY23 and FY24. This line item will be deleted in future

**Projected FY 2026-27 Budget:                    \$0**

**C. Other CFD/IRFD Revenues**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$187,460</b>	<b>\$193,084</b>	<b>\$5,624</b>

This estimated amount reflects revenue from available taxes collected from the Community Facilities District (CFD) and Infrastructure Revitalization Financing District (IRFD) that can fund ongoing financial administration. The revenue directly offsets ongoing administration services provided by the Controller’s Office.

**Projected FY 2026-27 Budget:                    \$198,876**

**D. Expected Savings**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

This item will be delted in future presentations.

**Projected FY 2026-27 Budget:                    \$0**

**III. TIDA SUBSIDY BUDGET REVENUE DETAILS FY 2025-26**

**A. TICD Reimbursement for One Treasure Island Job Broker Program**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$500,000</b>	<b>\$500,000</b>	<b>\$0</b>

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund the One Treasure Island Job Broker Program, as defined by Section 13.3.8 of the DDA. Pursuant to the DDA, the total subsidy amount payable by TICD for the Job Broker Program Subsidy is \$3,800,000, plus interest, in \$500,000 annual allotments.

**Projected FY 2026-27 Budget:                    \$500,000**

**EXHIBIT B - TIDA REVENUE DETAIL FY 2025-26**

TIDA Board 1/8/2024

**B. TICD Transportation Subsidy**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund transportation operations, as defined by Section 13.3.2 of the DDA. For FY 25, TIDA does not anticipate funding any transportation operations. TICD will directly subsidize ferry operations and receive a credit against their subsidy obligations, but those costs are not included here as the funds do not flow through TIDA accounts.

**Projected FY 2026-27 Budget: \$0**

**C. TICD Developer Housing Subsidy**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$10,564,678</b>	<b>\$2,958,256</b>	<b>-\$7,606,422</b>

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund affordable housing projects and implementation, as defined by Section 13.3.4 of the DDA. In FY 26, the Developer Housing Subsidy will fund costs related to a Relocation Consultant for replacement housing implementation in the amount of \$500,000, costs related to the pay-out of Early Relocation In-Lieu Fees in the estimated amount of \$300,000, costs related to the payment of Early Relocation Moving Fees in the estimated amount of \$270,000, the total costs related to the annual MOU between TIDA and the Mayor’s Office of Housing and Community Development in the amount of \$388,256, and the remaining \$1,500,000 supports pre-development and construction costs of TIDA affordable housing projects.

**Projected FY 2026-27 Budget: \$2,958,256**

**D. TICD Parks and Open Space Subsidy**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$0</b>

The amount reflects anticipated funds from TICD to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by Section 13.3.1 of the DDA, up to the annual maximum of \$1,500,000. Eligible operation and maintenance activities include the Rocks Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities as well as natural area and Habitat Management programs on YBI. Eligible expenses above the subsidy limit will be funded by CFD special tax revenues.

**EXHIBIT B - TIDA REVENUE DETAIL FY 2025-26**

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**Projected FY 2026-27 Budget: \$1,500,000**

**E. CFD Ongoing Maintenance Fund (payable from CFD special taxes)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$618,400</b>	<b>\$1,262,013</b>	<b>\$643,613</b>

The amount reflects anticipated funds from the CFD Ongoing Maintenance fund to TIDA as revenue to directly fund new parks and open space operations and maintenance, as defined by the Financing Plan. The amount reflects anticipated funds needed beyond the \$1,500,000 annual allotment from from TICD Parks and Open Space Subsidy for parks and open space operations planning, certain invasive species management on development parcels, and maintenance for the new Dog Park, Hilltop Park West and East, Causeway Slope and Beach Access, Waterfront Plaza, Cityside Park, and stormwater facilities throughout YBI.

**Projected FY 2026-27 Budget: \$2,487,853**

**F. Vertical Development Art Fees**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

The amount reflects anticipated art fees from vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions, pursuant the Vertical Disposition and Development Agreements (VDDA). Fees are collected at the issuance of the building permit to commence vertical construction. No new permits are anticipated in FY26 so the proposed budget assumes \$0 in additional revenue collections for FY 26. As of early calendar year 2024, the total Art Fee program on Treasure Island has an appropriated fund balance \$4.3 million while the actual Art Fees collected are \$3.6 million due to delays in the permitting and start of construction of some anticipated projects. The previously collected and allocated funds are sufficient to cover the installation of the Canopy of Sky installation, but further Art Fee funded work will need to await further vertical development activity.

**Projected FY 2026-27 Budget: \$0**

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

**I. TIDA AUTHORITY COSTS BUDGET EXPENSE DETAILS FY 2025-26**

The expenditure for daily operations and development functions for Treasure and Yerba Buena Islands are defined under the following three categories: Personnel & Administration, Development, and Operations & Maintenance.

**A. PERSONNEL & ADMINISTRATION**

**1. TIDA Staff Salaries**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$2,675,294</b>	<b>\$3,067,337</b>	<b>\$392,043</b>

The Proposed Budget provides funding for 15 full-time positions. The increase in the FY 26 budget also reflects Cost of Living Allowances, some minor classification adjustments, and more accurate alignment with the City Administrator’s Office overall salary budget accounted for TIDA.

**Projected FY 2026-27 Budget: \$3,159,357**

**2. TIDA Staff Mandatory Fringe Benefits**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$872,231</b>	<b>\$1,023,281</b>	<b>\$151,050</b>

The Proposed Budget provides funding for fringe benefits for 15 full-time positions. This includes funding for benefits such as retirement, Social Security, and health benefits. Required funding is adjusted by the Controller to the most up-to-date estimates for the upcoming fiscal year.

**Projected FY 2026-27 Budget: \$1,053,979**

**3. Staff Training, Memberships, and Field Expenses**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$10,000</b>	<b>\$10,000</b>	<b>\$0</b>

The Proposed Budget provides the same level of funding for staff expenses. Annual staff performance plans encourage staff to participate in professional development.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Training (including cost of travel)	\$1,300	\$1,300
Employee Field Expenses	\$1,000	\$1,000
Membership Fees	\$6,700	\$6,700

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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HR-Management Training Work Order	\$1,000	\$1,000
<b>Subtotals</b>	<b>\$10,000</b>	<b>\$10,000</b>

**Projected FY 2026-27 Budget: \$10,000**

**4. Marketing and Promotion Expenses**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$33,900</b>	<b>\$68,900</b>	<b>\$35,000</b>

The current budget includes funding for marketing and promotional expenses, support of on-island TIDA Board meetings, and 3-4 on-island Transition Housing open house events for residents. The Proposed Budget amount has been increased to reflect additional proposed informational open house events.

**Projected FY 2026-27 Budget: \$68,900**

**5. One Treasure Island Contractual Services**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,160,000</b>	<b>\$800,000</b>	<b>-\$360,000</b>

The Proposed Budget provides for the following funding for One Treasure Island as detailed below, not including the Job Broker Program Costs, which are offset by a TICD Subsidy.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25 (Full Contract)</b>	<b>FY 25-26 Proposed</b>	<b>FY 26-27 Proposed (Authority Cost)</b>
Agreement with One Treasure Island	\$300,000	\$300,000	\$300,000
Community Planning	\$70,000	\$70,000	\$70,000
Affordable Housing Consultation	\$95,000	\$95,000	\$95,000
Affordable Housing Interim Rent	\$360,000	\$0	\$0
Special Event Venue / Event Site Management	\$35,000	\$35,000	\$35,000
Job Broker Program Costs - <b>Subsidy Offset</b>	<i>See Section III</i>	<i>See Section III</i>	<i>See Section III</i>
Pre-Apprentice Program	\$300,000	\$300,000	\$300,000
Abatement – <i>as presented in contract</i>	<i>Section I, B.4</i>	<i>Section I, B.4</i>	<i>Section I, B.4</i>
<b>Subtotals</b>	<b>\$1,160,000</b>	<b>\$800,000</b>	<b>\$800,000</b>

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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The services provided under the Agreement between TIDA and One Treasure Island, include coordinating and facilitating participation of community-based homeless service organizations, as well as future development planning. One Treasure Island also operates the building known as the Shipshape as a community benefit. TIDA also contracts with One Treasure Island to provide onsite after-hours event services on a limited basis at Administrative Building 1. The FY25 Budget included funds for Interim Rents payable to Star View Court in the event of delays in implementing the Transition Housing Rules & Regulations. With Star View Court transitions completed, this funding will not be required in FY26.

The proposed One TI contract budget also includes:

- Funding allocation for various consultation services related to ongoing community planning and affordable housing development.
- One TI operates a Job Broker Program connecting individuals with employment with contractors working on the development program and with on-island employers. This service is supported by a Job Broker Program Subsidy paid by TICD (*see Section III - Subsidy Budget*);
- Funding support for One TI's pre-apprentice Construction Training Program with Laborers Union Locals 67 & 261 sufficient to support one cohort through the multi-week training program; and
- Discretionary funding for costs relating to the abatement of vacant building(s) (*see Section I, B.4*).

**Projected FY 2026-27 Budget:                    \$800,000**

**6. Other Professional Services**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,484,900</b>	<b>\$1,229,900</b>	<b>-\$255,000</b>

The Proposed Budget provides the following funding for other professional services.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Treasure Island Gym Operation, YMCA	\$290,000	\$290,000
Treasure Island Gym As-Needed Maintenance	\$50,000	\$50,000
Treasure Island YMCA Community Kitchen Project	\$350,000	\$0
Boys and Girls Club Camp Mendocino	\$9,900	\$9,900
Security Services	\$725,000	\$785,000
Marine Salvage As-Needed	\$20,000	\$20,000
Other Professional Services	\$40,000	\$85,000
<b>Subtotals</b>	<b>\$1,484,900</b>	<b>\$1,239,900</b>

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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- The YMCA Budget provides funding to operate the TI Gym and after school programs to the community. The YMCA provides health, education, youth and adult programs to Island residents free of charge.
- The budget assumes \$50,000 for as-needed gym improvements and maintenance to ensure the gym facility is in a state of good repair. TIDA maintains the facility.
- During the COVID pandemic, TIDA funded the development of a food preparation area within the YMCA to support the distribution of meals provided by the San Francisco Unified School District for school-aged residents of the island. The FY25 budget included funding to add stove and ventilation improvements to create a full commercial kitchen for use by the YMCA or One Treasure Island as a Community Kitchen capable of hosting educational programs, local residents, community groups, and entrepreneurs/micro businesses. This one-time funding is not included in the Proposed FY26 Budget.
- The Proposed Budget provides the same level of funding for Treasure Island youth participation at the Boys and Girls Club’s Camp Mendocino.
- The Proposed Budget includes \$785,000 for security services on Treasure Island.
- The Proposed Budget provides the cost of marine salvage and as-needed lien sale and disposal of abandoned vessels from Clipper Cove.
- The Proposed Budget provides an increased level for professional services including: the cost of signage, interpretation and translation services for public meetings and public notices; transportation costs and departmental work orders associated with summer internship programs. This category also funds portable restrooms, messenger services, audio services, periodicals, advertising, and printing.

**Projected FY 2026-27 Budget:                      \$1,579,900**

**7. Materials, Supplies, and Equipment Leases**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$125,000</b>	<b>\$140,000</b>	<b>\$15,000</b>

The Proposed Budget provides funding for materials, supplies, and equipment leases.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Materials and Supplies	\$55,000	\$70,000
Other Materials and Supplies – Public Safety	\$50,000	\$50,000
Rents & Leases - Equipment	\$20,000	\$20,000
<b>Subtotals</b>	<b>\$125,000</b>	<b>\$140,000</b>

- Materials and supplies includes funding for standard office supplies and materials, food expenses, recreational expenses, nursery plants, flags, and banners.
- The other materials and supplies – public safety expenditure line includes the costs to purchase and maintain TIDA’s departmental response assets, staff personal protective equipment, as well as to fund as-needed awareness programs and community outreach. This amount may also include any as-needed public safety equipment needed for TIDA’s newly completed parks and open space areas.

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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- Funding for rents & leased equipment provides for rentals including TIDA multi-purpose machine, postage machine, and water dispenser.

**Projected FY 2026-27 Budget: \$140,000**

**8. Public Safety Work Orders**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$151,777</b>	<b>\$179,511</b>	<b>\$27,734</b>

The Proposed Budget funds public safety work orders with other City departments.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Parking & Traffic	\$25,000	\$50,000
Police Security	\$126,777	\$129,998
Fire	\$0	\$0
<b>Subtotals</b>	<b>\$151,777</b>	<b>\$179,998</b>

- Parking & Traffic provides for traffic control and parking enforcement during major public holidays and events when spectators and large crowds visit the Island. These events may include Fourth of July, Fleet Week, Halloween and New Year’s Eve. This budget also provides funding for stripe and signage work on TIDA streets performed by SFMTA staff.
- Police Security provides for building and grounds patrol Monday - Friday at Building One as well as 10B assistance for special events and other high traffic volume events. The proposed FY25 budget shows a reduction from prior year budget to align closer to prior year actuals and a revision in hourly rates to day-time shifts.

**Projected FY 2026-27 Budget: \$192,998**

**9. Public Health and Welfare Work Orders**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$331,650</b>	<b>\$291,650</b>	<b>-\$40,000</b>

The Proposed Budget funds the following public health and welfare work orders with other City departments.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Children, Youth, & Families Work Order	\$226,650	\$226,650
Department of Public Health Work Order	\$40,000	\$0
Human Services Agency Work Order	\$65,000	\$65,000
<b>Subtotals</b>	<b>\$331,650</b>	<b>\$291,650</b>



**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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- The Department of Children, Youth, and Families work order supports the Treasure Island After-School Program and for the Treasure Island Summer Youth Program.
- The Department of Public Health has been unable to staff the TI Community Nurse Clinic. Funding for its operation is discontinued due to low utilization of services.
- The Human Services Agency work order provides funding for Catholic Charities to operate the child development center facility as a public benefit. TIDA maintains the facility.

**Projected FY 2026-27 Budget:                    \$291,650**

**10. Other Administrative Work Orders**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$985,778</b>	<b>\$1,078,752</b>	<b>\$92,974</b>

The Proposed Budget provides increased funding for other administrative work orders with other City departments, primarily for back of the office services.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
General Services Agency Work Order	\$354,753	\$367,691
Risk Management Services – Insurance	\$281,784	\$324,052
Information Technology Work Orders	\$95,000	\$95,000
Contract Monitoring Division (LBE/SBE	\$150,000	\$150,000
Purchasing-Central Shops Work Orders	\$17,308	\$37,827
Purchasing-Reproduction Work Order	\$11,933	\$11,933
DT-SFGOV	\$75,000	\$92,250
<b>Subtotals</b>	<b>\$985,778</b>	<b>\$1,078,752</b>

- The General Services Agency (GSA) work order provides for financial oversight and IT services. GSA provides services to TIDA in support of human resources, budget, accounting, financial reporting including PeopleSoft, and payroll. GSA manages TIDA’s office network and data infrastructure and supports TIDA’s computer hardware and workstation application usage. GSA also supports TIDA’s emergency response activities and departmental emergency logistics planning. The Proposed Budget also provides for TIDA Board Health Benefits.
- The Risk Management work order provides funding for general liability coverage, liability insurance for TIDA’s Board of Directors, and administrative review of proposed subleases and use-permits by the Risk Manager to determine appropriate insurance requirements.
- Information Technology work orders provide for the City’s IT infrastructure projects, IT procurements made on behalf of TIDA, and telephone services for department land line and cellular phones.
- The work order with the Contract Monitoring Division under the City Administrator will fund TIDA and TICD participation in the CMD Local Business Enterprise Mentorship Program and CMD support to TIDA in monitoring the TICD Small Business Enterprise efforts.
- The Purchasing-Central Shops work orders provide for fleet maintenance services and fuel.
- The Purchasing-Reproduction work order provides for city stationary, envelopes, labels, and other

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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- DT-SFGOV work order covers TIDA Board Meeting services.

**Projected FY 2026-27 Budget:                    \$1,131,262**

**B. DEVELOPMENT**

**1. Development Professional Services (Authority Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$905,000</b>	<b>\$905,000</b>	<b>\$0</b>

The Proposed Budget provides for Development Professional Services for Authority Costs, not including costs that are TICD obligations (Section II) or offset by TICD Subsidies (Section III):

<b>Development Services</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>	<b>FY 25-26 Authority Cost Share</b>
Environmental Program Oversight Consultants	\$250,000	\$250,000	\$250,000
As-Needed Engineering Consulting Contracts	\$400,000	\$400,000	\$400,000
Environmental Evaluation Consultation	\$100,000	\$100,000	\$100,000
As-Needed Fiscal Consultant - <i>City Cost Offset (50%)</i>	\$45,000	\$45,000	\$45,000
Land Transfer and Closing	\$10,000	\$10,000	\$10,000
State Regulatory Payments - Dept. Toxic Substances	\$100,000	\$100,000	\$100,000
<b>Subtotals</b>	<b>\$905,000</b>	<b>\$905,000</b>	<b>\$905,000</b>

Professional services contracts under “Authority Costs” include:

- Environmental Engineering contract – TIDA has an environmental consultation contract with Langan Engineering to perform certain oversight services of the Navy’s environmental remediation efforts and to support TIDA in monitoring and compliance reporting for environmental Land Use Controls on properties owned by TIDA.
- Engineering Consultant Contracts – TIDA has on-call service agreements with firms for engineering and architectural support services.
- Environmental Evaluation Consultation – TIDA may need to enter into one or more contracts for environmental planning and/or environmental review services.
- As-Needed Fiscal Consultant Services – TIDA anticipates the need to evaluate the impact of future development on land values and future tax increment related to IRFD public financing bond issuances or as it relates to the possible development of the Job Corps campus.

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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- Land Transfer and Closing Costs – TIDA anticipates certain land transfer and closing costs related to transactions with the State Lands Commission.
- State Regulatory Payments - TIDA anticipates certain invoices from the state Dept. of Toxic Substances Control for staff oversight of Land Use Control compliance and possible hazardous waste removal fees.

**Projected FY 2026-27 Budget:                   \$905,000**

**2. Transportation Contracts / Memorandum of Agreements (Authority Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$909,629</b>	<b>\$909,629</b>	<b>\$0</b>

TIDA has Memoranda of Agreement with the San Francisco Transportation Authority (SFCTA) relating to the various roadway projects on Yerba Buena Island being managed by the SFCTA.

<b>Development Services</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>	<b>FY 25-26 Authority Cost Share</b>
Westside Bridges Memorandum of Agreement	\$625,000	\$625,000	<i>Section II</i>
Southgate Memorandum of Agreement (SFCTA)	\$284,629	\$284,629	\$284,629
Hillcrest Memorandum of Agreement (SFCTA)	\$0	\$0	\$281,429
<b>Subtotals</b>	<b>\$909,629</b>	<b>\$909,629</b>	<b>\$566,058</b>

Description of SFCTA expenses:

- Southgate Memorandum of Agreement (MOA) - TIDA and the SFCTA entered into a Construction Memorandum of Agreement for the YBI Ramps projects, including the scope of work for the Southgate Rd. project. Although the principal scope of the project, the new eastbound I-80 offramp opened in May of 2024, certain ancillary scopes, including improvements to the Torpedo Building, remain to be completed. As part of this MOA, TIDA committed AHSC grant proceeds and \$569,257 of TIDA funds to partially fund the Southgate Rd. project. This amount represents 50% of funding in FY25 and 50% of funding in FY26 for a total amount of \$569,257. By the end of FY26, costs related to this MOA should be fully repaid.
- Westside Bridges Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Westside Bridges project to serve as a local match source for other state and federal funding sources. This amount represents 50% of the remaining \$1,250,000 balance under the MOA for FY25 and the other 50% in FY26. The Authority Cost share represents the amount under the MOA not otherwise covered via City Cost obligations paid by TICD, including the cost of the YBI water line replacement (*See Section II, Development Professional Services*). By the end of FY26, costs related to this MOA should be fully repaid.

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

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- Hillcrest Roadway Memorandum of Agreement (MOA) – TIDA and the SFCTA entered into a funding Memorandum of Agreement to partially fund the Hillcrest Roadway project to serve as a local match source for other state and federal funding sources. Primary funding for the project is through an Infill Infrastructure Grant award to TIDA.

**Projected FY 2026-27 Budget: \$497,822**

**3. Planning Department (Authority Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$322,736</b>	<b>\$328,518</b>	<b>\$5,782</b>

The Planning Department work order historically has reflected fees for review, oversight, and assistance with environmental impact review efforts related to potential future development proposals. The FY 26 proposed budget reflects hours for part-time SF Planning staff work on the TI Equity Program.

**Projected FY 2026-27 Budget: \$135,956**

**4. Building Abatement Costs (incl. in One Treasure Island Contract) (Authority Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$215,000</b>	<b>\$215,000</b>	<b>\$0</b>

The amount provides an allowance for costs to abate or demolish structures on Treasure Island. This amount is included in the agreement amount with One Treasure Island.

**Projected FY 2026-27 Budget: \$215,000**

**C. OPERATIONS & MAINTENANCE**

**1. Maintenance Services – Buildings & Grounds (Authority Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$2,160,000</b>	<b>\$2,090,000</b>	<b>-\$70,000</b>

The Proposed Budget provides for building maintenance services for Authority Costs, as detailed below under “FY25 Authority Costs Share” not including costs that are offset by TICD Subsidies:

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Grounds Maintenance – Rubicon	\$1,530,000	\$1,560,000

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YBI Natural Areas Management - Contracted - <b>Subsidy Offset</b>	\$100,000	<i>See Section III</i>
Janitorial Services – Toolworks	\$400,000	\$400,000
Art & History Preservation	\$30,000	\$30,000
Scavenger Services	\$85,000	\$85,000
Pest Control	\$15,000	\$15,000
<b>Subtotals</b>	<b>\$2,160,000</b>	<b>\$2,090,000</b>

- Rubicon Enterprises provides all landscaping maintenance services following the City’s Integrated Pest management protocols as well as limited trash collection and management on Treasure Island. Rubicon manages the Island Community Garden. Rubicon is a member organization of One Treasure Island and employs formerly homeless and economically disadvantaged individuals. A portion of landscaping expenses are offset by common area maintenance (CAM) charges recovered from housing providers.
- Rubicon costs relating to natural areas management on Yerba Buena Island, including invasive species management under the YBI Habitat Management Plan, and the maintenance of new Parks are included in the Section III - Subsidy Budget and supported by the Parks and Open Space Developer Subsidy and CFD Special Tax proceeds.
- Toolworks is a member organization of One Treasure Island that employs formerly homeless and economically disadvantaged individuals. The Proposed Budget includes janitorial maintenance services and supplies to Buildings One and the Childcare Center, including collection of trash, recyclables and compostables, in addition to services at the restroom facilities at Quarters 9 for the Bay Bridge Bike path and the North Great Lawn for MerSea Restaurant.
- Art & History Preservation includes the annual costs for storage of the Authority’s existing historic artifacts including the Pageant of the Pacific murals and TI Museum Collection. Funding also allows for as-needed development of TIDA’s collection management capacity including any identified needs for plan development, asset conservation, photo-documentation and asset cataloging.
- The Proposed Budget provides the same level of funding for scavenger services and pest control

**Projected FY 2026-27 Budget:                    \$2,090,000**

**2. City Attorney – Legal Services (Authority Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$200,000</b>	<b>\$200,000</b>	<b>\$0</b>

The City Attorney’s Office acts as TIDA’s General Counsel to provide legal services in TIDA’s role as planner and negotiator for development. This includes funding for outside counsel when required.

**Projected FY 2026-27 Budget:                    \$200,000**

**3. SFPUC Utilities and Maintenance**

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<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$850,000</b>	<b>\$1,288,482</b>	<b>\$438,482</b>

- For PUC water services, the Proposed Budget provides approximately \$100,000 in budget allocation for permitting fees to State Water Resources Control Board (SWRCB), lab services, TIDA water utility fees.
- For PUC wastewater services, the proposed budget assumes \$135,000 to cover wastewater system repair and rehabilitation, and \$70,000 for TIDA wastewater utility fees.
- For PUC Hetch Hetchy Power services, the proposed budget allocates \$545,000 for TIDA gas/electric utility fees and \$20,000 for ongoing payments per a service agreement for two backup generators.

**Projected FY 2026-27 Budget:                    \$1,327,136**

**4. DPW Operations and Maintenance**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$800,000</b>	<b>\$900,000</b>	<b>\$100,000</b>

The Proposed Budget provides funding for the following work orders with DPW:

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Bureau of Building Repair (BBR)	\$700,000	\$800,000
Bureau of Street Environments Services (BSES)	\$0	\$0
Bureau of Streets and Sewer Repair Services	\$100,000	\$100,000
<b>Subtotals</b>	<b>\$800,000</b>	<b>\$900,000</b>

- BBR provides for a full-time general laborer as well as crafts such as electrical, plumbing, glass, sheet metal, locksmith and carpenter on an as-needed basis. Line item also funds materials and supplies.
- BSES historically provided limited freeway on/off ramp cleaning and streets and roadways sweeping on Treasure Island with funding support from TIDA. New roadways constructed in the initial subphase areas are now City streets, and their cleaning is an obligation of Public Works without funding support from TIDA. In FY24, TIDA ceased contracting with BSES for these services in areas outside of the new development.
- BSSR has historically provided street paving and pothole repairs on Treasure and Yerba Buena Islands. As with street cleaning, the maintenance of new streets is a responsibility of Public Works. The work order provides for continued support from Public Works to address needed asphalt repairs in the former Navy housing area and other streets maintained by TIDA.

**Projected FY 2026-27 Budget:                    \$927,000**

**5. Debt Service - Electric Submarine Cable Financing**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
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**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

**\$826,100**

**\$0**

**-\$826,100**

The FY25 Budget assumed TIDA borrowed commercial paper in FY2024 to repay an outstanding loan balance related to the installation of an electric submarine cable connecting Oakland’s Davis Substation to TI/YBI in support the development. That debt issuance has not yet occurred and is not anticipated to occur until sometime in FY26. Accordingly, the Proposed Budget reflects debt service to start repayment in

**Projected FY 2026-27 Budget: \$0**

**II. TIDA CITY COSTS BUDGET EXPENSE DETAILS FY 2025-26**

**A. DEVELOPMENT**

**1. Development Professional Contracts (City Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$750,000</b>	<b>\$750,000</b>	<b>\$0</b>

The proposed budget assumes development professional services consisting of \$500,000 for a possible contract for Task Force Services to assist DPW in project review, and \$250,000 for CFD/IRFD Reimbursement Consultants (Harris & Associates). TIDA intends to renew its multi-year contract for consultants to assist in the reimbursement of development costs payable from the Community Facilities District (CFD) and/or Infrastructure and Revitalization Financing District (IRFD).

**Projected FY 2026-27 Budget: \$750,000**

**2. City Attorney – Legal Services (City Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,050,000</b>	<b>\$1,050,000</b>	<b>\$0</b>

The City Attorney’s Office acts as TIDA’s General Counsel to provide legal services in TIDA’s role as planner and negotiator for development. This includes funding for outside counsel when required.

**Projected FY 2026-27 Budget: \$1,050,000**

**3. DPW Engineering Support Services**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$0</b>

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

This Department of Public Works (DPW) work order pays for the review of subdivision maps, construction inspection services, including Public Works Task Force Service’s staff needed for Notice of Completion (NOC) process for completed infrastructure and future bond reimbursement package reviews. The reduction in the FY25 proposed budget is to better align with prior year actuals.

**Projected FY 2026-27 Budget: \$3,000,000**

**4. PUC Engineering & Development Field Services**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$800,000</b>	<b>\$800,200</b>	<b>\$200</b>

The SF Public Utilities Commission (SFPUC) work order includes engineering review by SFPUC for review of Major Phase and Sub-Phase Applications, subdivision regulations, and other materials prepared by TICD and other technical services performed by SFPUC in support of development. The proposed budget includes field support services by City Distribution Division and Hetch Hetchy to relocate water and electrical lines and abandon existing natural gas lines in support of construction activities and construction inspection services and staffing support for the Wastewater Enterprise to support the development.

**Projected FY 2026-27 Budget: \$800,200**

**5. SFMTA**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$305,000</b>	<b>\$305,000</b>	<b>\$0</b>

This SFMTA work order includes technical services in support of development. The increase in the FY25 proposed budget is to better align with prior year actuals.

**Projected FY 2026-27 Budget: \$305,000**

**6. Planning Department (City Costs)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$170,000</b>	<b>\$170,000</b>	<b>\$0</b>

The Planning Department work order amount reflects fees for review of TICD plans and construction documents as well as assistance with environmental impact review efforts.



**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

**Projected FY 2026-27 Budget: \$170,000**

**7. Recreation and Parks Department**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0</b>

The Recreation and Parks Department work order amount reflects costs to advise on maintenance and operation of new Yerba Buena Island and Treasure Island Parks.

**Projected FY 2026-27 Budget: \$100,000**

**8. Department of Technology**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

The Department of Technology work order amount reflects no further costs related to implementing municipal fiber system on Yerba Buena Island and Treasure Island to support tolling infrastructure, fiber to affordable housing, and other municipal facilities. To date, TIDA has executed an MOU with the Department of Technology in the amount not to exceed \$801,000 for the initial scope of work, which has been allocated in the FY 2021, FY 2022, and FY 2023 budgets. TIDA does not anticipate allocating additional funds in its budget until future scopes and phases are determined.

**Projected FY 2026-27 Budget: \$0**

**9. SF Fire Department**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$50,000</b>	<b>\$50,000</b>	<b>\$0</b>

The SF Fire Department (Bureau of Fire Prevention) work order amount reflects costs to provide departmental review of the street improvement permit for Stage 2/3 and TI/YBI Stage 1.

**Projected FY 2026-27 Budget: \$50,000**

**10. Controller's Office**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

The Controller’s Office work order amount reflects costs for annual accounting services, state and federal compliance reporting, and issuing financial statements for the Treasure Island Community Facilities District (CFD) and the Infrastructure Revitalization Financing District (IRFD).

**Projected FY 2026-27 Budget:                    \$0**

**III. TIDA SUBSIDY BUDGET EXPENSE DETAILS FY 2025-26**

**A. PERSONNEL & ADMINISTRATION**

**1. One Treasure Island Contractual Services (Funded by TICD Job Broker Subsidy)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$500,000</b>	<b>\$500,000</b>	<b>\$0</b>

The Proposed Budget provides for the following funding for the Job Broker Program Costs, which is included in the One Treasure Island contract. This amount is offset by the TICD Job Broker Program Subsidy, pursuant to the DDA.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
Job Broker Program Costs - Subsidy Offset	\$500,000	\$500,000
<b>Subtotals</b>	<b>\$500,000</b>	<b>\$500,000</b>

- The Proposed Budget for the One Treasure Island contract includes funding for the Job Broker Program Costs are provided to TIDA by TICD as described in the DDA.

**Projected FY 2026-27 Budget:                    \$500,000**

**B. DEVELOPMENT**

**1-3. Development Professional Services (Funded by TICD Developer Housing Subsidy)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$1,070,000</b>	<b>\$1,070,000</b>	<b>\$0</b>

The Proposed Budget provides for the following funding for certain Professional Services Contracts supporting the implementation of the Transitional Housing Rules and Regulations providing benefits to residents of the former Navy housing. These expenses are supported by the TICD Developer Housing Subsidy.

<b>Development Professional Services</b>	<b>FY 25-26 Proposed</b>
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**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

Relocation Consultant – Replacement Housing - <b>Subsidy Offset</b>	\$500,000
Early Relocation In-Lieu Fees - <b>Subsidy Offset</b>	\$300,000
Early Relocation Moving Fees - <b>Subsidy Offset</b>	\$270,000
<b>Subtotals</b>	<b>\$1,070,000</b>

- Relocation Consultant/Replacement Housing – work with the relocation consultant to address resident moves to future new units is expected to ramp up in the upcoming fiscal year. This amount will be offset by the TICD Housing Subsidy.
- Early Relocation In-Lieu Fees – TIDA continues to offer early in-lieu fee payments to qualifying pre-DDA residents who wish to exercise the option. This amount will be offset by the TICD Housing Subsidy.
- Early Relocation Moving Fees – TIDA anticipates to cover moving services and fees for qualifying pre-DDA residents who are relocating to new housing units. This amount will be offset by the TICD Housing Subsidy.

**Projected FY 2026-27 Budget:                      \$1,070,000**

**4. Mayor’s Office of Housing & Community Development (Funded by TICD Developer Housing Subsidy)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$388,256</b>	<b>\$388,256</b>	<b>\$0</b>

The Mayor’s Office of Housing and Community Development work order amount reflect costs of ongoing project management for affordable housing developments on Treasure Island, including the annual cost of managing and maintaining MOHCD’s online DAHLIA system. This amount is offset by the TICD Developer Housing Subsidy, pursuant to the DDA.

**Projected FY 2026-27 Budget:                      \$388,256**

**5. Affordable Housing Development (Funded by TICD Developer Housing Subsidy)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$9,076,422</b>	<b>\$1,500,000</b>	<b>-\$7,576,422</b>

Pursuant to the DDA, TICD is required to pay a Developer Housing Subsidy set at \$17,500 per Market Rate unit at the point in which a Vertical Disposition Development Agreement (VDDA) is executed. This proposed budget is based on the projected needs of the Behavioral Health Building, Senior Building, IC4.3 and E2.3/4 developments during FY26.

**Projected FY 2026-27 Budget:                      \$1,500,000**

**6. SF Arts Commission – Art Installation (Funded by VDDA Arts Fees)**

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

The SF Arts Commission work order amount reflects anticipated art costs, which will be entirely offset by Arts Fees paid by vertical developers to TIDA as revenue to cover design and engineering of the first artwork commissions. Although the current and proposed budgets are shown at \$0, some expenditures are anticipated utilizing expenditure authority established in prior fiscal years. Art Installation work is funded by VDDA Arts Fee revenues, pursuant to the DDA. Additional budget will not be provided until additional building permits are issued triggering Art Fee payments. Prior appropriated fund balance of \$4.3M is still available to the project for program expenses.

**Projected FY 2026-27 Budget: \$0**

**C. OPERATIONS & MAINTENANCE**

**1-4. Maintenance Services – Buildings & Grounds (Funded by TICD Subsidy)**

<b>TIDA FY 2024-25 Budget</b>	<b>Proposed FY 2025-26</b>	<b>Changes</b>
<b>\$2,128,400</b>	<b>\$2,665,000</b>	<b>\$536,600</b>

The Proposed Budget provides for the following funding for certain maintenance services contracts related to parks and open space maintenance. These amounts are partially offset by the TICD Parks and Open Space Subsidy with the balance eligible for reimbursement from CFD Special Tax proceeds, pursuant to the DDA.

<b>EXPENDITURE CATEGORY</b>	<b>FY 24-25</b>	<b>FY 25-26 Proposed</b>
As-Needed YBI Invasive Species Management	\$100,000	\$200,000
Maintenance of New Parks, Natural Areas, and Open Spaces - <b>Rubicon</b>	\$1,688,400	\$1,375,000
Maintenance of New Parks, Natural Areas, and Open Spaces - <b>Recreation and Parks</b>	\$0	\$950,233
New Parks and Open Spaces Operations Planning - <b>Subsidy Offset</b>	\$250,000	\$0
SF Environment - <b>Subsidy Offset</b>	\$90,000	\$90,000
<b>Subtotals</b>	<b>\$2,128,400</b>	<b>\$2,615,233</b>

- The proposed budget includes \$100,000 of funding for invasive species management by Rubicon for new development parcels anticipated in FY26 provided to TIDA by TICD as part of the Open Space Subsidy described in the DDA. An additional \$100,000 for invasive management contract services is included which was in the FY25 Authority Cost Budget, but is an eligible expense under the Subsidy Budget

**EXHIBIT C - TIDA EXPENSE DETAIL FY 2025-26**

TIDA Board 1/8/2024

- The proposed budget includes \$1,375,000 for Rubicon for YBI Habitat Management Plan work and new parks and open space maintenance anticipated in FY2026. The budget allocation will cover maintenance costs of YBI Parks and Open Spaces for the completed Dog Park, Hilltop West and East Park, Causeway Park, Waterfront Plaza, and Cityside Park.
- Recreation and Parks staff are proposed to assume responsibility for maintaining the new parks in FY27. The FY26 assumes that the Park Section Supervisor will be hired in the middle of FY26 and that line staff will be hired in Q4 of FY26 so that Recreation and Parks is in position to assume full operational responsibility on July 1, 2027.
- The FY25 budget of \$250,000 for operations planning for parks and open spaces on YBI/Treasure Island is being implemented in partnership with One Treasure Island. This planning effort will assist in the overall maintenance plan, ongoing operations, and governance structure of TIDA's parks and open space system and is expected to be completed this year.
- The proposed budget includes a SF Environment work order covers continued assistance with Habitat Management Plan implementation, monitoring, and support.

**Projected FY 2026-27 Budget:                    \$2,487,853**

# Exhibit D - Rubicon Budget Estimates

## Treasure Island Development Authority

**Projected FY25/26 Budget**

### TIDA General - Authority Cost Budget Item I.C.1

Property Name	Opportunity Name	Estimated \$ *	Monthly	Weekly	FTE
4111: Treasure Island (CP)	Landscape Maintenance FY26	1,107,999.92	92,333.33	21,307.69	5.9
4811: Treasure Island Training Program (CP)	Trainee Landscape Maintenance FY26	256,954.11	21,412.84	4,941.43	4.0
4115: Vista Point / Pier 2 (CP)	Landscape Maintenance FY26	30,000.00	2,500.00	576.92	0.2
4123: TI Macalla/Northgate Rd (CP)	Landscape Maintenance FY26	87,061.12	7,255.09	1,674.25	0.6
4124: Treasure Island Seven Seas Ave/Bruton St. (CP)	Landscape Maintenance FY26	77,865.00	6,488.75	1,497.40	0.5
		<b>1,559,880.15</b>	<b>129,990.01</b>	<b>29,997.70</b>	<b>11.2</b>

### TIDA Parks - Subsidy Cost Budget Item III.C.1

Property Name	Opportunity Name	Estimated \$ *	Monthly	Weekly	FTE
4138: Dog Park (CP)	Landscape Maintenance FY26	33,199.50	2,766.63	638.45	0.3
4122: Treasure Island Causeway Improvement (CP)	Landscape Maintenance FY26	48,312.48	4,026.04	929.09	0.3
4121: Treasure Island East Stormwater Garden (CP)	Landscape Maintenance FY26	60,618.36	5,051.53	1,165.74	0.4
4120: Treasure Island West Stormwater Garden (CP)	Landscape Maintenance FY26	106,339.24	8,861.60	2,044.99	0.7
4119: Treasure Island Hilltop Park (CP)	Landscape Maintenance FY26	121,062.62	10,088.55	2,328.13	0.8
4139: Treasure Island Waterfront Park/Causeway park (CP)	Landscape Maintenance FY26	85,042.62	7,086.89	1,635.44	0.5
4112: Yerba Buena Island (CP)	Landscape Maintenance FY26 (T&M)	334,138.77	Varies	Varies	3.1
All Parks (CP)	Landscape Extra Work FY26	100,000.00	Varies	Varies	

### Projected Estimates for new Parks in FY26

Cityside Park	Landscape Maintenance FY26	336,139.78			
Clipper Cove Park	Landscape Maintenance FY26	78,071.78			
Chapel Grove	Landscape Maintenance FY26	72,000.00			
		<b>1,374,925.16</b>	<b>37,881.24</b>	<b>8,741.82</b>	<b>6.061</b>

**Total**

**2,934,805.31**

\* Preliminary figures escalated by 4.5% from detailed FY25 Work Plans attached. Detailed FY26 Work Plans are being prepared.

**TIDA Legacy Landscape Scopes  
Authority Cost Budget Item I.C.1**

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4111: Treasure Island (CP) | City Streets

Description	Frequency	Cost per Occ.	Annual Cost
Treasure Island Maintenance			
Porter Services	52	\$4,556.40	\$236,932.80
Landscape Maintenance Service	52	\$10,219.37	\$531,407.24
Winter Watering	18	\$1,301.83	\$23,432.94
Steam Weeds	30	\$260.37	\$7,811.10
Spot Treat for Pests and Weeds	5	\$301.51	\$1,507.55
Irrigation Check	4	\$1,058.21	\$4,232.84
The Ecology Center Subcontractor	3	\$19,027.04	\$57,081.12
Subcontractor Tree Pruning (in contract)	1	\$117,967.69	\$117,967.69
EN Labor and Materials (in contract)	1	\$79,913.72	\$79,913.72

**Annual Maintenance Price \$1,060,287.00**

**Monthly Maintenance Price \$88,357.25**

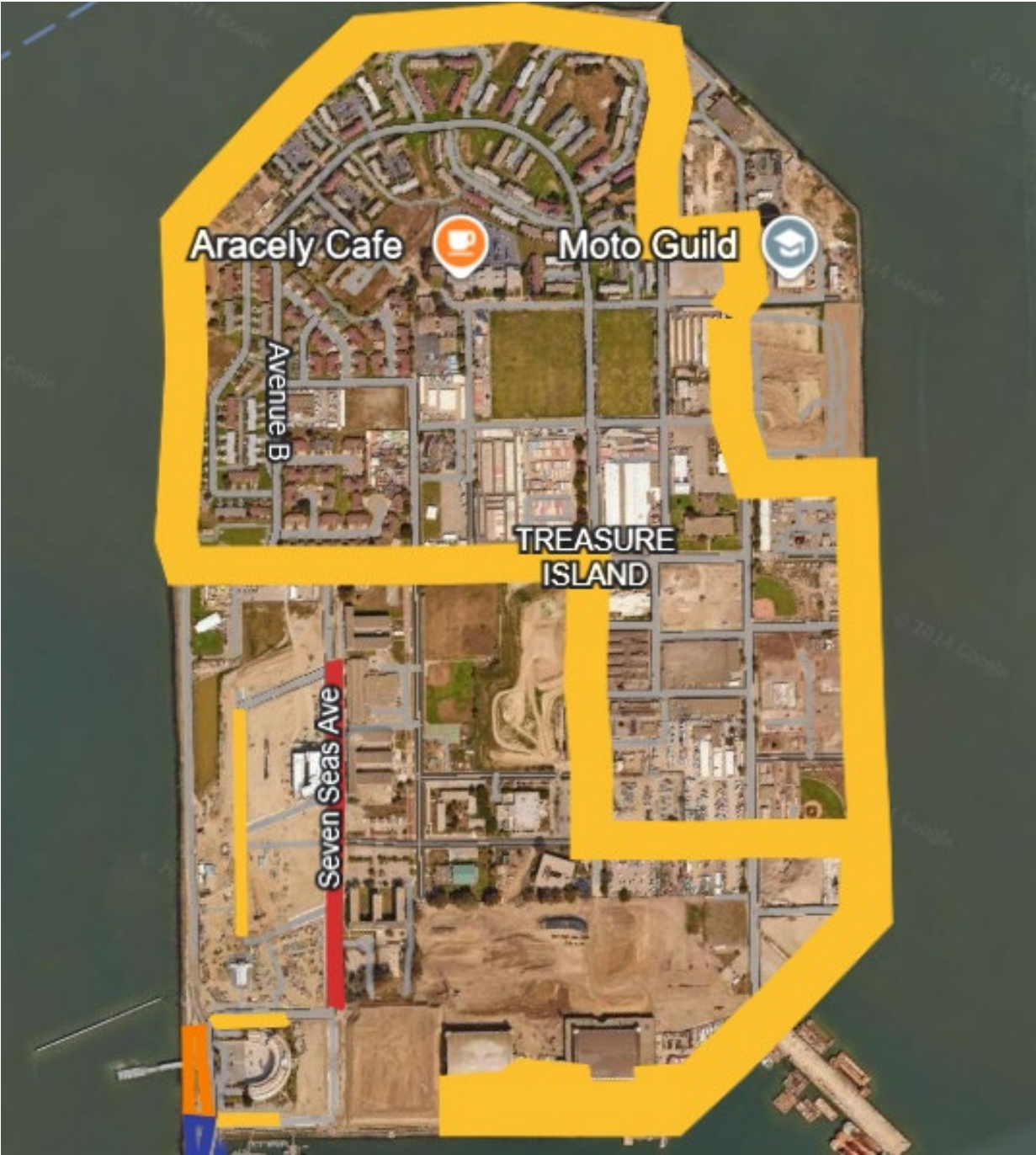
**Weekly Maintenance Price \$20,390.13**

**FTE's per week 5.9**

Location	Crew Size	Hr./wk.	Frequency	Scope
Treasure Island	11	297	Monday Tuesday Wednesday Thursday Friday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs – 157 hour/week</li> <li>Daily Porter Services- Trash and debris pick-up and removal, washing rocks and benches- 70 hour/week</li> <li>Weekly Winter Watering – 18 weeks/20 hour/week</li> <li>Weekly Steam Weeding – 30 weeks/4 hour/week</li> <li>Monthly IPM – 5 months/2 hour/visit</li> <li>Quarterly Irrigation Inspection – 8 hour/visit</li> <li>AS NEEDED – Extra Work – Tree, Irrigation, Pest, Enhancement</li> </ul>



TIDA Streets and General Legacy Locations- Within Yellow Boundaries



## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4811: Treasure Island (CP) | Trainee Program

Description	Frequency	Cost per Occ.	Annual Cost
Treasure Island Maintenance			
Trainee Porter Services	52	\$1,162.07	\$60,427.64
Summer Watering	26	\$929.66	\$24,171.16
Trainee Landscape Maintenance Service	52	\$2,556.57	\$132,941.64
Trainee (NOT FIELD WORK), meetings, direct training, support	52	\$464.84	\$24,171.68
ReScape Training Fees	2	\$2,088.49	\$4,176.98

**Annual Maintenance Price \$245,889.10**

**Monthly Maintenance Price \$20,490.76**

**Weekly Maintenance Price \$4,728.64**

**FTE's per week 4.0**

Location	Crew Size	Hr./wk.	Frequency	Scope
Treasure Island Trainee Program	4-5	176	Monday Tuesday Wednesday Thursday Friday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs – 88 hour/week</li> <li>Daily Porter Services- Trash and debris pick-up and removal, washing rocks and benches- 40 hour/week</li> <li>Weekly Summer Watering – 26 weeks/32 hour/week</li> <li>Weekly Training – Safety, equipment, and industry standards – 16 hour/week</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4115: Vista Point / Pier 2 (CP)

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance Landscape Maintenance Service	52	\$576.92	\$30,000.00
			<b>Annual Maintenance Price \$30,000.00</b>
			<b>Monthly Maintenance Price \$2,500.00</b>
			<b>Weekly Maintenance Price \$576.92</b>
			<b>FTE's per week 0.2</b>

Location	Crew Size	Hr./wk.	Frequency	Scope
Vista Point/ Pier E2	2	6	Monday Friday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4123: Macalla Rd/Northgate Rd (CP) | Macalla Road and Nimitz Drive

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$1,425.43	\$74,122.36
Fertilize Trees and Shrubs	4	\$108.85	\$435.40
Spot Treat for Pests and Weeds	12	\$514.96	\$6,179.52
Irrigation Inspection	4	\$643.70	\$2,574.80

**Annual Maintenance Price \$83,312.08**  
**Monthly Maintenance Price \$6,942.67**  
**Weekly Maintenance Price \$1,602.16**  
**FTE's per week 0.6**

Location	Crew Size	Hr./wk.	Frequency	• Scope
<b>Streetscapes- Macalla Road/Northgate Road</b>	3	22	Tuesday Thursday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Monthly IPM –4hr/visit</li> <li>Quarterly Fertilize Trees, Shrubs &amp; Groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 5hr/visit</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4124: Seven Seas/Burton (CP) | Seven Seas Road and Clipper Cove

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$1,267.04	\$65,886.08
Trim all grasses.	4	\$760.22	\$3,040.88
Fertilize Trees and Shrubs	4	\$108.85	\$435.40
IPM/Weeds/Pest Spot Treatment	12	\$257.48	\$3,089.76
Irrigation Inspection	4	\$514.96	\$2,059.84

**Annual Maintenance Price \$74,511.82**  
**Monthly Maintenance Price \$6,209.32**  
**Weekly Maintenance Price \$1,432.92**  
**FTE's per week 0.5**

Location	Crew Size	Hr./wk.	Frequency	Scope
Streetscapes- Seven Seas Road/Bruton	3	20	Tuesday Thursday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Monthly IPM –4hr/visit</li> <li>Quarterly grass trimming – 12hr/visit</li> <li>Quarterly Fertilize Trees, Shrubs &amp; Groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 5hr/visit</li> </ul>

## Landscape Maintenance FY25 (T&M)

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4112: Yerba Buena Island (CP)

Description	Frequency	Cost per Occ.	Annual Cost
YBI Natural Areas (T&M)			
Landscape Maintenance Service	28	\$5,717.56	\$160,091.68
Irrigation Check- Water Tank	2	\$131.44	\$262.86
Flame Weeds	18	\$1,225.19	\$22,053.42
Steam Weeds	18	\$1,225.19	\$22,053.42
Hand Pull Oxalis	18	\$1,633.59	\$29,404.62
Supervision	52	\$1,571.60	\$81,723.20
Spot Treat for Pests and Weeds	8	\$232.60	\$1,860.80
Reporting and Meetings	46	\$50.00	\$2,300.00

**Annual Maintenance Price \$319,750.00**

**Monthly Maintenance Price Varies**

**Weekly Maintenance Price varies**

**FTE's per week 3.1**

Location	Crew Size	Hr./wk.	Frequency	Scope
Yerba Buena Island	6	160 Non-supervisory 32 Supervisory	Monday Tuesday Wednesday	<ul style="list-style-type: none"> <li>Spring/Summer Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering – 56 hour/week</li> <li>Winter Maintenance – 18 weeks - steam weeds- 24 hour/week, hand pull oxalis – 24 hour/week, flame weeds – 24 hour/week</li> <li>Porter Services (bi-weekly)- Trash and debris pick-up and removal – 12 hour/week</li> <li>Weekly Winter Watering – 18 weeks/20 hour/week</li> <li>Monthly IPM – 8 months/4 hour/visit</li> <li>Bi-Annual Irrigation Inspection – 1 hour/visit</li> </ul>

\*Please note the original allocation for YBI was \$356,000 within the FY25 \$1,850,000 budget provided by TIDA. \$36,250 was diverted to cover the Parks monthly maintenance for July 2024. New allocation is \$319,750.

# **New Parks and YBI Landscape Scopes**

## **Subsidy Cost Budget Item III.C.1**



## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4138: The Rocks Dog Park (CP)

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$574.36	\$29,866.70
Fertilize Trees, Shrubs, and Groundcovers	4	\$51.36	\$205.44
Irrigation Inspection	4	\$424.43	\$1,697.72

**Annual Maintenance Price \$31,769.86**  
**Monthly Maintenance Price \$2,647.50**  
**Weekly Maintenance Price \$610.96**  
**FTE's per week 0.3**

Location	Crew Size	Hr./wk.	Frequency	Scope
The Rocks Dog Park	3	11	Monday Wednesday Friday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Quarterly Fertilize Trees, Shrubs &amp; Groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 4hr/visit</li> </ul>



## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4122: TI Causeway Park (CP) | Treasure Island Road and Clipper Cove

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$782.88	\$40,709.76
Fertilize Trees and Shrubs	4	\$54.86	\$219.44
IPM/Weeds/Pest Spot Treatment	12	\$265.15	\$3,181.80
Irrigation Inspection	4	\$530.26	\$2,121.04

**Annual Maintenance Price \$46,232.04**  
**Monthly Maintenance Price \$3,852.67**  
**Weekly Maintenance Price \$889.08**  
**FTE's per week 0.3**

Location	Crew Size	Hr./wk.	Frequency	Scope
TI Causeway	3	12	Tuesday Thursday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering, debris pick-up and removal)</li> <li>Quarterly Fertilize Trees, Shrubs &amp; Groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 4hr/visit</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4121: Willow Bridge East Stormwater Garden (CP) | Northgate Road and Whiting Way

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$1,058.81	\$55,058.12
Irrigation Check	4	\$403.44	\$1,613.76
Tree & Shrub Pest Application	4	\$268.96	\$1,075.84
Fertilize Trees, Shrubs, and Groundcovers	4	\$65.07	\$260.28

**Annual Maintenance Price \$58,008.00**  
**Monthly Maintenance Price \$4,834.00**  
**Weekly Maintenance Price \$1,115.54**  
**FTE's per week 0.4**

Location	Crew Size	Hr./wk.	Frequency	Scope
<b>Willow Bridge</b>	3	16	Monday Wednesday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Monthly IPM – 2hr/visit</li> <li>Quarterly Fertilize Trees, Shrubs &amp; Groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 4hr/visit</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4120: Buckeye Grove West Stormwater Garden (CP) | Macalla Road and Nimitz

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$1,856.73	\$96,549.96
Irrigation Check	4	\$539.02	\$2,156.08
IPM/Weeds/Pest Spot Treatment	4	\$269.51	\$1,078.04
Fertilize Trees, Shrubs, and Groundcovers	4	\$62.78	\$251.12
Porter Services	52	\$33.17	\$1,724.84

**Annual Maintenance Price \$101,760.04**

**Monthly Maintenance Price \$8,480.00**

**Weekly Maintenance Price \$1,956.92**

**FTE's per week 0.7**

Location	Crew Size	Hr./wk.	Frequency	Scope
Buckeye Grove	3	28	Monday Wednesday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Quarterly Fertilize Trees, Shrubs &amp; Groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 4hr/visit</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4119 Signal Park and Panorama Park (CP) | Yerba Buena Road

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$2,032.45	\$105,687.40
Irrigation Check	4	\$1,101.40	\$4,405.60
IPM/Weeds/Pest Spot Treatment	8	\$550.71	\$4,405.68
Fertilize Trees, Shrubs, and Groundcovers	4	\$269.88	\$1,079.52
Planting Bed Maintenance	4	\$67.75	\$271.00

**Annual Maintenance Price \$115,849.40**

**Monthly Maintenance Price \$9,654.12**

**Weekly Maintenance Price \$2,227.87**

**FTE's per week 0.8**

Location	Crew Size	Hr./wk.	Frequency	Scope
Panorama and Signal Parks	3	30	Monday Wednesday Friday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (2x Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Monthly IPM – 2hr/visit</li> <li>Bi-annual fertilize turf, trees, shrubs, and groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 4hr/visit</li> </ul>

## Landscape Maintenance FY25

**Customer** Treasure Island Development Authority (TIDA)

**Property** 4139 Treasure Island Landing Park (CP) | 410 Avenue of the Palms

Description	Frequency	Cost per Occ.	Annual Cost
Landscape Maintenance			
Landscape Maintenance Service	52	\$1,117.06	\$58,087.12
Fertilize Trees and Shrubs	2	\$119.96	\$239.92
IPM/Weeds/Pest Spot Treatment	4	\$293.97	\$1,175.88
Porter Services	52	\$377.01	\$19,604.52
Turf Fertilization	2	\$1.51	\$3.02
Irrigation Inspection	4	\$567.51	\$2,270.04

**Annual Maintenance Price \$81,380.50**

**Monthly Maintenance Price \$6,781.71**

**Weekly Maintenance Price \$1,565.01**

**FTE's per week 0.5**

Location	Crew Size	Hr./wk.	Frequency	Scope
Treasure Island Landing	3	20	Tuesday Thursday	<ul style="list-style-type: none"> <li>Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering</li> <li>Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches</li> <li>Monthly IPM – 2hr/visit</li> <li>Bi-annual fertilize turf, trees, shrubs, and groundcovers 1hr/visit</li> <li>Quarterly Irrigation Inspection – 4hr/visit</li> </ul>