



2014 Giants World Series Championship Celebration Civic Center

### **ABOUT US**



Bill Graham Civic Auditorium

**The Real Estate Division** is responsible for the acquisition of all real property required for City purposes, the sale of surplus real property owned by the City, and the leasing of property required by various City departments. Operations at the Alemany Farmers' and Flea Markets (100 Alemany), and UN Gift Gallery (UN Plaza) are managed by the Division.

The Real Estate Division also provides custodial and engineering services for various City departments as well as full service property management services to the following City owned buildings: City Hall, 1 South Van Ness Avenue, 25 Van Ness Avenue, 30 Van Ness Avenue, 1640 - 1680 Mission Street, the Hall of Justice (850 Bryant Street) and 555 7th Street.

Additionally, the Division completes market value appraisals or analysis of real property considered for City sale, development or acquisition, and acts as a real estate consultant to Departments, the Mayor, and the Board of Supervisors.

The Real Estate Division is proud to be a leader in advancing the City's Climate Action Plan through a variety of Division initiatives.

# A MESSAGE FROM DIRECTOR JOHN UPDIKE



Real Estate Director John Updike

What a busy and remarkable year! As San Francisco continues to change and grow, the Real Estate Division continues to meet new space challenges with innovative solutions. With over 4,000,000 square feet in our portfolio, including City Hall and the Hall of Justice; assisting with over 100 leases for various City departments; and managing the operations at the Alemany Farmers' and Flea Markets and the UN Gift Gallery, the entire Real Estate team contributed to our success.

Real Estate's commitment to collaboration was evident in completed projects such as the recent relocations of Retirement and Health Service System, SFMTA's Transportation Management Center's new lease, and the achievement of LEED certification at several City buildings. Other projects included installation of new chillers and fire alarms, compliance with ADA and Language Access Ordinance requirements, and other upgrades that improved the resiliency of our assets. We continue to prepare City Hall for its centennial celebration and the U.S. Conference of Mayors coming in 2015. All of these projects required the assistance of other departments and we are grateful for their help.

Our team ingenuity and hard work have had a positive impact on the department and City. Repair response times are decreasing, efficiency is increasing, and we are meeting more of our maintenance goals. As we accept responsibility to manage new assets delivered via voter approved bond measures, such as the Public Safety Building Complex in 2015, more engineers, custodians, and administrative staff will soon be joining the Real Estate family.

This report highlights just a few of Real Estate's accomplishments in 2014. In the coming year, we expect the City to continue to experience both physical and economic growth, affordable housing to continue to be a pressing issue, with the continuing need for Real Estate services. We will need to work together as one team to provide the best assistance and support in the most efficient and responsive manner. I encourage creative and innovative ideas that are responsive to the ever changing needs of the City, its departments and residents. I am proud of our team and thank them for their support of the Real Estate Division.

### **OUR MISSION**



25 Van Ness Avenue

**The Real Estate Division** acquires and manages the City's real estate portfolio ensuring optimal use of City owned vacant, improved, and leased properties for the highest public use and benefit, generating maximum revenue and overall financial return, and providing real estate services and assistance, to the Mayor, Board of Supervisors, City departments and City residents with expertise, efficiency and commitment.



1011 Turk Street

# REAL ESTATE DIVISION

**The Real Estate Division** (RED) touches over 4,000,000 square feet in more than 60 buildings. RED offers a wide range of real estate services including custodial, engineering, trades, laborers, building managers and professional agents acting in a brokerage capacity for the City and County of San Francisco.

### **OVERVIEW**

Transactions: RED is responsible for the property transactions of most General Fund Departments (purchases, sales and leases), assists Enterprise Departments with aspects of their real estate needs, and provides real estate consultant services to a variety of Departments, the Board of Supervisors and to the Mayor's Office.

Facilities Management: Property management involves handling the day to day activities and functions of a particular real estate asset or campus of assets, including maintenance and repairs, property inspections, interacting with occupants, and, ensuring the timely and professional delivery of engineering, custodial, security, pest management and recycling services, to name just a few.

Custodial: RED provides custodial services to 53 facilities through a dedicated staff of over 140.

Engineering/Trades: Stationary and trade services are provided to almost 50 facilities with six unions represented including Stationary Engineers, Electricians, Plumbers, Painters, Carpenters and Laborers. RED has established itself as a key partner for the Local 39 Apprentice Stationary Engineering program.

#### Computerized Maintenance Management System (CMMS):

RED's custodians, engineers and trades routinely respond to CMMS requests (CMMS.RED@sfgov.org).

Markets: RED manages the day to day and long term operations of the Alemany Market at 100 Alemany home of the longest running Farmer's Market in California (open every Saturday), the Alemany Flea Market (open every Sunday), the UN Gift Gallery at UN Plaza (Monday, Thursday, Friday), and the UN Plaza Mobile Food Truck Event held weekdays.



Tim Dowing, Stationary Engineer



San Francisco City Hall



Alemany Farmer's Market

Media/Security/Technical Services: Operating and maintaining City Hall's television broadcasts and building security systems, Media/Security systems provides audio Engineering and live sound for Civic functions, special events and Mayoral and elected officials press needs. Audio visual and presentation support services are also provided to City Commissions, departments and agencies, general public and members of the press in the City Hall hearing rooms and as needed at remote locations. RED's technical services group also maintains a collection of AutoCad prints and drawings of City buildings and leased space; administrates our computerized maintenance management software system (CMMS); and, maintains a growing and increasingly complex building access system coordinated with City identification cards to ensure secure access to our facilities.



1099 Sunnydale Avenue

Other Significant Areas that the Real Estate Division touches include but are not limited to:

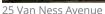
Arts Commission Cultural Centers: RED plays a vital role in operating and maintaining the SFAC's cultural facilities: SOMArts, Bayview Opera House, Mission Cultural Center and the African American Arts Cultural Center.

Community Facility Partnerships: Real Estate has successfully teamed with both the Department of Public Health and the Human Services Agency to rehabilitate, open, program and operate facilities around the City to provide vital community services to the citizens of San Francisco, such as at 1099 Sunnydale and 50 Raymond in Visitation Valley.

Environmental Stewardship: Real Estate is proud to be a leader in energy efficiency and climate action efforts by investing in yearly energy-star ratings at several of its facilities in addition to establishing itself as a leader in seeking a variety of the USGBC prestigious LEED (Leadership in Energy Efficiency Design) certifications for both existing building operations as well as new interior construction. In 2014, four of RED's assets were awarded the energy star label (25 Van Ness, City Hall, One South Van Ness, and Public Defender's Office) and two of its buildings are nearing LEED EB certification (City Hall and One South Van Ness). RED is also a proud partner with the City's PUC to develop, fund and implement several key energy efficiency upgrades to HVAC and lighting systems throughout the City's portfolio. Examples of the energy savings yielded from these projects are highlighted in the SFPUC's annual Energy Benchmarking Report.

### **OUR SERVICES**







1 South Van Ness Avenue



Hall of Justice

THE REAL ESTATE DIVISION PROVIDES SERVICES TO THE FOLLOWING DEPARTMENTS AS TENANTS THROUGH OUR FACILITIES MANAGEMENT TEAM (INCLUDING CUSTODIAL AND ENGINEERING/TRADES)

- 311
- Adult Probation \*
- Animal Care and Control
- Arts Commission \*
- Assessor Recorder \*
- Board of Appeals
- Board of Supervisors
- City Attorney \*
- · City Hall Events
- · Civil Services Commission

- County Clerk
- Department of Building and Inspection \*
- Department of City Planning \*
- Department of Elections \*
- Department of Emergency Management \*
- Department of Human Resources \*
- Department of Public Health \*
- Department of Public Works \*
- Department of Technology \*

- Department on the Status of Women
- District Attorney \*
- Entertainment Commission
- Ethics Commission
- GSA Risk Management
- Health Services Agency \*
- Human Rights Commission \*
- Juvenile Probation †
- Library † \*

Non-Tenant Departments Provided Custodial And/Or Engineering Services - †
Tenant Departments to whom RED Also Provides Transactional Services - \*







1650 Mission Street

- Mayor's Office \*
- Mayor's Office of Housing and Community Development \*
- Mayor's Office of Neighborhood Services \*
- Municipal Transportation Agency \*
- Office of Civic Engagement and Immigrant Affairs
- Office Of Community Investment and Infrastructure \*
- Office of Contract Purchasing

- Office of Economic and Workforce Development
- Office of Labor Standards and Enforcement
- Office of the Controller \*
- Planning Department \*
- Police Department \*
- Public Defender \*
- Public Utilities Commission †
- Rent Board

- San Francisco Fire Department \*
- SF General Hospital/Laguna Honda Hospital † \*
- Sheriff's Department \*
- Treasure Island Development Authority †
- Treasurer/Tax Collector \*
- San Francisco War Memorial and Performing Arts Center

Non-Tenant Departments Provided Custodial And/Or Engineering Services - †
Tenant Departments to whom RED Also Provides Transactional Services - \*

# FACILITIES REAL ESTATE SERVICES

1 Newhall

1099 Sunnydale

1155 Market

**1 South Van Ness** 

25 Van Ness

246 S. Van Ness (Parking Lot)

30 Van Ness

50 Raymond

639 Bryant

651 Bryant

900 Innes

1650, 1660, 1680 Mission

African American Art and Cultural Center (AAACC)

**Alemany Farmers Market** 

**Ambulance Bay and Offices** 

**Animal Care and Control** 

**Bayview Opera House** 

**Bayview Station** 

**BCM Testing Lab** 

Bernal Hts. Am. Tower Building

**Bill Graham Civic Auditorium** 

**Building 606 Hunters Point** 

**Central Radio Station - Twin Peaks** 

**Central Shops** 

**Central Station** 

**City Hall** 

**Clay-Jones Equipment Room** 

**Davies Symphony Hall** 

**Department Emergency** 

Management

**DT Admin & Shops** 

**Ella Hill Hutch Community Center** 

Forest Hill SF Water Dept. Tank Site

**Fort Miley** 

**Golden Gate Stables** 

**Hall of Justice** 

**Human Services Agency** 



San Francisco City Hall



Bill Graham Civic Auditorium



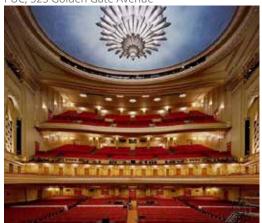
Davies Symphony Hall



Mission Cultural Center



PUC, 525 Golden Gate Avenue



War Memorial Opera House

### **Ingleside Police Station**

**Marine Unit** 

**Mission Cultural Center** 

**Mission Police Station** 

**Northern Police Station** 

**Northpoint Plant** 

**Oceanside Pump Station** 

**One Market Plaza** 

**Opera House** 

**Park Police Station** 

**Police Academy** 

**Public Defender's Office** 

Res. 2B So. Hill

**Richmond Police Station** 

**SE Community Center** 

**SE Water Pollution Control Plant** 

San Francisco Fire Department Headquarters

**SFPD Pistol Range** 

**SFPUC Headquarters** 

South of Market Cultural Center (SOMArts)

**Southern Police Station** 

**Tactical Unit 17th DeHaro** 

**Taraval Police Station** 

#### **TI Substation**

**Veterans Building** 

Zellerbach Rehearsal Hall

Legend
RED Fully Serviced Buildings
BLUE Engineering Services only
GREEN Custodial Services only

### **FACTS & FIGURES**







30 Van Ness Avenue

1155 Market Street

1145 Market Street

City Owns Over 1,100 Buildings in 7 Counties

City Owns 2,000 Parcels in City Limits Totaling 6,000 Acres

RED Has Offices At 25 Van Ness, 4th Floor (Main Office); City Hall (Lower Level); 1 South Van Ness (Lower Level); Hall of Justice (Lower Level); 100 Alemany (Market); 401 Van Ness

Over 30 Resolutions (including leases, purchases and sale agreements, easements, deeds) processed by RED and approved by the Board of Supervisors in the past year

Real Estate maintains nearly 100 leases (excluding Enterprise Departments) of public property to private entities and another 100 leases of private property for public purposes, including offices, clinics, cafes, training, and telecommunication facilities

Total facility work orders submitted and closed in 2014 (as of 12/1/14): 4781 submitted and 3600 completed

Manages, programs and secures 3 parking lots at 246 SVN, 17th/Folsom and SOMA, and 4 garages at 30VN, 1SVN, 1650 Mission and 1660 Mission.

### PROJECT HIGHLIGHTS-FACILITIES

- City Hall Solar Panels Installed, Language Access Compliance Kiosk
- 25 Van Ness Exterior Paint project, Sidewalk Waterproofing
- 30 Van Ness Relocation of SFERS
- 1650 Misssion New Chiller, New Generator
- Arts Cultural Centers SOMArts Laser Beam Detector Installation;
   MCC New Roof; AAACC New Fire Control Panel
- 1099 Sunnydale Opening/programming
- Ella Hill Hutch Re-opening and improvements
- 50 Raymond Opening/programming
- Alemany Market Repaving project of entire 4 acre site
- Dog/Skate Park (in West SOMA) Opening/programming/securing
- Hall of Justice SFPUC Energy Efficiency Projects (HVAC/LIGHTING), Emergency Generator
- 555-7th Street Exterior Wall Siding Replacement, ADA Front Door Retrofit,
   Security Enhancements, Roof Sidewall Drain installation



San Francisco City Hall



Public Safety Building

### PROJECT HIGHLIGHTS-TRANSACTIONS

- 40,000 SF Lease for the \$12,000,000 SFMTA's Transportation Management Center at 1455 Market Street
- 20,000 SF Lease for Health Service System at 1155 Market Street
- 20,000 SF Lease for the Law Library at 1145 Market Street
- 40,000 SF Lease for Retirement at 1145 Market Street
- 33,000 SF Lease renewal for Department of Child Support Services
- 117,000 SF Lease for HSA in SOMA
- Acquisition of 900 Innes
- Negotiated Agreement for development of a new 460,000 SF City Office Building on the Goodwill site at Mission Street and South Van Ness Avenue
- Completion of tenant improvement project at Community Justice Center at 555 Polk Street
- 6,024 SF Sublease for Children's Advocacy Center (a collaboration with HSA ) at 3rd Street
- Preservation of Franscisco Reservoir as Open Space

### ONGOING AND UPCOMING PROJECTS

### Potential Public-Private Development Opportunities (Civic Center)

The Real Estate Division is working on a public-private partnership for a multi-tenant, One-Stop shop for all permit related functions within the Civic Center neighborhood which would include the sale of the current City facility located at 30 Van Ness Avenue, the current DBI occupied facility located at 1660 Mission and 1680 Mission. The new proposed site is located at the current Goodwill location on the corner of Mission and Van Ness Avenue and will include over 500 residential units and 460,000 sf of office space. This project is slated to be delivered for opening in late 2018.

#### • Opening of Public Safety Building at 1235 Third Street

The new Public Safety Building located in Mission Bay will be comprised of San Francisco Police Department Headquarters, a district police station, a district fire station (#4) as well as a historic fire station (#30) that will be partially used as a community center. Substantial completion for PSB occurred at the end of December, 2014 and occupancy of building is scheduled for March, 2015. Real Estate will be the primary service provider for the facility delivering custodial, engineering and overall building management services.

### City Hall Centennial Celebration and Annual Conference of Mayors Events

In 2015, historic City Hall will celebrate its 100 year anniversary. The Centennial of San Francisco City Hall will coincide with the 83rd Annual U.S. Conference of Mayors in June, 2015 which is being hosted by San Francisco. The Conference will allow the building to highlight many innovations such as an advanced exterior LED lighting project which will merge operational efficiencies with reduced power consumption and unlimited lighting creativity. These new features will allow for projections to be displayed on the building as well as advanced functions to illuminate the building exterior. In addition to modern lighting, City Hall will also implement an expanded painting project to include all public areas of the building and some back office spaces as well. Additional work will include new carpets for the celebrated light courts on the main floor and dedicated art and historic installations in celebration of the events.



#### Opening of City Plazas

The Real Estate Division will be the future caretakers of a new City Plaza program which will activate many new and existing public plazas throughout the City. With this onestop location for providing scheduling and programming of these significant outdoor spaces, the City hopes to provide a better, more efficient and accessible customer experience for use of outdoor plaza space. The program was approved by the Board in 2014 and initial phases will come online in 2015.

### New facility for the Office of the Chief Medical Examiner

The Office of the Chief Medical Examiner will receive \$65 million from ESER 2 General Obligation Bonds to relocate from the Hall of Justice to a seismically safe facility at 1 Newhall Avenue. Storage for deceased after a large disaster as well as an improved autopsy suite and toxicology laboratory will be provided. Detailed planning continues, with the expectation that construction will begin in 2015.

### City Hall Emergency Power Capabilities and Fire Life Safety System Upgrade

Though City Hall is a base-isolated and earthquake safe facility, emergency power is not adequate for key back office functions to continue after an earthquake. This project will make improvements to allow provision of emergency power for those charged with carrying out the Logistics, Finance, and Administration responsibilities of the City's Emergency Response Plans. Additionally, the

building will undergo a complete upgrade to the Fire Life Safety System in 2015, which will produce new equipment and controls for alarms and sprinkler systems that were originally installed during the renovation in 1999.

#### • Wholesale Produce Market Expansion

In 2012, the Board of Supervisors approved the new 60 year master lease of the Wholesale Produce Market, including an expansion of the market to include Jerrold Avenue and 901 Rankin Street. CEQA approval was secured in 2012, and phase one of the project, to repurpose 901 Rankin for market expansion and new produce-related tenancy, broke ground in mid-2013, with tenancies starting in early 2015. The entire project increases the footprint of the market by about 25 percent, makes improvements to comply with real estate market demands and anticipated food safety regulations, and involves an investment of over \$70 million over two decades. Funding sources are current market revenue and a combination of financing options including New Market Tax Credits, all outside of the City's General Fund. The initial investment of \$5.5 million for design and construction of 901 Rankin was funded by the San Francisco Produce Market Corporation net revenues reserved to date. The Market expansion required the demolition of the Department of Technology (DT) Industrial Yard and the SFMTA street operations center at 901 Rankin. The DT facility was temporarily relocated to 1800 Jerrold, but 1800 Jerrold lies in the path of another critical city infrastructure project, forcing a second relocation of the DT facility, along with central shops, and both moves are in the planning stages.



UN Plaza Night Market

### Efficient Use of City Properties and Facilities and Energy Star/LEED EB Certification of City buildings

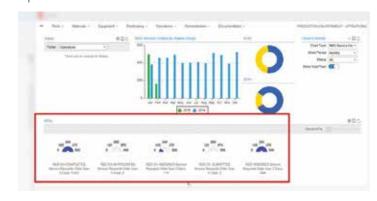
In 2015 Real Estate will continue to address facility operations for opportunities for more efficient practices. In 2015, we will seek the most energy star labels for our assets to date, with 11 targeted buildings for the prestigious ranking. In addition, Real Estate will be submitting 2 buildings (City Hall and One South Van Ness) for LEED EB (Existing Buildings) for certification in the Operations and Maintenance category.

### Addressing the needs of a growing Efficient Fleet-Parking Solutions

As various City departments migrate into utilizing more efficient types of fleet vehicles, the need for electric charging stations and secured parking locations continues to grow. Real Estate will be an integral team player to identify solutions to the growing need for parking related real estate within the Civic Center and beyond.

### • Faster Delivery of Services-Mobile CMMS

Real Estate, along with their colleagues at the Department of Public Works will be launching a mobile version of their current computer maintenance management system in 2015. This software application will allow building maintenance staff and client services representatives to receive and address building service orders in a more real-time and efficient fashion on their smartphone devices. This application will also allow for better communication between requestors and building staff by providing a mechanism for more regular updates on individual service orders.



#### REAL ESTATE DIVISION STAFF

Aguilar, Armando Anderson, Chris Atangan, Mamerto Ballejo, Liliana Barnes, Jamin Bayol, Marta Benitez, Samuel Bi, Rachel

Bill, Shalise Bingham, Claudine

Bianchi, Kathy

Bias, Douglas

Boja, Noel

Bracamonte, Arturo
Brown III, Noel
Brown, Marylou
Buck Jr., John
Bura, Rene
Cai, Xiao Dong

Canja, Sharie Carlile, William Ceballos, Juan Chan, Hung Lee

Camacho, Martin

Chan, Lisa Chan, Mei Ling Chan, Shirley Chang, Siris Chau, Raymond

Chen, Connie

Chen, Lifen

Chen, Xiao Feng Chiu, Amy Ya Ping Choi, Benny Choy, Sharon

Christian Jr., George Columna, Rowena Coss, Francisco Cronin, Alphonsus

Cruz, Luis Curry, Liam Davila, Javier

DeMartini, Richard Diles, Henry Dow, Sherice

Dowing, Timothy Dunn, Charles

Erol, Jean

Escobar, Maria Escobar, Susana Falley Jr., George

Flaherty, Michael Fong, Tina Li Forks, Bobbie Fung Poon, Amy

Gao, Guo

Gatchalian, Danilo

Gelman, Jeff Giang, Wayne Giovannelli, Lesley

Go, Danilo

Godfrey, Thomas

Gongora, Natalia Gorham, Claudia

Goto, Leo

Hangartner, Kenneth Hanson, Michael

He, Amy He, Chun Yi

Hernandez, Francisco

Hinson, Jason Huang, Daisy Huang, Tina C Hueck, Rommel Huynh, Annie Jaber, May

Jacobs, Jason Johnson-Mclean, C. Kaplan, Adelaida Keene, Joshua Kelly, Artie

Kharitonov, Anatoly

Kim, David

King, Laron
Kirovsky, Mark
Kwan, Kin Man
Lam, Ruilian
Lane, Rohan M
Lau, Ying Chang
Lee, Zi Qing
Li, Amy
Li, Hoomei

Li, Kenneth



25 Van Ness Avenue

Li, Lan Fang Li, Mian Liang, Bo

Liang, Michelle Loi, Run Yi

Lopez, Rafael Lowe, Nubia Lyons, Robert MacDonald, John

Mai, Xue

Marmol, Tekij
Martinez, Amalia
Mazzola, Lori
McKinney, James
Mendoza, Julio
Mendoza, Luis
Meskunas, Barbara

Mills, Marcellus Mok, Janet Wu Monroe, Robert



Custodial Manager Mike Hanson and HOJ Custodian Blanca Naves



Hall of Justice Engineering and Trades



Painters Jason Jacobs and Nita Riccardi

Moore, Elroy (Jay) Mora Jr., Marciano Morales, Jaime Moya Ramos, Leticia Munoz, Noel Nelson, Eric Ng, Barbara Ng, Elaine Ng, Pak Nyon, Johnson Nyon, Robert Ochoa, Christopher O'Connor, Brian Ostrovsky, Michael Pace, Kelvin Padilla, Ramon Palacios-Rodriguez, Flor Petersen, Thomas

Pikarevich, Boris

Plume, Stephen

Plut, Matthew Poblitz, Benjamin Quilon, Jefferson Ramirez, Eduardo Reiter, Robert Rendon, Doris Reyes, Estela Ribeiro, Sandra Rodriguez, Angel Rosales, Robert Ryerson, Tom (Bud) Salcedo, Chris San, Allen San, Phan San, Phong Sandoval, Bernard Sarkissian, Avo Serafin, Dieudinord Serafin, Elleus Serrano, Nancy

Serrato, Victor Sibuyan, Ricardo Song, Jackson Soriano, Victoria Sotelo, Alejandro Steinway, Gladis Stelmak, Joseph Sui, Gerald Talavera, Roger Tam, Joyce Tam, Lee-Kwan Tam, May Fung-Mei Tang, Lianna Toh Merriman, Anita Tom, Lawrence Tom, Wai Kuen Trieu, Mary Ung, Don Updike, John Urbina, Saul

Vail, George Valdes, Maximo Venegas, Claudine Ward, Mike Warren, Curtis Whisenton, Wesley White, Jewelletta Wilkins Jr., Michael Williams, Charles Williams, Charles Williams, Otis Willis, Alisha Wong, Chung Wong, Howard Wong, Janice Wong, Nancy Wright-III, Cleveland Wu, Anne Xu, Jennifer

Yang, Christine

Ybarra, Guillermo Yee, Henry Yee, Stanway Yu, Ai Juan Yu, Shi Jia Yu, Shirley Yu, Winnie Zhang, Jin Zhu, Ida

## OUR STAFF



Civic Center Stationary Engineers



City Hall Building Management



Civic Center Engineering Team



Administrative Team members Shalise Bill, City Hall Engineering and Trades Wennie Columna, Kathy Bianchi





Farmer's Market custodians Noel Boja and Amy He





Kathy Bianchi, Executive Assistant, Naomi Kelly, City Administrator, John Updike, Director of Property



Civic Center Laborer Team

# CONTACT US

Mayor Edwin Lee
City Administrator Naomi Kelly
Real Estate Director John Updike



Real Estate Division 25 Van Ness Ave. Suite 400 San Francisco, CA 94102

Phone: (415) 554-9850

 ${\it Email: RealEstateAdmin@sfgov.org}$ 

Website: www.sfgov.org/realestate



View of City Hall from the living roof at One South Van Ness

2014 Real Estate Annual Report Designed by Mike Ortiz City and County of San Francisco ReproMail

