



TISHMAN SPEYER

**TRANSBAY BLOCK 1
160 FOLSOM STREET
SAN FRANCISCO, CA**

PROJECT DESCRIPTION AND SCHEDULE

Developer:

Tishman Speyer

Design Team:

Studio Gang Architects

Magnusson Klemencic Associates

PROJECT OVERVIEW

Tishman Speyer (the "Developer") has been selected by the Office of Community Investment and Infrastructure ("OCII", the Successor Agency to the San Francisco Redevelopment Agency) as the developer for Transbay Block 1 (the "Project") located in the Transbay Redevelopment Project Area in San Francisco.

The Project is comprised of approximately 399 residential units and 10,053 square feet of neighborhood retail over a three-level subterranean parking structure. The design features a 40-story tower, and two townhome/podium structure buildings (eight-story and five-story townhome buildings) with a courtyard and a podium roof deck. The Project's residential program includes 258 for-sale market rate condominiums and 141 below market rate condominiums serving households earning up to 50% AMI pursuant to the City and County of San Francisco's Mayor's Office of Housing & Community Development ("MOHCD") guidelines. Over one-third of residential units will be designated Below Market Rate (BMR).

The Development Team will complete its schematic design phase in November 2014 and will commence Design Development in January 2015, for which it is requesting evidence of qualifications from firms interested in providing professional services, including associate architectural, associate structural engineering and other related services, for the design and construction of the Project as more fully described below.

Project Developers

Tishman Speyer is one of the leading developers, owners, operators, and asset managers of first class real estate worldwide. Active across North America, Europe, South America and Asia, Tishman Speyer is relied upon by many of the world's most prestigious corporations to meet their office space needs. As of March 31, 2014, the firm had acquired, developed and/or managed a portfolio of approximately 130 million sq. ft. with a total value of approximately USD \$66.9 billion since its founding in 1978. Signature assets include New York's Rockefeller Center and the Chrysler Center, São Paulo's Torre Norte, Ventura Corporate Towers in Rio de Janeiro, and OpernTurm in Frankfurt.

Design Team

The Developer has selected Studio Gang Architects (SGA) as the design architect and Magnusson Klemencic Associates (MKA) as the lead structural engineer for the Project. The design team is responsible for the master planning, creative and programmatic vision of the Project. SGA is leading the master planning efforts and designing the tower, podium buildings and townhomes.

Recipient of the 2013 Cooper-Hewitt National Design Award, SGA is a collective of more than sixty architects, designers, and thinkers based in Chicago and New York. Through projects ranging in scale from community anchors and cultural institutions to high rise mixed-use buildings and urban design, SGA engages pressing contemporary issues and their impact on human experience. Each SGA project is designed to resonate with its specific site and culture while addressing global themes such as urbanization, climate, and sustainability.

For over 90 years, MKA has engineered enduring, creative designs, with \$87 billion worth of projects in 46 states and 53 countries. MKA provides highly targeted expertise across 13 project types and their designs have been recognized with a top national ACEC "Engineering Excellence Award" 25 of the last 28 years.

Project Design

Transbay Block 1 is located on Folsom Street between Spear Street and Main Street in San Francisco, CA 94105. The site will be assembled from Lots 27, 29, 30 and 31 of Assessor's Block 3740.

The Project's design features a 40-story tower, and two podium structure and townhome buildings (eight story and five story) over a three-level subterranean garage. The design introduces the "migrating bay," an evolution of the bay window—a key component of San Francisco's architectural language. A slight offset on each floor, repeated every ten floors, creates a facade with a unique spiraled effect. The textured exterior improves views from within the units and allows for the seamless integration of balconies. Each vertical stack is clad according to its function inside, optimizing the building's energy performance and adding a distinctive form to the streetscape.

As proposed, key program elements include: approximately 258 market rate condominium units, 141 below market rate condominium units, 10,053 square feet of ground level retail, shared subterranean parking for bicycles, cars, car-share programs and EV charging stations.

The Project seeks to attain a minimum rating of LEED Silver and will employ high performance design strategies to address first cost and operating costs for mechanical and plumbing systems. The structural system will be engineered using a performance-based design approach.

Additional Project Information

Additional project information for your review includes the following three documents; this information is available at: <http://sfredevelopment.org/index.aspx?page=127>

- Request for Qualifications (RFQ)
- Preliminary Conceptual Design Plans
- Site Survey

Preliminary Project Schedule

The project will commence its design development phase, through construction documentation and construction administration phases, upon selection of key consultants. Key design milestones include the following:

- Schematic Design: Complete as of November 2014
- Design Development: January 2015 – April 2015
- Construction Documents: April 2015 – October 2015
- Start of Construction: February 2016
- Construction Period: 30 months