



MINUTES

JOINT SPECIAL MEETING

CITY COUNCIL AND SUCCESSOR AGENCY
CITY OF SOUTH SAN FRANCISCO

Meeting held at:
MUNICIPAL SERVICES BUILDING
COUNCIL CHAMBERS
33 ARROYO DRIVE
SOUTH SAN FRANCISCO, CA

WEDNESDAY, AUGUST 28, 2019
6:01 p.m.

CALL TO ORDER

7:31 p.m.

ROLL CALL

Present: Councilmembers Addiego, Nagales, and Nicolas, and Vice Mayor Garbarino, Mayor Matsumoto.*

*For purposes of these minutes Successor Agency Member titles are assumed in the reference to Councilmembers titles and all actions and discussions are on behalf of the Council and Successor Agency in a joint capacity.

AGENDA REVIEW

No changes.

PUBLIC COMMENTS – comments are limited to items on the Joint Special Meeting.

None.

ADMINISTRATIVE BUSINESS

1. Kilroy Oyster Point Construction Project Quarterly Report Q2 2019 (April 2019 – June 2019) for Fiscal Year 2018-2019. (Eunejune Kim, Director of Public Works, Kilroy/Cumming Representatives)

Director of Public Works Kim provided an update of the current project and introduced the Associate Director of Construction Management Cummings to provide a project progress and an overview of key milestone dates. He indicated that this report was being presented both to the Successor Agency and to the City Council because the Successor Agency is partially funding this project, and City staff is representing the Successor Agency and administering the Development Agreement (DA) and Development and Disposition Agreement (DDA) which commits the Successor Agency to this project.

The Kilroy Oyster Point project has been under construction since late 2017 and is a joint project between the Successor Agency to the Redevelopment Agency and developer, Kilroy. This development was entitled in 2011 for 2.25 million square feet of new office/research; new hotel site; new park, bay trail, beach area and infrastructure to support the development. The current operations include landfill modifications and earthwork to prepare the site for development. The difficult and unique grading operations required to modify the existing landfill in accordance with

environmental regulations are nearly complete within the project site. The new grading elevations are designed to accommodate long term settlement, sea level rise, utility infrastructure and building development. The completed grading operations include Developer parcel 1D located on the southwest side of the project and Successor Agency land 1C, hotel site, and recreational parcels on the east side of the project.

Key milestone dates include: New Oyster Point Blvd – Stage 1 – July 2020; Decommission of Oyster Point Blvd and Switchover to New Road – December 2020; New Oyster Point Blvd – Stage 2 – April 2021; and Landscaping and Overall Completion – November 2021.

Payments and progress to date on construction commitment are for completion of the grading operations, refuse relocation, building demolition, temporary road, CCIP insurance coverage, and Title 27 grading. Soft cost payments to date include legal services, community outreach, professional services contracts, permitting, and agency and developer project cost and construction management. Payments to date on Phase IC for both hard and soft costs are \$31.1M out of a total approved budget of \$62.2M.

Owner's Contingency of \$1,023,893 remains unutilized. Construction Contingency, currently sits at \$1,180,250, with (\$2,0550,201) having been approved for expenditure on the Generator Temporary Power Solution, Public Restroom Safety Measures and Temporary Road Public Safety Concerns and Road Widening resolutions. Additional exposures exist for the following identified issues on site: excess refuse on site requiring off haul; saturated refuse on site is unstable and unsuitable for use as the foundation layer, cement treatment to stabilize saturated refuse, and import of additional clay cap material and cover soil

ADJOURNMENT

Being no further business, Mayor Matsumoto adjourned the meeting at 7:40 p.m.

Respectfully submitted by:


Rosa Govea Acosta, CMC, CPMC
City Clerk

Approved by:


Karyl Matsumoto
Mayor


Rosa Govea Acosta, CMC, CPMC
City Clerk


Karyl Matsumoto
Chair

Approved: _____ / _____ / _____