
From: Brian Schuster <BSchuster@esassoc.com>
Sent: Tuesday, October 23, 2018 3:16 PM
To: Susan Yogi; Joe Kirchofer; Shaw, Jeremy (CPC)
Subject: RE: updated construction phasing Balboa Res

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Jeremy,

I'm hoping we can figure out some reasonable assumptions for construction activity for the City's 1,550 project option. Here is what Susan and I had in mind.

- Move blocks K, L, M, and N (developer block TH) to Phase 1 so that the geographic areas of phasing are the same for both options (is there a reason why these blocks were put in phase 2?)
- Keep block J (developer block H) in Phase 2; same rationale as above.
- Assume same amount of export (56,000 CY) and truck trips (2,820) as developer's option, unless there is reason to believe there would be less excavation and soil export (e.g. for a smaller parking garage)
- Assume the same construction schedule
- Scale the number of equipment pieces (or hours/day) by the number of units / square feet for each building.
 - For example, Building C in phase 1 has 1.6x more units and 1.3x more square footage, so we would scale up the number (or hours) of construction equipment by 1.3-1.6.
 - As another example, Building B in phase 2 has 2.1x more units and 1.9x more square footage, so we would scale up the number (or hours) of construction equipment by 1.9-2.1.

Please let us know what you think.

Thanks,
Brian

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From: Susan Yogi
Sent: Tuesday, October 23, 2018 12:07 PM
To: Joe Kirchofer <Joe_Kirchofer@avalonbay.com>; Shaw, Jeremy (CPC) <jeremy.shaw@sfgov.org>
Cc: Brian Schuster <BSchuster@esassoc.com>
Subject: RE: updated construction phasing Balboa Res

..and here's the spreadsheet referenced in my email.

I'm not available most of this afternoon, but looping in Brian if he can provide any direction or answer questions.

Brian – we just had our weekly team call. Jeremy is essentially the project sponsor for the City's 1,550 project option. He is going to look at the 1,550 construction info and help come up with assumptions if possible. I think we'll just need to have a conservative set of assumptions for the 1,550 in order to move forward.

From: Joe Kirchofer <Joe_Kirchofer@avalonbay.com>
Sent: Tuesday, October 23, 2018 11:37 AM
To: Shaw, Jeremy (CPC) <jeremy.shaw@sfgov.org>; Susan Yogi <SYogi@esassoc.com>
Subject: FW: updated construction phasing Balboa Res

From: Susan Yogi [<mailto:SYogi@esassoc.com>]
Sent: Monday, October 22, 2018 11:50 AM
To: Joel Roos <joelr@pudco.com>; Brian Schuster <BSchuster@esassoc.com>
Cc: Joe Kirchofer <Joe_Kirchofer@avalonbay.com>; Nora Collins <Nora_Collins@avalonbay.com>
Subject: RE: updated construction phasing Balboa Res

Thanks Joel!

- The construction equipment quantities look identical between the two options. Wouldn't there need to be an increase in construction equipment quantity and/or longer operational hours for the vertical construction to maintain the same schedule? Our notes show that we will go with the default average of 8 hrs/day for construction equipment operation for the 1,100 unit option. Perhaps your contractor can weigh in on whether there's an assumption for a % increase in magnitude for the equipment and/or operational hours for the 1,550 option?
- Our understanding is that since the 1,550 option would *not* include a below-grade public parking garage as proposed under the 1,100 option, less excavation would be required. The spreadsheet still shows 57,000 CY of off haul for the 1,550 unit option. Wouldn't there be less off haul under the higher density option?
- The spreadsheet shows that Blocks J, K, L, M, N would be constructed in Phase 2 for the 1,550 option. The geographic areas of Blocks K, L, M, and N areas are part of Phase 1 under the 1,100 option (see attached – it's based on the old block numbering but you'll see what I mean). Is there a reason Blocks K through N can't be assumed as part of Phase 1? If there are differences in the phasing schemes, then our source/receptor modeling for the 1,100 option would not be accurate for the 1,550 option.

The point is to capture differences in the construction schedule and/or intensity for the project options in the analysis. We want to make sure this is all correct before Brian's team gets started.

From: Joel Roos <joelr@pudco.com>
Sent: Sunday, October 21, 2018 1:28 PM
To: Susan Yogi <SYogi@esassoc.com>; Brian Schuster <BSchuster@esassoc.com>

Cc: 'Joe Kirchofer (Joe_Kirchofer@avalonbay.com)' <Joe_Kirchofer@avalonbay.com>; Nora_Collins@avalonbay.com
Subject: updated construction phasing Balboa Res

Susan and Brian,

This construction schedule now includes a tab for 1548 units.

It should be noted that the City Variant does not add up to the 1550...it adds up to 1548.

The paving has now been calculated and the recycling plant has been input. Note, we are showing 3 months of operations on the recycling plant whereas AB believes that it is closer to 7 weeks. We erred on the conservative side.

Please also note, with regard to the 1550 variant, we have not made any adjustments to the parking count, except for the alignment of the Townhouses 1:1.

Best,

Joel

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