



# CampusEnergy2021

BRIDGE TO THE FUTURE

Feb. 16-18 | CONNECTING VIRTUALLY

WORKSHOPS | Thermal Distribution: March 2 | Microgrid: March 16

# Developing Sustainable Utilities in San Francisco

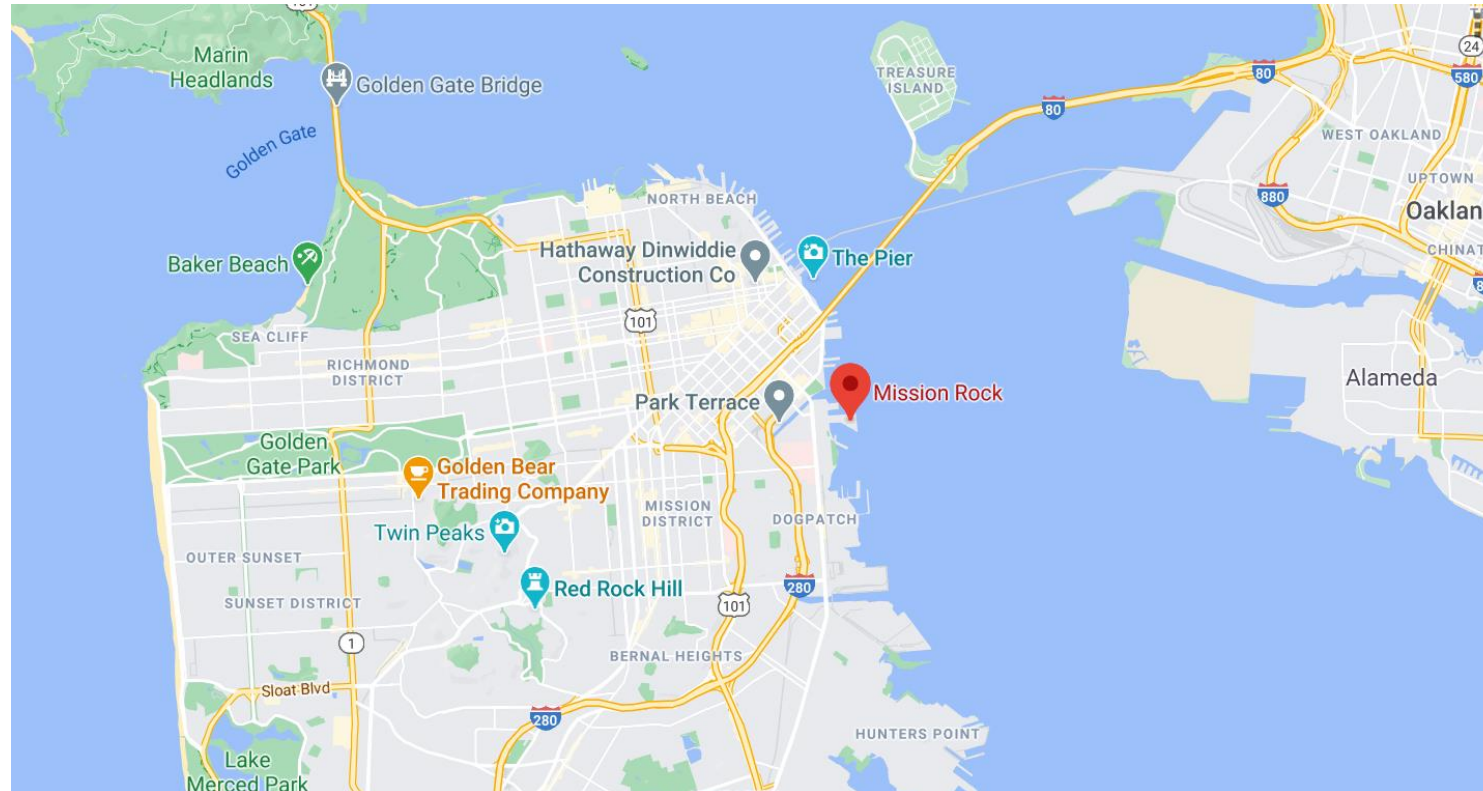
Michael Ahern

SVP, System Development

Ever-Green Energy



# Mission Rock Location



# MISSION ROCK

## Mission Rock Partners



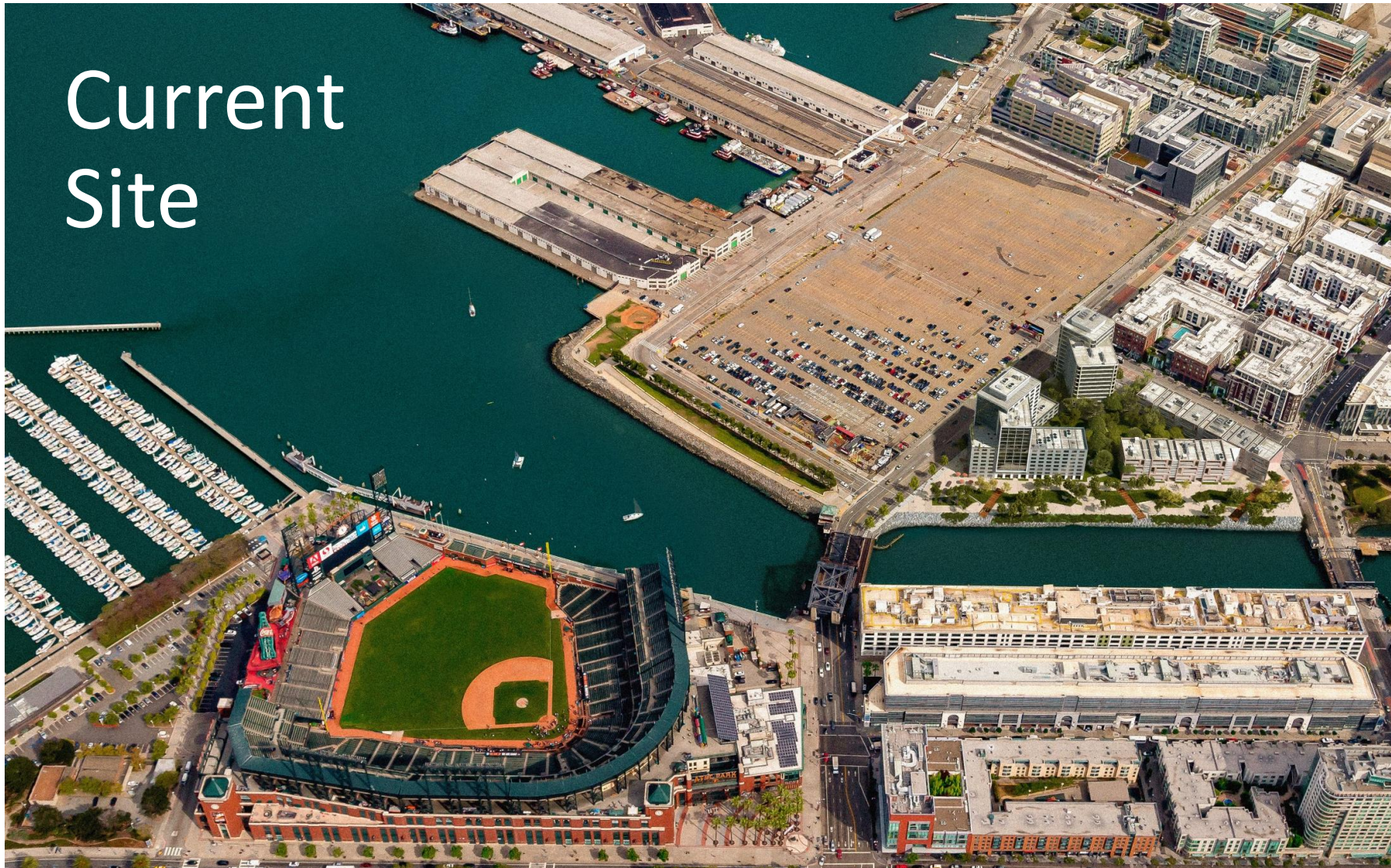
## City of San Francisco





Current  
Site

MISSION  
ROCK



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**MISSION ROCK** Utilities





# Full Build

# MISSION ROCK



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DISTRICT ENERGY  
ASSOCIATION**



# Mission Rock History

**MISSION  
ROCK**

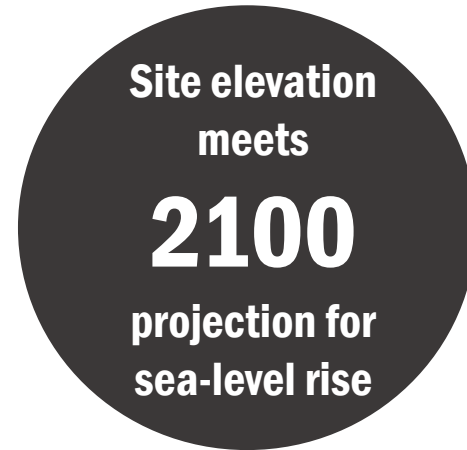


# Mission Rock Development

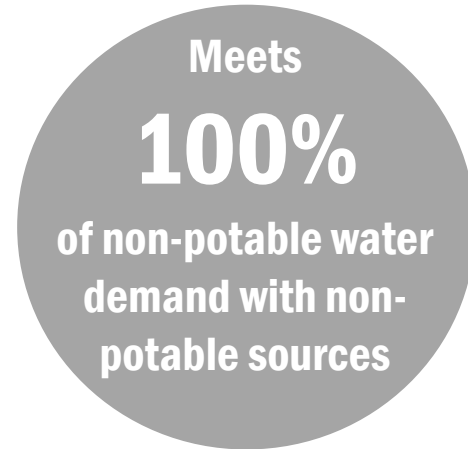
- Approximately 1,200 residential rental units (1.3M SF)
  - 40 percent affordable
- 8 acres of parks and open space, including a signature waterfront park
- Up to 1.4 million square feet of high-quality office space
  - Including LinkedIn & Visa Global HQ as core tenants
- Over 200,000 square feet of retail and local manufacturing space
- Parking structure to serve ballpark and neighborhood needs (2,800 stalls)
- Public waterfront access and improvements



## Resilience



## Water

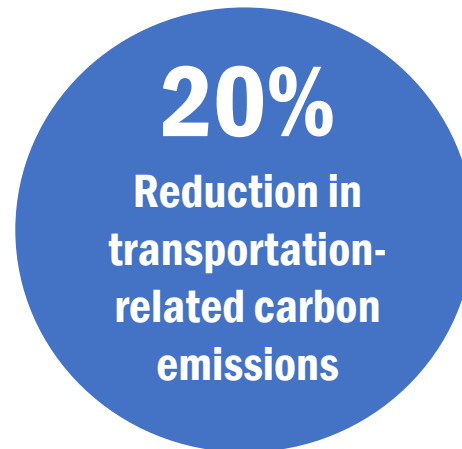


## Waste

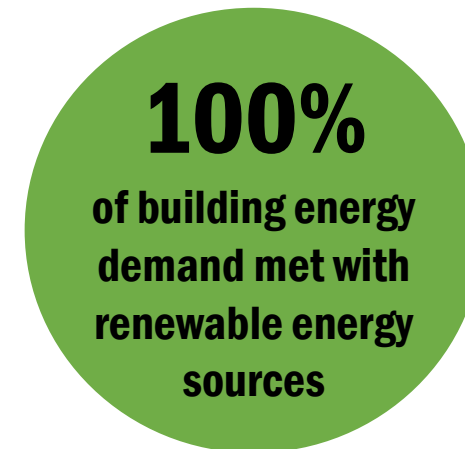


# Mission Rock Goals

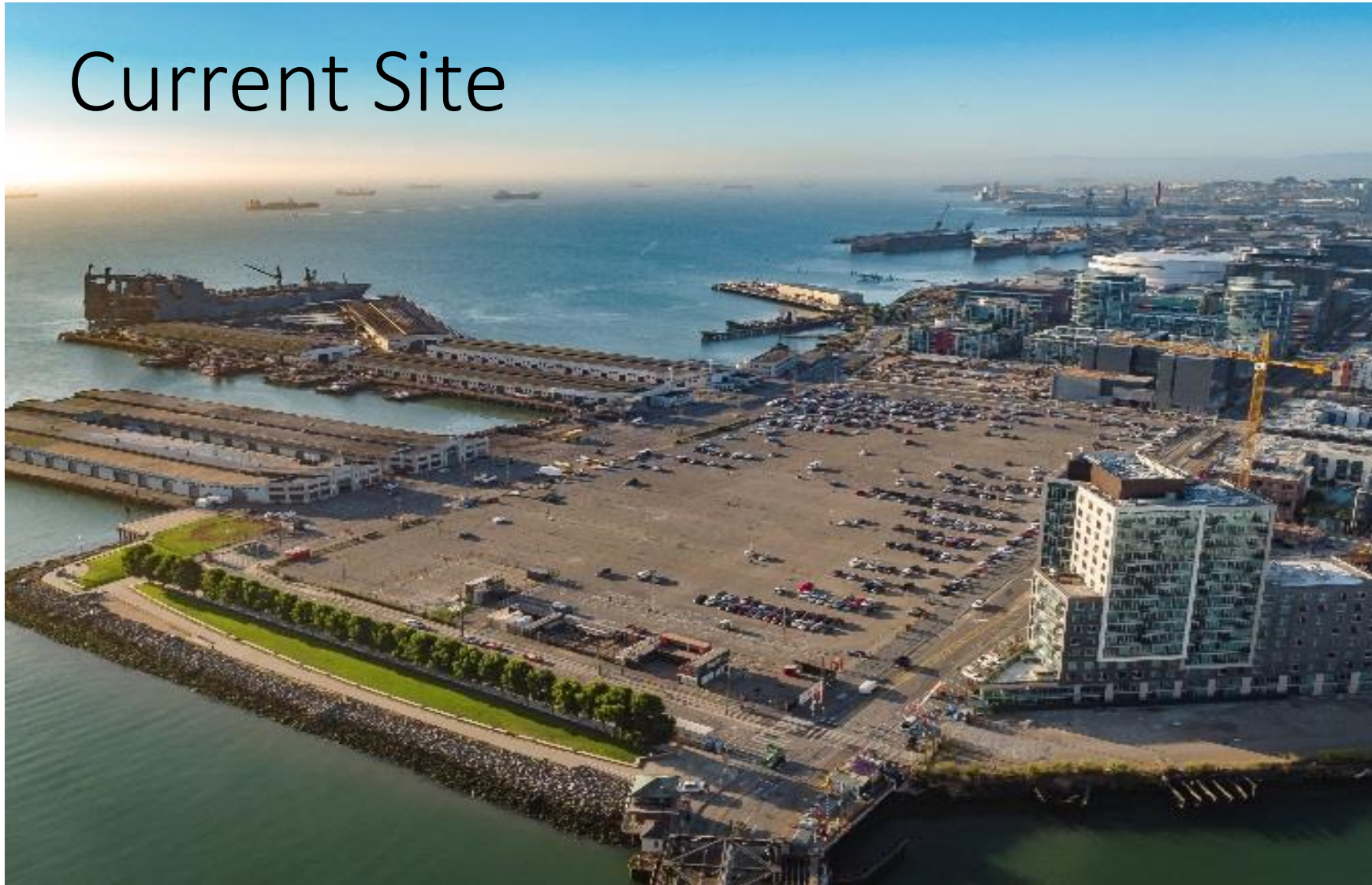
## Transportation



## Energy



## Current Site



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## Mission Rock Phase 1



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# Mission Rock Phase I

Phase I Milestone Estimate				
	Ground Breaking	Core/Shell Completion	Lease Up Commencement	Stabilization
Parcel A	Dec. 2020	Nov. 2022	April 2023	Jan. 2024
Parcel F	Feb. 2021	Dec. 2022	June 2023	Feb. 2024
Parcel G	Dec. 2020	Feb. 2022	July 2022	March 2023
Parcel B	Dec. 2020	Jan. 2022	June 2022	Feb. 2023



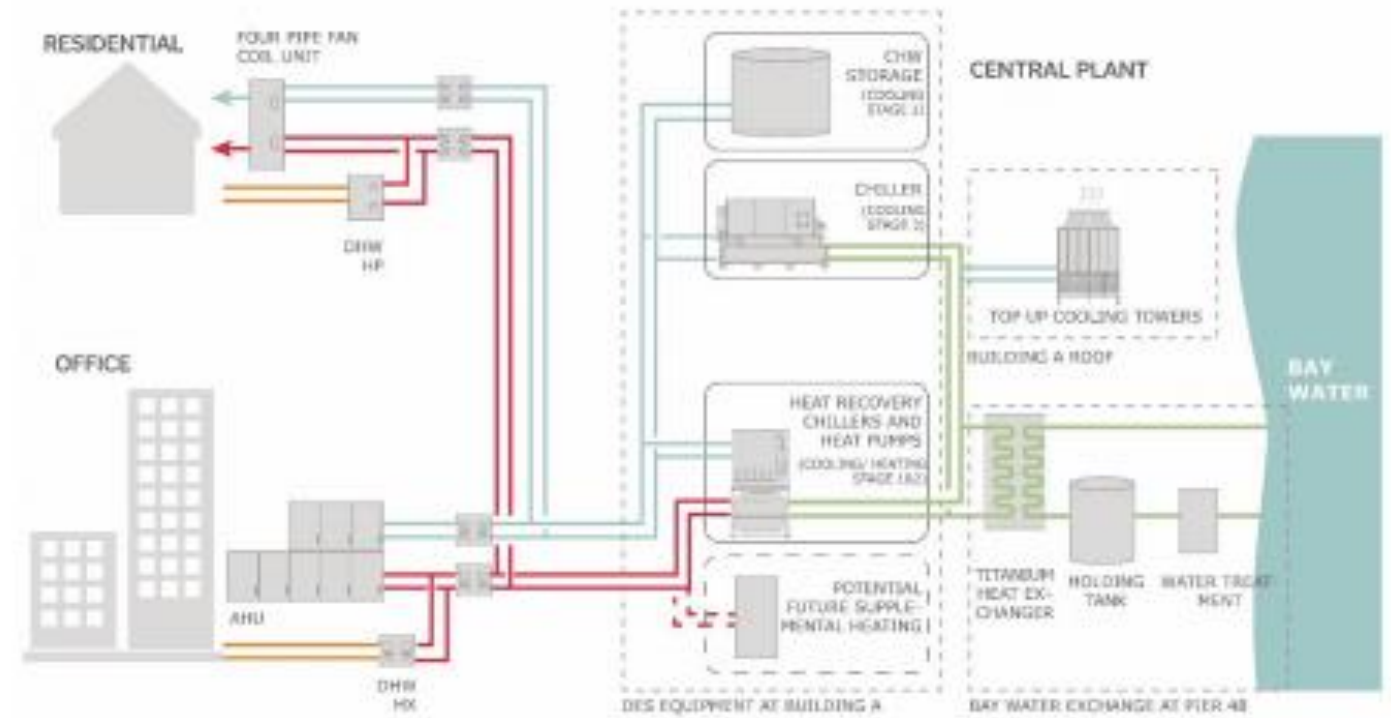
# Mission Rock Utilities(MRU)

## Key Considerations

- Acquisition of low-cost capital
- California Public Utilities Commission regulation
- Customer-focused service
- Cost competitiveness
- Black Water Recycling System
- Interconnected fiber network for security purposes
- Community engagement
- Alignment with the Mission Rock goals

# MRU Energy System

- Phased approach
- Phase I – Boilers and Chillers
- Future integration of bay water as the site builds out (new SF code)

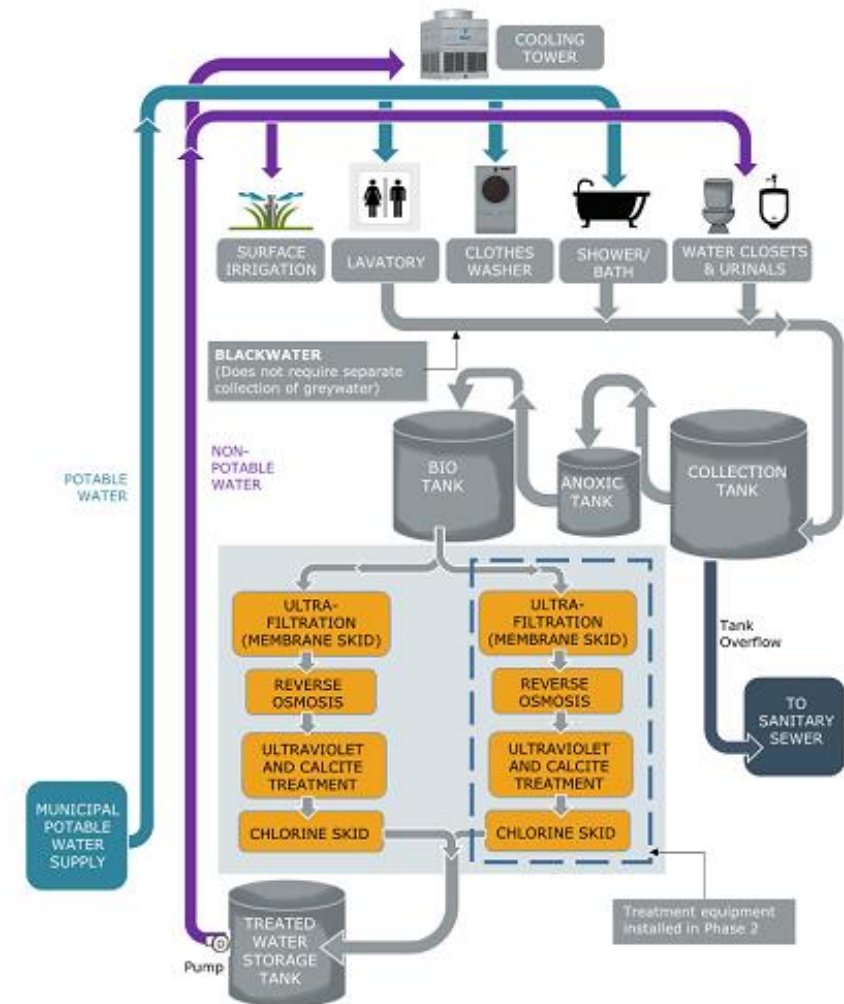




# MRU Blackwater Recycling System

- 100% of non-potable water (NPW) demand\* of Mission Rock with recycled water.
- Treats 64,000 gpd of wastewater to produce 43,000 gpd of recycled water

\*Toilet flushing, irrigation, and cooling tower water.

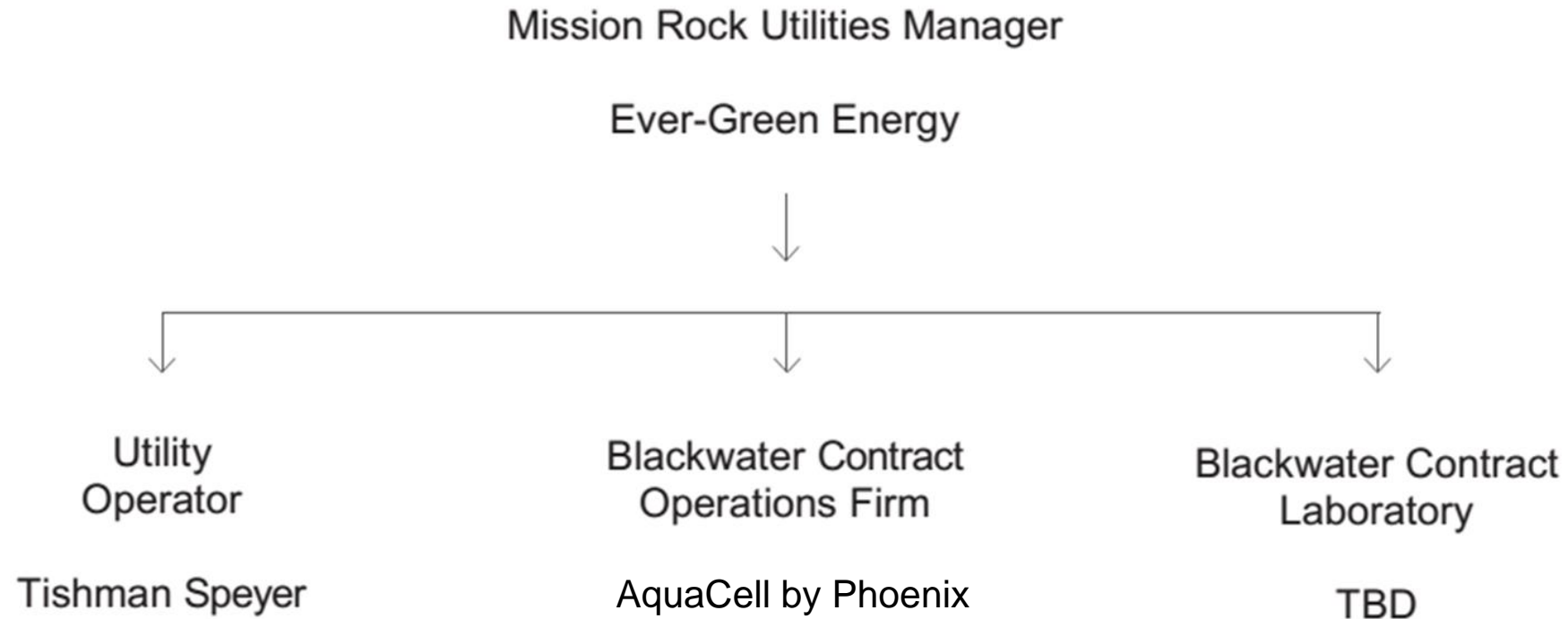


# Utility Regulation Considerations

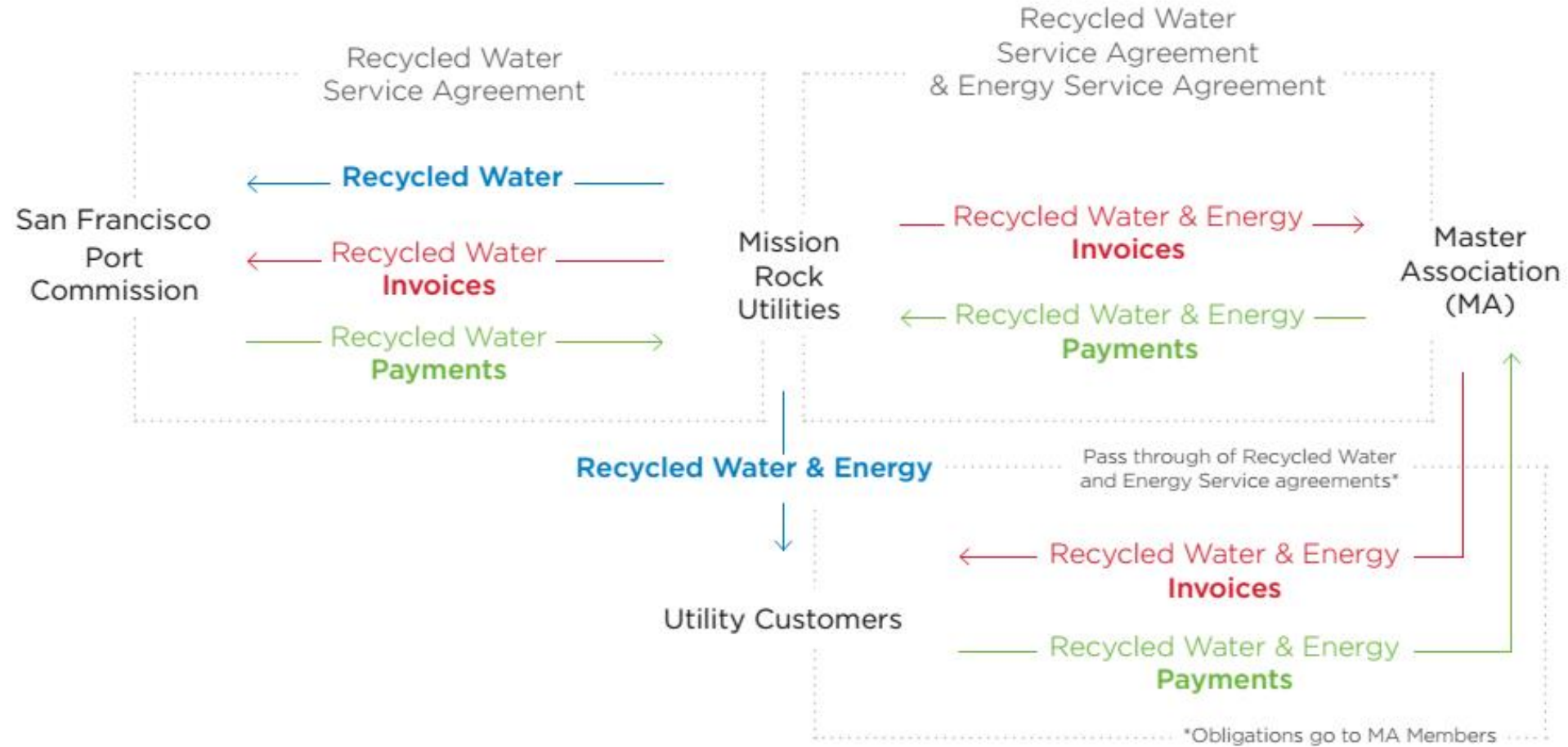
- Non-stock corporation
- Similar business characteristics to a non-profit
- System governance by customers
- Cost-based rates for end users
- Service will be restricted to the MR development
- Residential tenants not invoiced directly



# MRU Organizational Structure



# MRU Contractual Structure

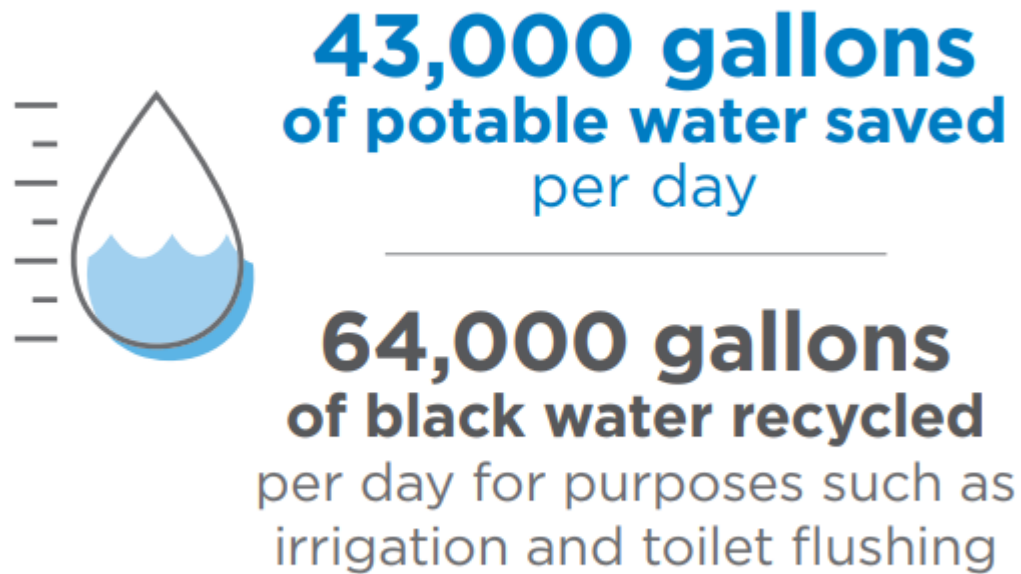




# MRU Financing Plan

- 100% debt-financed, based upon long-term utility service agreements
- Tax-exempt and taxable debt
- Initial \$25M financing on November 10, 2020 issued through the California Pollution Control Financing Authority
- Subsequent financing for the remainder of Phase I in late 2021 or early 2022

# Sustainable Development – National Showcase



## Predicted GHG savings

**1,600 tons of CO<sub>2</sub>**  
savings per year

**Over 50,000 tons could be saved over 30 years**

CO<sub>2</sub> savings increase as the site is fully developed





# Mission Rock Construction





# Mission Rock Construction





# Michael Ahern

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