

Lake Merced West RFP



Opportunity

- Reactivating the Site
- Enhance Public Enjoyment of the 11 acre Site
- Lease Term up to 20 Years
- “As Is” Condition



Site Conditions Prior to Remediation



Site Conditions to Date



Historic Context

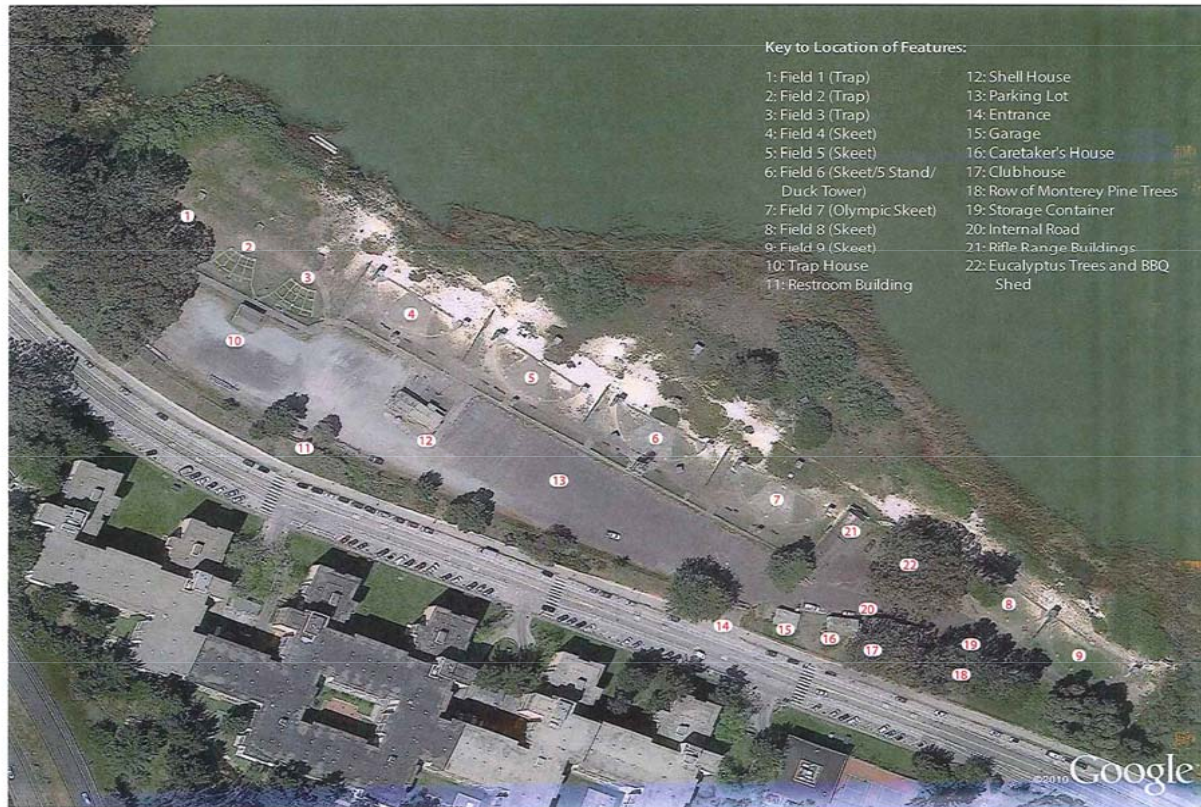


Figure 1: Location of Cultural Landscape Features (Source of Base Map: GoogleEarth)

Possible Uses

- Opportunities to store and offer boating access to the lake
- Fishing access
- Picnic areas
- Food and beverage
- Hiking trails
- Ecological Education
- Other recreational activities that would not adversely impact the watershed, wildlife and other recreational uses



RFP Objectives

- 1) Takes advantage of the lakeside's unique setting and assets
 - Compatible with the site's particular physical characteristics and environmental sensitivities
 - Preserves the lake's park-like, open space character
 - Maintains water quality and watershed health
 - Provides publically accessible restrooms

- 2) Will not contaminate the site or result in any restrictions on future use of the site
 - Enhances public enjoyment and appreciation of the watershed's resource
 - Provides a balanced range of uses and facilities that serves and provides access to people of all ages and abilities
 - Promotes uses and facilities that are complementary to both upland and aquatic areas

- 3) Obtain a financially viable tenant to enter into a long term lease agreement to provide valuable services and amenities to the public
 - Obtain a tenant with a business model and plan that is financially sustainable for the long term and provides for continued and ongoing capital maintenance to the property
 - To provide opportunities for local workers, local nonprofits and/or local businesses during the design, construction and operation phases of the project



Qualifications

Each respondent should directly or through consultants or joint venture partners, possess the following minimum experience to be considered as a possible candidate for this opportunity:

- Five years' experience in managing a business of the nature of this opportunity
- Demonstrated association with at least two development projects of similar size and scope to the project proposed

Any proposal that does not demonstrate these requirements by the deadline for submittal of proposals will be considered non-responsive and will not be eligible for award of the lease.



Regulatory Context

All proposals are subject to the following:

- Recreational Purpose
- Protecting the watershed
- Future use is prohibited that results in deposits in the watershed
- Environmental Review
- Historic preservation
- California Costal Commission



Evaluation Criteria

- Compatibility with the entire Lake Merced Watershed (25 possible points)
- Meaningful public access (15 possible points)
- Recreational opportunity (15 possible points)
- Surrounding neighborhood (10 possible points)
- Project Feasibility (10 possible points)
- Financial capacity (15 possible points)
- Proposed financial terms (10 possible points)



Submission Materials

- Cover letter signed by sponsors of the proposal
- Three Page Project Proposal Summary
- Full Project Proposal
- Detailed Architectural Plans
- Rent Structure
- Projected Pro-Forms and Budgets
- Sources of Funds and Financial Capacity
- Respondent's Financial Information
- Technical Information
- Disclosures
- Earnest Money Deposit of \$25,000



Selection Process

Evaluation Panel

Recreation and Park Commission Selection



Timeline

Anticipated Timeline*	
RFP issued	January, 2016
Pre-Bid Meetings/Site Visits	January, February, 2016
Proposals Due	May 6, 2016
Selection at Recreation and Park Commission	Summer/Fall, 2016
Negotiations	Fall-Spring, 2016/2017
CEQA**	Fall-Spring, 2016/2017
Lease Recommendation at Recreation and Park Commission	Summer, 2017
Lease Approval at Board of Supervisors	Summer, 2017

* Please note that the above anticipated timeline is subject to change without notice.

**Level and timing of Environmental Review will be determined by the Planning Department and could require a longer review period.

