Agenda

• Welcome
• Dept introductions
• PUC
  – status of clean up
  – Q&A
• RPD
  – Presentation of proposed property objectives and potential use
  – Proposed Timeline
  – Q&A
• Adjourn
Lake Merced West Orientation

San Francisco Water Power Sewer

San Francisco Recreation & Parks
Site Construction/Remediation - 520 John Muir Drive
Site Remediation - 520 John Muir Drive

• Background
  – Site Occupied by PRGC from 1935 to 2015
  – SFPUC Published Risk Assessment Study in 2011
  – Site Contaminated due to PRGC Activities
    • High levels of Lead, Arsenic and Polyaromatic Hydrocarbons (PAHs)
  – Regulatory Oversight - RWQCB
  – Conducted Environmental Review and Out to Bid – 2014/2015
Site Conditions Prior to Remediation
Site Remediation - 520 John Muir Drive

Construction/Remediation
• Site Remediation Began May 2015
• Excavate and offhaul about 45,000cy of Material
• Environmental Monitoring, Dust Control and Monitoring
  – No Contaminants of Concern Detected in any Samples
• Excavating About 41% More Contaminated Material
  – Numerous Buried layers of shot and clay pigeon debris
  – Excavation depth extended to 12.5 feet at some locations
Site Remediation - 520 John Muir Drive
Site Remediation - 520 John Muir Drive
Site Remediation - 520 John Muir Drive

Project Schedule and Status
• Project Completion January/February 2016
  – Delays due to additional excavation
• Project is Approximately 70% Complete
  – Excavation about 97% complete as of 10/16/15
  – Import and compaction of clean fill ongoing
• Cost for Construction/Remediation ~ $22M
Site Remediation - 520 John Muir Drive
Vista Grande Drainage Basin Improvement Project
Daly City & SFPUC

Project Goals
• Manage Stormwater in the Vista Grande Basin
• Manage and Augment Lake Merced Levels
  – SFPUC will select Lake level based on findings of EIR/EIS
  – Lake level will range between 6.5 to 8.5 feet
• Project Schedule
  – Project Update Thursday November 12\textsuperscript{th} 2015.
  – DC to Publish Final EIR/EIS late Summer/Fall 2016
  – Construction 2017 to 2019
Site Remediation - 520 John Muir Drive

• Questions
RFP Process

• Request for Proposals (RFP) to be issued this winter by the Recreation and Park Department
• Competitive bidding process open to interested parties
• Pre-bid conference and site tours to interested parties
• Responses evaluated by a selection panel based on the evaluation criteria in the RFP
• Recreation and Park Commission will consider the selection panel’s recommendation and authorize staff to enter into negotiations with a selected respondent
• A final lease will be subject to approval by the Recreation and Park Department and possibly the Board of Supervisors.
Proposed Project 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
Regulatory Context

All proposals are subject to the following:

• Proposed use must meet a recreational purpose
• Proposed use must protect the watershed
• Future use is prohibited that results in deposits in the watershed
• Environmental Review is required for any future uses
• Historic preservation review may be required by the Planning Department
• Proposed future agreement subject to review by the California Costal Commission
Proposed Evaluation Criteria

• **Compatibility with the entire Lake Merced Watershed**
  – How the project will protect and preserve the Watershed and surrounding natural areas
  – How the project meets or exceeds property objectives

• **Meaningful public access**
  – How the project ensures access of all ages and abilities
  – How the project programming fee structure addresses affordability

• **Recreational opportunity**
  – How the project complements and enhances the experience of park users
  – How the project promotes and expands outdoor recreational opportunities

• **Surrounding neighborhood**
  – How the project mitigates parking and traffic issues
  – How the project mitigates noise issues
Proposed Evaluation Criteria Cont.

• Developer qualifications

• Financial capability

• Proposed financial terms
  – Cash flow projections that demonstrate the project, once operational, will meet all lease, debt service, and operating expenses
  – Proposed annual rent structure to the Department
  – Financing the long term minor, major and capital improvements, maintenance and repairs for the property.
Proposed Potential Uses

- Boating storage and access to lake
- Picnic areas
- Food and Beverage
- Hiking trails and access to natural areas
- Other outdoor recreational activities that would not adversely impact the watershed
# Timeline

<table>
<thead>
<tr>
<th>Anticipated Timeline*</th>
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<tbody>
<tr>
<td>RFP issued</td>
<td>December, 2015/January, 2016</td>
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<td>Pre-Bid Meetings/Site Visits</td>
<td>Spring, 2016</td>
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<td>Proposals Due</td>
<td>Spring, 2016</td>
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<td>Selection at Recreation and Park Commission</td>
<td>Summer, 2016</td>
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<tr>
<td>Negotiations</td>
<td>Summer-Winter, 2016</td>
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<td>CEQA**</td>
<td>Winter-Spring, 2016/2017</td>
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<tr>
<td>Lease Recommendation at Recreation and Park Commission</td>
<td>Summer, 2017</td>
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<tr>
<td>Lease Approval at Board of Supervisors</td>
<td>Summer, 2017</td>
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* 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.
## Questions and Contact Info

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<tr>
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<th>Department</th>
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