

Questions from Mission Creek Pavilion RFP Site Visits 3/18/25 and 3/19/25

(last updated on March 20, 2025)

1. Can we have more clarity on the rent? Percentage vs. Minimum monthly?
 - See Section III. B. (p 14) of the RFP.
2. For equipment, can we have an oven to warm things up? No hood?
 - See Section III. D. (p 15) for a discussion on tenant improvements. The decision as to whether a warming over can be used is based on the specific equipment and on fire codes and other city planning requirements. We do not have that expertise. All equipment and renovation is subject to Department approval and city inspections.
3. Any restrictions on the space we can use/layout?
 - See Sections I. (p. 7) and VI. B. (p. 27) of the RFP for a discussion of permitted use to ensure it meets a recreational purpose.
 - There is no restriction on layout other than that the storage closet must be shared with the Department (see Section II. A. p. 9).
 - See question 7 below regarding restriction on use of the patio.
4. Are rent credits available for improvements?
 - See Section III. D. (p. 15) of the RFP.
5. “Recreational use” of the space what does that mean – not just a café?
 - See Section I Introduction (p. 7) of the RFP.
6. After all proposals are submitted, how long will it take to get a decision?
 - See Section IV. D. (p. 18) of the RFP for schedule.
7. We have exclusive use of the interior and shared use of the exterior, how does that work?
 - The exterior patio areas may be utilized for concession operations, with approval from the Department. Public access must be considered.
 - It should be possible to put tables and chairs on the patio
 - The shared exterior patios could also be used for occasional activities like periodic activities like exercise classes or for food preparation.
8. Will we be able to use the parking lot?
 - There is no parking associated with this opportunity.
9. Loading – can we drive up to the plaza?
 - Unloading for limited times may be established with safety protocols in place.
10. Can we have more clarity on the rent? Percentage vs. Minimum monthly?
 - See Section III. B. (p. 14) of the RFP.

11. Where is the electrical panel, what is the amperage, and how is it accessed?
 - See Section II. A. (p. 10) of the RFP for map showing the electrical room. Respondents may request access to the panel by contacting Neal Patel (Neal.Patel@sfgov.org).

12. Where did the builders of the pavilion envision the café and food prep facilities to be located?
 - See Section II. A. (p. 10) of the RFP for a schematic map of the Premises.

13. Where could a grease trap and food prep wastewater line be located?
 - Tenant will be responsible for installing any needed grease traps.
 - Any kitchen equipment buildout would need proper approvals and inspections from all relevant agencies, including DBI, Public Health, Fire, etc.

14. Does RPD have Computer-Aided Design (CAD) drawings of the site?
 - Please follow this link for detailed drawings of the building:
<https://drive.google.com/drive/folders/1YCBG4Jc4Iqj2iI6soxh6hi9Sj0ZWLPJB?usp=sharing>.

15. Does the site have cooking ventilation?
 - No.

16. Will RPD help with the permitting process?
 - - There are a variety of permits that may be required depending on the scope of tenant improvements and the nature of the use. The tenant will be responsible for determining what permits are needed and obtaining them. .
 - See Section II. E. (p. 13) of the RFP for information about liquor licenses.

17. Have any former plans for a café for the site been approved?
 - The Department is not aware of any approved plans for a café at this location.

18. When is the expected start date for the tenant?
 - The Department expects a lease to be signed in July or August, following Commission approval. See page 18 of the RFP for full schedule.

19. Who is responsible for repairing vandalism to the windows?
 - See Section II. D. (p. 13) – vandalized windows would likely be the Lessee’s responsibility.

20. Is there a mop sink?
- No there is no dedicated mop sink, but the Department may consider sharing the existing mop sink in the storage area with the tenant.
21. Are there any restrictions on the types of use?
- See Sections I. (p. 7) and VI. B. (p. 27) of the RFP for a discussion of permitted use.
22. What is the maximum lease term and what extensions will be offered?
- Please see the Summary section (p. 5) of the RFP.
23. Is there a Tenant Improvement (TI) Allowance?
- See Section III. D. (p 15). There is no tenant improvement allowance being funded by the Department but rent credits are possible.
24. Does RPD have historical information about the creek water level and flooding?
- Please See the SF Public Utilities Commission's Flood Maps website for more information about the risks of flooding: <https://www.sfpuc.gov/learning/emergency-preparedness/flood-maps>.
25. Is the fencing adjacent to the west side of the site permanent?
- The area to the west of the Pavilion will be undergoing construction in 2026, with park improvements and a community garden.
26. Is there a future development project in the area adjacent to the west side of the site?
- See Question 15 above, and the SF Office of Community Investment and Infrastructure website: <https://sfocii.org/projects/mission-bay/overview>.
27. What are the hours of the public restroom on site?
- Spring and Summer: 8am – 8pm
 - Fall and Winter: 8am – 530pm
28. Could the restroom hours be extended?
- The restrooms hours may be extended for special permitted events.
 - In addition, hours could be changed depending on tenant hours of operation but tenant would need to take responsibility for opening and closing and may need to provide additional cleaning services.
29. What are the rent minimums?
- See Section III. B. (p 14) of the RFP.

30. How much of tenant improvements can be offset against rent?
- There is no stated maximum for rent credits, but rent credits must be approved by the department in advance and serve to improve the Pavilion.
31. Will the City pay for any improvements?
- The Recreation and Parks Department does not currently have any funding set aside for improvements to the Pavilion.
32. Is there any dedicated parking for the site?
- No.
33. Are there any restrictions on the tenant having special events on the site?
- All special events must be permitted by the Department. Please see the following for a description of requirements and application process:
<https://sfrecpark.org/424/Special-Events>.
34. What kind of alcohol licenses can be used at the site?
- Please see Section II. E. (p. 13) of the RFP.
35. Are there any gas lines?
- The Department does not believe there are gas lines serving the building.
36. Could the tenant bring in food items prepared off-site for sale at the site?
- Yes.
37. Would RPD provide support for using an off-site facility to prepare food for the site?
- No but a tenant may use its own off-site facility.
38. Would the tenant be allowed to cook outdoors?
- Outdoor cooking may be possible, depending on the scale and scope of the operation and impact to the Park, park users and the surrounding neighborhood. Respondents must ensure any outdoor cooking operation meets Health, Fire and other city codes.
39. Does RPD have any other properties where tenants cook outdoors?
- The Department's tenant at the Crocker soccer fields has had an outdoor cooking area that has been approved by the Department of Health and Fire Department. Possible tenants must determine those rules.

40. What kind of enclosures can the tenant build outdoors?
- Any enclosure must meet city requirements and must ensure public access to shared outdoor spaces.
41. Can a bidder propose terms that are conditional on certain approvals or other factors?
- Yes. Please describe any contingencies in the proposal, especially in Section V. 11. (p. 25) related to Project Feasibility.
42. Does RPD have staff dedicated to health-related approvals?
- No.
43. Are there additional mechanical, electrical, and plumbing drawings?
- Please see <https://drive.google.com/drive/folders/1YCBG4Jc4Iqj2iI6soxh6hi9Sj0ZWLPJB?usp=sharing> for additional drawings
44. Can you share recent café leases?
- Please [see this folder](#) for lease samples for cafes on Park property.