

## ADDENDUM #2 TO WEST CRISSY FIELD RFP

### BUSINESS TERMS

1. *Can you define "market rate" rent? Will it be the same for each building?*  
Market rate refers to the rental rate for comparable buildings with similar uses taking into account a variety of factors, including but not limited to location and amenities. The market rate for a particular building will depend on the specifics of each proposal and may vary from building to building. Respondents should explain the rationale for the rental rate submitted in the proposal.
2. *How will the Trust determine rent increases over time?*  
The Trust expects each respondent to address rent increases over time; we will negotiate such terms on a case-by-case basis.
3. *Is there a limit to increases in SDC over time?*  
Since the charge is a pass-through of actual costs incurred, SDC increases are not limited.
4. *Does PG&E take care of the gas line improvements at no cost to the tenant?*  
PG&E will cover the cost of providing natural gas to within five feet of each building; each tenant will be responsible for bringing gas into the building.
5. *What is the cost of electricity provided by the Trust?*  
Please see the attached 2004 rate chart; it is also available on the Trust's web site.
6. *Is the Presidio Trust open to paying for some portion of tenant improvements so long as those funds are amortized over an appropriate term and at a market rate of interest and paid back on a monthly basis as additional rent?*  
Yes, the Trust may consider paying for a portion of the building and tenant improvement costs.

### PLANNING AND LAND USE ISSUES

1. *Could you describe the environmental process for the project?*  
The review process will depend on the nature of each proposal. The Trust will review rehabilitation proposals for consistency with the Secretary of Interior's Standards and will also review proposals to determine whether potential environmental impacts were fully considered in the Environmental Impact Statement (EIS) prepared for the PTMP. Some additional analysis related to traffic and parking demand is likely to be required.
2. *Will the Trust consider uses not included on its "preferred" list, including uses that are complementary to the preferred activities?*  
The Trust will consider such requests on a case-by-case basis. The list of preferred uses comes from the PTMP section on the Crissy Field Planning District. The Trust encourages proposers to review the document and to familiarize themselves with the

discussion of land use decisions and the Trust's desire for high levels of public activity and visitor-serving uses.

3. *What types of road closures occur to accommodate special events? Will valet parking be allowed during road closures?*

The Trust and NPS cooperate in scheduling and reviewing proposed events to ensure they are well coordinated and that tenants are given advance notice. Large events can involve temporary road closures, and are therefore typically scheduled for Sunday mornings. Most events are scheduled from March through November between 6:00 a.m. and 1:00 p.m. and the roads are generally clear by 10:30 a.m. Each submittal must include components of a transportation demand management program. We encourage alternative modes of transportation and creative ideas to address the area's limited parking supply; valet parking is one such idea.

4. *Will the Trust provide replacement parking if existing lots are unavailable as the result of a special event?*

The Trust can't make such a commitment at this time, but will work to find alternatives if parking is reduced due to a special event.

5. *How will the Doyle Drive reconstruction project affect access to the site?*

The City's Transportation Authority, Caltrans, and the Federal Highway Administration are evaluating alternatives to replace the existing structure. A draft EIS for the project is expected to be released in early 2005. It will contain several alternative designs and, if the currently favored alternative ("Parkway Alternative") is selected, a new high viaduct will be constructed south of the existing viaduct – approximately 150 to 170 feet closer to the stables than the existing structure. Current plans recommend that Lincoln Boulevard (near the Cemetery) be closed during part of the construction period, diverting internal Presidio traffic to McDowell Avenue and Mason Street. Whether or not these current plans come to fruition, access routes within the Presidio are likely to be affected. The Trust will endeavor to ensure that vehicular access to all areas of the Presidio is maintained at all times. Depending on funding availability, Doyle Drive construction may start in 2008. Construction of interim improvements to the existing viaduct where it passes between the hangar complex and the stables is expected to begin in summer 2005.

6. *What is the status of the new Presidio Transit Center?*

The transit center, located in the Main Post, across from the Post Office, is currently under construction and will include a new building and reconfigured parking area. Both MUNI and the Presidio's shuttle (PresidioGo) will have stops at the new center, with connections between the two systems made as frequently as possible.

7. *Do you have information related to the Letterman Digital Arts center and other activities near Lyon Street?*

The Letterman Digital Arts complex will begin operation in summer 2005, with approximately 1,500 employees expected. A full-service, 4,500 square foot restaurant near Lyon Street, in Building 563, will open in late 2005.

8. *Will the Trust install the streetscape and parking improvements at Crissy Field that are currently in design?*

The Trust will implement the improvements once funding is available.

9. *Are there plans to bring equestrian access to the park?*  
The Trust's Trails and Bikeways Master Plan is a blueprint for expanding and improving the park's trail and overlook system over the coming years. The plan outlines a system of trails, bikeways, and scenic overlooks but does not specifically address equestrian use. Depending on the proposals we receive, we may consider providing for equestrian use on a "sub-set" of the larger trails system.

## **BUILDINGS, USE AND CONSTRUCTION**

1. *Is removal of asbestos siding on certain buildings a requirement, or can it be "encapsulated"?*  
The siding may be either retained or removed. It can be covered with new material or painted. Removal or penetrations into the siding must be performed by a licensed abatement contractor.
2. *Can we replace the obscured glass in certain buildings?*  
The buildings' obscured glass is largely original and, as such, is a character-defining feature. Replacement of some of the original material with clear glass may be considered as long as it is done in a coherent and sensitive manner.
3. *Can we replace doors with windows?*  
Repairing the historic track doors where applicable is strongly encouraged in order to restore the buildings' original indoor-outdoor relationship. Replacing doors with windows would be considered if doing so would have a comparable result.
4. *To what extent is new signage allowed?*  
New signage will be permitted as long as it is consistent with Trust standards. Banners and tenant signage are being considered as a component of the Trust's current Mason Street improvement project. Where precedents exist, flat signs attached to buildings may be approved. We encourage respondents to describe proposed signage ideas thoroughly.
5. *May we have reports on the seismic condition of the buildings?*  
All information is available either at the Trust library, GGNRA archives, or through Ford Graphic's Planwell Division. Please note the new information on Buildings 661 and 934; conditions described for those buildings may be useful in understanding conditions elsewhere in the area. Once selected for negotiation, the Trust will encourage prospective tenants to conduct further investigations to thoroughly understand specific site and building conditions.
6. *What is the plan for providing restrooms near the area? Will this project be required to have public restrooms, including those serving Area A visitors?*  
Public access to interior restrooms may be required by the Trust on a case-by-case basis. The Trust knows of no plans on the part of the NPS to increase the number of restrooms that serve Crissy Field or other Area A visitors.

## **OTHER**

1. *Will copies of each proposal be available in the Presidio Trust library?*  
No, proposals will not be available in the library. However, sometime after January 7, 2005 the library will have summaries of each proposal available for public review.

2. *Who has approval authority over the project?*

The Trust is the sole decision-maker for this project. However, the Trust routinely consults with multiple organizations on undertakings of this scale. Any work involving federal tax credits will include the NPS, the State Historic Preservation Office and other entities involved with historic compliance.