



**Paul Goode Field Request for Proposals  
Responses to Questions Received  
April 6, 2012**

**QUESTIONS & ANSWERS**

**1. Will Pop Hicks be offered in 12 months?**

Pop Hicks Field is located on top of a landfill that has been recently capped. The Trust needs to bring that process to conclusion in order to fully understand any and all constraints that will be associated with reuse of the site. Our goal is to release the RFP for Pop Hicks Field within 6 – 9 months.

**2. Why didn't the Trust specify its desired project?**

The Trust is interested in increasing access to Presidio athletic fields to a diverse group of users, and didn't want the cost of rehabilitating the field to be a barrier to RFP participation. The Trust is open to considering a range of proposals, from a range of interested parties.

**3. Will there be additional public process for this project?**

No, since the Trust will expect proposals to conform to the environmental review process that has already taken place (Presidio Trust Management Plan, Tennessee Hollow Watershed EA, Vegetation Management Plan, Presidio Trails & Bikeways master Plan, etc.).

**4. Can the Trust provide an estimate for Trust labor and other expense associated with the project?**

That depends on the project proposed. The Trust does not expect to invest in the project beyond tenant selection. Trust labor costs associated with negotiations, design review, approvals, and other oversight should be figured in a *rough order of magnitude* (ROM) manner proportional to the scope of the project.

The Trust is working on developing an estimated range of ROM costs for a minimal and also higher level project scope. The estimate will be posted on the website as soon as possible.

**5. If the bathroom is re-built, what will determine fixture count? Code?**

Yes, code.

**6. Must bathroom reconstruction comply with LEED?**

It is the Trust's goal that all new construction in the park is LEED compliant. How LEED applies to a bathroom structure must be determined by the proponent's design team. Trust LEED accredited staff will be available to provide suggestions to the team on how best to achieve LEED certification.

**7. If a new parking lot is constructed, is there a *minimum* required stall count? (The RFP specifies the *maximum*)?**

The proposed parking upgrades should accommodate the projected need for the site, which includes both field use and parking for the general public visiting nearby trails and El Polin Spring. No fewer than five parking stalls should be allowed for general public use, in addition to the demand projected for field use. If it is not feasible for the selected tenant to construct a parking area that provides for the full demand of the site, the Trust is willing to consider alternatives, provided the solution does not result in an undersized parking lot, thereby causing parking problems for the adjacent area and neighborhoods. As stated in the RFP, the parking area will be non-exclusive and shared with the general public.

**8. Is a traffic and parking analysis report expected as part of the proposal, or is it enough that we commit to doing it?**

The Trust will require sufficient information and analysis to evaluate the proposals and the anticipated impacts of the proposed projects. Trust Transportation staff is available to potential respondents to answer questions about approaches to developing the traffic and parking analysis, as well as taking advantage of and encouraging use of other transportation options. As with all Presidio projects, the Trust will look for proposals that limit car use and promote other modes of transportation as much as feasibly possible. For further assistance, please contact Shemaiah Stanton at [sstanton@presidiotrust.gov](mailto:sstanton@presidiotrust.gov).

**9. The proposed trail configurations on the conceptual plan posted on the FTP site differ somewhat from the alignments shown in the Trails Plan. How closely do the trails sections need to adhere to the Trails Plan configurations?**

The trail types and linkages should conform to the general intent of the Trails Plan, but the final trail alignments across the project area may be modified to achieve a coordinated design that functions well for both the larger trail system users and for users of the Paul Goode facilities.

**10. Who will build those trail sections, Trust or Tenant?**

This will need to be a matter we discuss in the course of negotiations and project planning.

**11. Will reclaimed water be available for irrigation?**

Current park-wide plans for recycled water distribution do not at this time extend to the Paul Goode project area, however, recycled water may be available for use in the future. All irrigation systems installed now should be compliant to receive recycled water should it become available, including the use of “purple pipe”, etc.

**12. What areas does the new irrigation controller serve and can it be altered?**

The new irrigation equipment (controller, pump station, YAGI antenna) located to the west of the ball field diamond serves the Fill Site 1/Landfill 2 area. The ball field is served by a separate irrigation system. The ball field irrigation controller is located on the southeast side of the storage building, adjacent to the bathroom structure. Proponents should assume that water (and all utilities) will be separately metered.

PDF files of the two irrigation systems will be posted on the project FTP site:

<ftp://ftp.presidio.gov>,

Username: paul\_goode\_field\_rfp,

Password: pgfieldrfp12!

**13. Will the Trust consider the use of artificial turf? Doesn't artificial turf have some environmental benefits?**

Natural turf is preferred. Proposals should demonstrate the relative advantages of whatever turf system is proposed.

**14. What level of design is expected in the proposals? Is it enough to state that, for example, the watershed best management practices, or trail section designs will be compliant with project requirements, or should the design package show how this is accomplished?**

The proposal should effectively communicate that the proposed project is achievable and can successfully satisfy project requirements. The level of design required to accomplish this will vary depending on the scope of the project proposed. The Trust does not necessarily expect “design development” level of drawings, however proposals will be evaluated based on the extent to which the project scheme and its impacts have been thought through.

**15. Does the Presidio Trust issue its own building permits?**

Yes. Please refer to the *Presidio of San Francisco Construction Guidelines (2009)*; the *Presidio of San Francisco Tenant Handbook (2007)*; the *Presidio Trust Design Review and Permitting Process (2010)* listed in *Appendix C: Selected Reference Documents* of the Paul Goode RFP. These documents are available on the FTP site described in Question #13.

- 16. Please clarify the RFP response due date: on Pages 3 and 16 of the RFP, the due date is noted as May 1, 2012, whereas on page 20 the due date is noted as May 3, 2012.**

The correct date is May 1, 2012.

- 17. Please clarify the earnest money deposit amount to be included with the transmittal letter – is it \$2,500 (pg 17) or \$5,000 (pg 16 and 17)?**

The correct amount for the initial earnest money deposit is \$2,500. An announcement correcting this error was mailed out to the Paul Goode RFP mailing list on February 16, 2012, and the electronic version on the website was corrected.

- 18. Does the Trust have a list of Presidio tenant users?**

A list of current Paul Goode Field users is posted on the project FTP site:  
<ftp://ftp.presidio.gov>,  
Username: paul\_goode\_field\_rfp,  
Password: pgfieldrpf12!

- 19. When will the updated topography plan be available?**

An updated plan summarizing the best available information on site topography is available now. Please note that the document only shows approximate locations and relationships of the represented structures, landscape, elements, lines, grades and/or features. The Presidio Trust does not represent or warrant in any way that the drawings are accurate. The recipient of the drawings is responsible for field verifying their accuracy. Please contact Shemaiah Stanton at [sstanton@presidiotrust.gov](mailto:sstanton@presidiotrust.gov) to request and sign the Disclaimer Notice & Drawing Release Form.

- 20. The RFP notes that the respondent should account for the Service District Charge (SDC) in their yearly operating/maintenance costs. Can the Trust provide an estimated monthly cost for this? Will SDC be charged on the parking lot?**

The SDC rate for buildings and structures in the Presidio is \$4.58/square foot, per year. This rate will apply to the bathroom and storage structures, and any other built structure proposed. The SDC rate for playing fields in the Presidio is \$0.32/square foot, per year, approximately 7% of the SDC rate for buildings and structures. This rate will apply to the Paul Goode Field, plus any additional practice or playing fields constructed. The existing Paul Goode Field is approximately 160,000 square feet. SDC will **not** be charged on the parking area, since all parking will be non-exclusive and not considered part of the tenant's premises (whether or not the selected tenant invests in parking area upgrades). SDC will **not** be charged on any common areas, such as trails or other non-programmed public space, outside the designated leased premises.

**21. Can the restroom building be larger than 1,000 square feet, if it includes a storage room and janitorial closet?**

The total maximum built square footage allotment for the Paul Goode Field area is 1,000 square feet, and is based on park-wide built space and new construction cap calculations established by the Trust's planning documents, including the Presidio Trust Management Plan and EIS. However, if bathroom/storage replacement construction of *exactly* 1,000 square feet is not feasible due to code, health & safety issues, etc, the Trust is willing to consider those issues.