

Trails & Circulation

1. Will Barnard Avenue be open to vehicles in the future?

No, Barnard Avenue will become a multi-use trail for bicycles and pedestrians. The trail will be closed to all vehicles south of Fernandez Street.

2. Will the new trail be inside or outside of the swale?

The conceptual plan depicted on page 13 of the Request for Proposals (RFP) shows the trail on the field side of the swale on the east and west sides of the field and on the outside of the swale on the south and north sides of the field. The precise location and configuration of the future trail has not been finalized, but the Trust expects that the designs for the proposed athletic facility will be coordinated with the design of the trail system and that construction of the trail will be accommodated within the License Area. Further, the design for the trail system and its connections must conform to the guidelines, standards, and requirements described in Section 3 of the RFP.

3. What will be the future alignment of the trail connections from the former access road spur to the picnic area along the back side of the field on the south side of the site? Will it enter the forest zone, or run along the field north of the swale?

It is currently assumed that the trail connection at that location will run within the forest zone south of the swale, but as stated above the final configuration has not been decided.

Development Parameters

4. How many picnic tables should the picnic area have?

The picnic area should provide sufficient tables and other amenities to adequately support the use of the future athletic facility. Adequate capacity will be determined by the project and program proposed.

5. Should the picnic area be considered part of the athletic facility, or a separate park amenity within the project area?

The picnic area will be non-exclusive and open to the public, but it is assumed that it will largely serve the facility users. In addition, the new picnic area must be designed and constructed consistent with all applicable standards such as the *Americans with Disability Act (ADA)*, and the *Accessibility Guidelines for Outdoor Developed Areas (AGODA)*.

6. Does the Trust expect the Licensee to construct fencing around the field?

Yes, as stated on page 16 of the RFP, the Licensee shall construct site amenities including but not limited to site furnishings, protective barriers, a drinking fountain, wildlife-proof trashcans, and the like.

Reforestation

7. Will there be new reforestation efforts on the perimeter of the site in the future?

No new reforestation efforts on the perimeter of the site are planned at this time, other than the completion of efforts already underway. Some selective replanting and soil replacement of prior plantings at the south end of the site may occur in the future.

Utilities

8. Where is the water connection?

The water connection is near the entrance to the assumed future parking area off Quarry Road. As-built utility drawings are available upon request.

9. Where does storm water go? Is it piped?

Storm water is picked-up in three locations and piped separately to the bottom of the hill to the north of the site: a) from the vegetated swale along the western edge of the site; and b) from the concrete channel along the eastern side of the site and, c) from the future parking area. The drainage channels are sized to transport storm water runoff from the site plus run-on from drainage areas up-gradient of the site. Note that a water quality basin specific to the parking area was not constructed as part of the remediation project. Treatment of storm water runoff from the parking area will need to be addressed as part of field development. As-built utility drawings are available upon request.

10. Is the drainage swale on the west side in use? Can it be built over?

All drainage swales within the project area are in use and are part of the landfill cap system. They may not be built over or modified without prior approval by the Presidio Trust and the Department of Toxic Substances Control. Please refer to pages 7-8 and 12-13 of the RFP.

11. Where can we trench for utilities, if we cannot excavate into the landfill cap?

A utility corridor with clean fill has been constructed to provide a location for future utility trenching from an assumed restroom location without disturbing the landfill cap. It is 10 feet wide and three feet deep and runs from the northeast toe of the field slope to the sanitary manhole located to the northeast of the assumed parking area. For more information, please refer to the *Construction Completion Report, Landfill E*, as referenced on page 31 of the RFP, Appendix B: List of Selected Reference Materials. If an alternative utility corridor is desired or

necessary, construction would require additional coordination with DTSC and implementation of appropriate worker health and safety controls and soil management plans.

Project Timeline

12. Will what the Trust learned with the RFP for Paul Goode Field make this an easier or quicker process?

While Pop Hicks Field and Paul Goode Field are both identified as future ball fields, development at Pop Hicks must conform to all regulatory requirements associated with the landfill cap system outlined in Section 3 of the RFP. The length and difficulty of the process will be dependent in large part on the details of the proposed project.

13. I understand the RFP proposals should be submitted by July 16th. Is there a time frame in mind to break ground?

The amount of time required for License Agreement negotiations, design, and approvals prior to the start of construction will depend in large part on the details of the proposed project, the length of negotiations, and how the Licensee navigates the design and approvals process.

Parking

14. Will there be charges for parking in the future lot?

As stated on page 17 of the RFP, parking at the facility may be subject to a parking management program, which will likely involve time restrictions and/or parking fees collected and retained by the Presidio Trust.

15. Can the field be extended into the area identified for parking?

The parking area must accommodate a minimum of 35 vehicles, include a turn-around/drop-off area, and other elements as described on pages 14-15 of the RFP. The Trust will consider a re-configured parking area, so long as these requirements are met and any re-grading is approved by the DTSC.

Available Information

16. Is there a survey of the project area?

As-built topographical information is available in the *Construction Completion Report, Landfill E*, as referenced on page 31 of the RFP, Appendix B: List of Selected Reference Materials.

17. Are detailed concept plans available for review?

Sample conceptual plans for Pop Hicks Field developed in 2011 are available to those who sign and return the [Electronic Drawing Disclaimer Form](#). Applicants are cautioned that the drawings were developed prior to the remediation of the site, and may not reflect its current or

final configuration, or represent any or all final or future configurations of field(s) and are provided for illustrative purposes only. The scheme depicted does not represent one endorsed by the Presidio Trust. Please contact us at (415) 561-5423 or sstanton@presidiotrust.gov for more information.

18. What are the measurements of the property?

The project area is roughly 4.5 acres.

New Construction

19. Can the restroom structure and/or any new storage buildings exceed 1,000 square feet?

The total maximum built square footage allotment for the Pop Hicks 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*. However, if bathroom/storage construction of 1,000 square feet or less is not feasible due to code, health and safety issues, etc., the Trust is willing to consider those issues.

Landfill Cap

20. What is the footprint of the cap? Does it extend to the end of the site of the future parking lot?

Yes, the footprint of the Landfill E cap underlies the future parking area and extends to the toe of the northern slope. Please refer to the *Construction Completion Report, Landfill E* listed on Page 31 of the RFP for more information about the Landfill E cap boundary.

21. Within the past six months, it appears that there has been settlement at the cap, the northwest corner appears lower than it did six months ago. Has there been settlement? If so, what does that mean for the integrity of the cap?

Overtime, some settlement of the landfill is anticipated. Settlement is discussed in section 3.6 of the Remedial Design Implementation Plan and the calculations are included in Appendix B-6. The engineers calculated up to 10-inches of settlement occurring relatively quickly following remedial construction and up to 30-inches over the 30-year post-closure period. The tables in Appendix B-6 indicate where settlement is expected to be the greatest, which is generally where the underlying waste is thickest. The thickest sections of waste tend to be near the northwestern end where new fill was placed as part of landfill consolidation and cover construction. The geocomposite cover installed as part of the final cover is designed to remain functional assuming this level of settlement. To the extent differential settlement occurs in future, maintenance would be performed to eliminate areas of ponding, etc. in conformance with the DTSC approved post-closure O&M plan.

- 22. Have the landfill gas vents located on top of the cap been removed? Is landfill gas monitoring still a requirement as described on pages 7 and 12 of the RFP?**

The Trust obtained permission from the Department of Toxic Substances Control (DTSC) to stop monitoring for landfill gas and has removed the above-ground landfill gas vents from the top of the landfill.

- 23. Is groundwater monitoring still a requirement?**

The original groundwater monitoring wells on the site were removed prior to the installation of the cap system, as shown in the *Construction Completion Report, Landfill E*. However, four new groundwater monitoring wells were subsequently installed as shown on Appendix A to the *Operation and Maintenance Plan, Landfill E*. These new wells will need to be protected and maintained into the future. Please see Page 31 of the RFP for the above referenced documents.

Submittal Contents

- 24. The RFP states under Section 5, Selection Criteria, Relevant Project Team Qualifications – Relevant experience of project engineer of record and proposed construction contractor in successfully completing construction located on similar remediation sites... Does this mean that an applicant needs to identify fully his design team and construction team at the time of submittal?**

Yes, the selection criteria listed on page 22 includes the requirement for relevant prior experience on the part of the proposed Engineer of Record and proposed construction contractor in successfully completing construction projects located on similar sites or sites with comparable regulatory controls in place. The Trust would be unable to select a party for negotiations who did not have this requirement met.

- 25. If we are being asked to identify a contractor at the time of submittal we are essentially losing an opportunity to competitively bid the work to a group of “qualified” contractors after plans are fully developed. With that in mind a few questions: a) Can we list a qualified contractor for the purposes of the RFP response but reserve the right to substitute later with a contractor with acceptable experience if we are selected and plans are further developed allowing a competitive bid scenario? b) Can we list no contractor but rather agree that if selected we would provide the trust with a list of qualified contractors based on the qualifications outlined in the RFP to solicit for competitive bidding or by other selection criteria?**

Proposals should identify a preferred contractor and provide evidence to the Trust’s satisfaction that the contractor meets the qualifications stated in the RFP.

Alternatively, proposals may include a list of contractors, providing evidence to the Trust’s satisfaction that the listed contractors each meet the qualifications stated in the RFP, from which the Licensee will later select, subject to approval by the Trust.

Minimum Business Terms

25. Please define "Market Rent".

"Market Rent" is the comparable rent charged for other properties of similar size, type, and location. In the case of Pop Hicks Field, a comparable property would include youth sports use. Proposed term, investment and level of improvements will also be factors in determining "Market Rent".

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