

Pierside Pools

Port of San Francisco Embarcadero Historic District Piers Request for Interest

In this Request for Interest (RFI), the Port is seeking responses with public-oriented concepts for sites in the Embarcadero Historic District in two categories: (1) Full building(s) or "Master Tenant" Responses or (2) Less than full building or "Smaller Tenant" Responses.

Respondents in the Master Tenant category have a vision for entire buildings, including one or more structures named in this RFI. Master Tenant respondents have the experience to execute a complex rehabilitation project for an historic structure over water and to operate such a facility under a long-term lease.

Respondents in the Smaller Tenant category are experienced in operating the proposed use and in managing a tenant improvement construction project. Respondents should assume the facility will be in a cold shell condition in their response. Respondents who feel they qualify for both categories (a Master Tenant candidate that also operates a public-oriented use) are invited to respond to all information below.

All answers are non-binding and will help the Port generate a better understanding of the possibilities for the future of the Embarcadero Historic District piers. View the RFI: <http://bit.ly/sfport-piers-rfi>. Learn more: <https://sfport.com/historic-pier-opportunities-partnership>. Email questions to Rebecca Benassini, Port Assistant Deputy Director Waterfront Development Projects, at historicpiers@sfport.com.

Please start by providing your email address and then proceeding to the next section. If at any point, you would like to save your responses and quit the form, click "NEXT" in each section and click "SUBMIT" in the final section. You will be emailed a link to your form. Responses can be edited until Wednesday, October 31, 2018 at 5:00 p.m., PDT. The Port of San Francisco will not consider responses until after the RFI closes.

Email address *

All Respondents

All respondents should provide the following information via this online form. Click "NEXT" at the end of this section.

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1. Indicate whether this response is for the Master or Smaller Tenant Category or both.

Master Tenant

Smaller Tenant

2. Name of responding entity

Ledia Carroll, Laura Jerrard, Terri McFarland

3. List the names of key personnel, describe their roles, and detail their relevant experience in the space provided.

Ledia Carroll (artist and landscape designer), Laura Jerrard (landscape architect), Terri McFarland (landscape architect)

4. Describe proposed use(s) of the Port's Historic Piers. Include (a) a description of the use, (b) how the use is public-oriented, (c) types of populations targeted for service, and (d) how it complements and responds to existing nearby uses and conditions in the Embarcadero Historic District.

a) We propose setting up harbor swimming pool in one of the basin areas between the piers. Major cities all over the world offer this exact type of safe harbor swimming—permeable pools set into ocean water with adjacent floating docks. The effect is a simple designs for floating pools. Examples are the Badeschiff in Berlin and the Josephine Baker in Paris. Denmark has many examples: Islands Brygge Harbor Baths in Copenhagen and the harbor baths in Aarhus, Denmark are both quite famous.

There are many ways this can be implemented. A design we imagine could be set up now under current circumstances would be a swimming pool permeable to the ocean set into the water surrounded by floating docks). We imagine a solar heating system for some part of the pool area, though this is not essential. The design of our pools could include a constructed a tidal marsh that would help with storm surges, which we could add to design. We would also ideally offer saunas and changing rooms just inside the piers.

We can also imagine a more ambitious long term design as the sea wall is designed it might be possible for the walls to be set in such a way as to also be a wall for a tidal pool, more similar to the Sutro Bath design or the way these types of pools are designed all over Australia.

b) This is a truly 100% public-oriented use that could be here for the long term, the way this is done in similar cities in Europe, seen as essential to urban life. Swimming is a way for people to experience the bay physically.

Sutro Bath was a major part of San Francisco's magic that people still dream of and people come from all over the world just to be where it once was. By building this pool we funnel some of this important historic San Francisco dream We allow the activating of public space in an important and fun way.

San Francisco is famous for its Historic Sutro Bath which was a set of 4 constructed salt water tidal pools varying in temperature. The design for our pools is a bit different due to the location but the safe exposure to the ocean for the public and the feeling of excitement is the same. It seems important to build something like this. And now is the time to do it!

c) San Francisco is a waterfront city. Entire population of San Francisco would benefit from more exposure to the actual water, anyone who swims! Having a non commercial human use activates the space even for people who are just nearby walking shopping or touring.

d) There is no question this use would be in complete alignment with the mission of the Port of San Francisco to allow the public to benefit from the waterfront while keeping the Historic Buildings in their original state. Also, we would not change any architecture in the Embarcadero Historic District.

5. Provide a summary of your experience related to the operation described in (4).

We are a group of artists and landscape architects. Our interest is in creating opportunity for swimming along the water front. We are suggesting that this use--Harbor Pools- goes into the RFP for the future of the Historic Piers. We aren't proposing that we would be the vendor. But we would work on putting together the public private partnership to make this happen.

6. Provide information about your preferred location. Information on the sites included the RFI can be found at <http://bit.ly/sfport-piers-rfi-facilities> and <https://sfport.com/historic-pier-opportunities-partnership>.

In questions 6. a. - 6. d. describe the site(s) of interest.

6. a. Rank your preferred pier facility location(s) with 1 as your first choice.

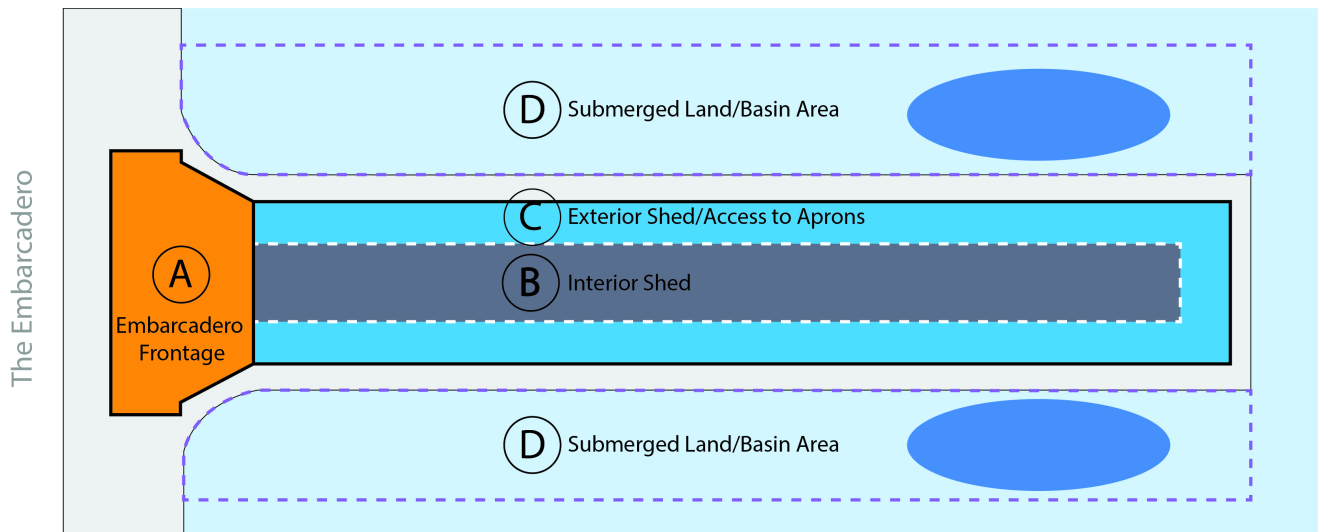
	1	2	3	4	5	6	7	8	9	10	11
Pier 35	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Pier 33	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 31	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Pier 29½ & 29	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 23	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 19½ & 19	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agriculture Building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 26	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 28	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 38	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 40	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 48	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



6. b. Using the image below, select your preferred area(s) of the pier facility. If the Agriculture Building is your preferred location, proceed to 6. c.

- A. Embarcadero Frontage: Access to The Embarcadero and associated foot, bicycle, and automobile traffic; lots of natural light; architecturally beautiful exterior; often two stories.
- B. Interior Shed: Spacious, open area that can be outfitted to suit your needs; minimal natural light; high ceilings; single story.
- C. Exterior Shed/Access to Aprons: Beautiful, open water views; immediate bay access; immediate truck delivery access.
- C. & D. Exterior Shed/Access to Aprons and Submerged Land/Basin Area
- A.-D. Master Tenant Whole Pier
- Other:
This could work in any area-- but we imagine Saunas in the exterior shed, Pool area in submerged Land/Basin Area

Layout of Pier Facility



6. c. Describe the areas and the portions of the site(s) you propose to occupy.

This could work in any combo of areas-Pool area would be in submerged Land/Basin Area, optional changing area and saunas in the exterior shed areas

6. d. Check all aspects of your preferred site(s) that influence your pier selection

- Location on The Embarcadero
- Proximity to pedestrian traffic
- Proximity to the Ferry Building
- Proximity to AT&T Park
- Proximity to the Cruise Terminal
- Proximity to tourist attractions
- Access to public transportation - MUNI
- Access to public transportation - BART
- Access to public transportation - Ferry
- Facility width
- Facility height
- Facility ingress/egress
- Facility apron access
- Facility square footage
- Facility architecture
- Berthing space
- Access to water
- Other:

The northern waterfront has more beach access including beloved Aquatic Park. This could work on any pier but perhaps piers. The southern piers perhaps currently currently are less physically accessible to the water, so we think a more south rather than north pier would allow maximum activation of the area, though this could work at any part. We would be

especially interested in partnering w Mission Rock or another entity if they were interested. We are open to all kinds of partnerships and ways this could happen.

Master Tenant Respondents

Respondents in the Master Tenant category of responses provide the following information via this online form. All answers are non-binding. Click "NEXT" at the end of this section.

Smaller Tenant Respondents should skip this section by clicking "NEXT" below.

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7. Describe in paragraph form the operational concept including public-oriented use mix, such as: Where in the facility would different uses be located? Approximately how much space would be dedicated to different use-types (e.g., publicly-oriented uses, higher-revenue generating uses)? How would the public experience the facility, including public access to the building perimeter, views of and access to the Bay, maximizing access to and enjoyment of the historic elements of the building interiors, and minimizing the private feel of non-public uses?

This is a plan for entirely public use. See #8. The amount of space we use of the interior would be entirely up to what is available.

8. Describe in paragraph form the physical improvements concepts. Please keep in mind that enhancements and alterations to the structures must be consistent with Secretary of the Interior Standards for Historic Rehabilitation.

Guests would enter the pools via the pier building and access the outdoor pools from the pier building. We do not envision any alterations to the structures themselves as this use sits upon the water. We would build some ramps down to the floating pool. We would love to install some saunas and changing rooms and a ticket booth inside the pier building if that was possible. Guests would enter the pools via the pier building and access the outdoor pools from the pier building

9. Describe in paragraph form how you would access sufficient capital to complete an undertaking like the rehabilitation of a full pier structure or structures.

We are prepared to partner with an organization to set up a public private partnership such as with Parks and Rec or the Parks Alliance or the San Francisco Arts Commission or with Mission Rock development itself. What we mean is the Harbor Pools could function as a temporary art installation or as a Free or Paid City Pool or as a lucrative landmark people would pay to come for. We would be glad to coordinate with a group to find a vendor for this use. We also could call it an art project and seek funding that way. We would be glad to work with the city and entities to make this happen. We are not personally prepared at this time to complete an undertaking like the rehabilitation of a full pier structure or structures. ...If the port is interested in this use, we invite the Port to simply include this fantastic use in the RFP for any future use thinking. We would love to continue working on it with anyone interested in making it a reality.

Smaller Tenant Respondents

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7. Provide a range of rental rates in dollars per leasable square foot per month for a triple net lease that the proposed operation can pay.

TBD

8. a. Would you be willing to make capital improvements to your preferred pier facility that would last beyond your lease term?

Depends on the deal

No

Other:

8. b. Provide an approximate amount of tenant improvement funding you can advance to prepare space for your operation.

TBD

9. Provide a range of number of years of lease term you would anticipate requiring to amortize the tenant improvement investment in (8).

TBD

Additional Information

Both Master and Smaller Tenant Respondents, click "SUBMIT" below to complete the Port of San Francisco Embarcadero Historic District Piers Request for Interest. If you have any additional information you would like to submit with your RFI response, please email these items to historicpiers@sfport.com with "Historic Piers Additional RFI Information" in the subject line.

You will be emailed a link to your form and you will be able to make changes to your responses until the RFI closes on Wednesday, October 31, 2018 at 5:00 p.m., PDT. The Port of San Francisco will not consider responses until after the RFI closes.

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