

Port of San Francisco Historic Waterfront Facilities RFI
Online Presentation Q&A, August 22, 2018

1. Will the August 22, 2018 online presentation be available to review after the meeting?

Yes, the presentation with audio may be found at <http://bit.ly/rfi082218>.

1. Will you be posting the list of people or entities who are on this call for potential collaboration?

Yes, the list of entities who registered for the online presentation is at <https://sfport.com/sites/default/files/Planning/RFIOnlinePresentation08222018-Registration.pdf>.

2. Do you anticipate the use of any Seawall Funds for pier foundation improvements?

The Port plans to use the proceeds of the Seawall Bond, if approved by voters, to address the areas that are most susceptible to damage and life-safety risks and that are needed for emergency response. Piers are integral with the Seawall, so strengthening the Seawall or improving those areas directly influenced by the Seawall is an authorized use of Bond funds. For piers in areas of the Port that are not prioritized for the first \$500 million phase of the Seawall Earthquake Safety Program, the Port will evaluate tax increment captured through a Port infrastructure financing district as a potential means of financing improvements to the adjacent portion of the Seawall.

3. Will future RFP's be competitive and open to the public or would they be to particular responders?

Future RFPs related to this RFI will be open to the public.

4. Will respondents to the RFI need to provide multiple responses for Piers 29, 29.5, 31, et cetera?

(and related)

Do RFI responses have to be pier-specific?

Respondents may provide one RFI responses and select one or multiple locations to which the response applies. See question 6 in the RFI response form which allows multiple location selections and rankings (<http://bit.ly/sfport-piers-rfi-questions>). Responses do need to select at least one location and may select all locations if respondents do not prefer one location over another.

5. I understand that the Port is using the RFI responses in developing an RFP. How do respondents avoid proposing a novel concept in the RFI and then having it shopped to

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others?

(and related question)

If subsequent RFP will be open to all applicants, what incentive exists to respond in detail to the RFI, understanding that RFI responses will be publicly viewable? What prevents an entity from copying an idea put forward during by a competitor during the RFI phase and proposing the idea during the RFP phase?

The Port understands this concern about the process. It is important that RFI respondents understand that all responses to the RFI will be available publicly and will be discussed publicly. The Port encourage respondents to share as much of their concepts as they feel comfortable at the RFI stage, to inform potential RFP(s). While there is no explicit incentive to respond to the RFI, the Port will use the RFI to inform RFPs including selecting the location for the solicitation and detailing the objectives for pier development, e.g., arts, entertainment, ferry excursion, recreation, education, cultural, food and beverage experience, among others. If your organization has a unique idea or currently operates a great business that would be a fit for our piers, we encourage responding to the RFI with an appropriate level of information to allows us to consider it in formulating the RFP.

6. Are there any current informational architecture/engineering and building structure reports available?

The RFI website currently contains drawings of each facility. In addition, the Port has added two documents to the RFI website related to existing buildings. One is a memorandum prepared in 2017 as part of the Waterfront Land Use Plan Update on general pier conditions and the other the “Port’s Historic Resources and Stewardship” report produced in 2016 which includes an overview of condition-information the Port maintains. Please note that specific facility information will be made available at the time of an RFP.

WLUP memo:

<https://sfport.com/sites/default/files/Embarcadero%20Pier%20Condition%20Info.5.1.17%20FINAL.pdf>

Port’s Historic Resources Stewardship:

https://sfport.com/sites/default/files/2016-4-27_booklet_overview_of_historic_resources_and_stewardship.pdf

7. Is it possible for respondents to meet with Port staff to get feedback on a concept before submitting under the RFI?

The Port is committed to fostering a fair process and a level-playing field. Accordingly, Port staff is unable to provide feedback on a concept before RFI submission. Staff are,

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however, available to point respondents to publicly available information that may bear on the concept an RFI respondent is considering. Staff will then post that publicly-available information to the RFI website so that all respondents get access to the same information.

For feedback on public-oriented use concepts that have been discussed in the past, it would be worthwhile to review notes and policy guidance from the Waterfront Land Use Plan Update meetings where members discussed public-oriented uses and the RFI. See <https://sfport.com/waterfront-plan-archives> for meeting archives, including meetings where these topics were discussed on: October 25, 2017 and May 31, 2017.

8. I understand that one of the piers we are interested in has already been leased for a short-term use during 2019. How do existing short-term leases impact the RFI/RFP process, if at all?

Many facilities in the RFI have tenants with short-term leases, typically with a few years remaining on the lease. At the time of the RFP, the Port will develop a plan to vacate the premises to prepare the site for a development project and a new lease. The Port includes in all of its leases the ability to relocate tenants or even to terminate leases for development projects.