

Building 49

EXECUTIVE SUMMARY

1. Respondents



YMCA of San Francisco
Jamie Bruning-Miles
President & Chief Executive Officer

Dogpatch Paddle, Service Partner
Adam Zolot
Owner



Daily Driver, Service Partner
Tamara Hicks
Owner



2. Site Vision

Crane Cove Park has quickly become a central hub of the Dogpatch neighborhood. With the combined energy generated by Chase Center, the developments at Pier 70 and the Power Station, and the tangential opportunities for small businesses, Dogpatch is a model for creative urban development. We believe the activation of Building 49 should bring the same level of excitement, innovation, and energy to our vibrant community.

In response to the Port of San Francisco's request for proposals, the YMCA of San Francisco developed a unique service partnership with Dogpatch Paddle to provide a life-changing, accessible activation of Building 49. We believe that this prominent structure, situated as the crown jewel of Crane Cove Park, can be a community hub focused on human-powered watercraft, fitness & wellness, hyper-local food concessions, diverse & inclusive programming, targeted retail, and educational programs.

We seek to reclaim the scale and light-filled openness of the building from the days when Building 49 played an active role in the shipbuilding industry as the galvanizing shop. Our unrivaled team of consulting architects and engineers went back to historic schematics and photographs for design inspiration. We are prepared to make investments in the Port assets that will bring new life to the site, while retaining the historical character of the building and creating dynamic programming for a bright future.

Most importantly, we see Building 49 as a bridge between the Southern neighborhoods of San Francisco. Crane Cove Park is uniquely positioned between the YMCA's Embarcadero and Bayview Hunters Point facilities. We envision a gathering point for neighbors from Dogpatch, Potrero, Bayview-Hunters Point, Visitacion Valley, and Mission Bay. By leveraging the passion and expertise of Dogpatch Paddle, the YMCA will provide opportunities for San Francisco youth to take part in enjoying, and protecting, the waterfront. Foundational to our approach is our belief in community-centered solutions, and the value we place on community dialogue. Through culturally, linguistically, and gender-responsive practices, we ensure that people who have historically been impacted by structural inequality will have access and a voice in this project.

3. Qualifications

We have forged a unique service partnership to fulfill our vision for Building 49. Collectively, our team represents deeply qualified, focused, and experienced businesses, and professionals, employing their expertise towards a common cause.

The YMCA of San Francisco's mission is to build strong kids, strong families and strong communities by enriching the lives of all people in spirit, mind and body. Since 1853, the YMCA of San Francisco (YSF) has provided comprehensive programs and services in youth development, social responsibility and healthy living to meet the needs of the Bay Area community. A Membership for All program and other scholarships ensure that financial barriers do not prevent access to YMCA memberships and programs. With 14 branches in San Francisco, Marin, and San Mateo counties as well as more than a hundred program sites, YSF has significant experience providing culturally-relevant community programs to diverse communities and neighborhoods of San Francisco and the Bay Area. The YMCA provides a variety of aquatics programming at facilities across our three-county service area including: swim lessons, outreach (Safety Around Water and Waves For Change curricula) and competitive youth swim teams. As a community anchor organization in District 10, we have decades of experience serving the youth, families and seniors of the Bayview Hunters Point community.

Dogpatch Paddle began as a community club that now represents the voice of over 900 members for the educational, safe, and enjoyable use of Crane Cove Park. As a result of overwhelming demand from our membership, Dogpatch Paddle began offering commercial services for park visitors. This spring and summer, we're operating youth camps in Crane Cove for over 250 children, who are ready to get outside – on the water, after more than a year of sheltering. Additionally, Dogpatch Paddle recently opened a 1500 square foot facility across the street from Crane Cove that provides rentals, sales, lessons, events, fitness classes, healthy provisions, and beach essentials. Building 49 presents an opportunity for Dogpatch Paddle to expand operations and draw more of the surrounding community, and beyond, to Crane Cove.

Daily Driver is a community-oriented food and beverage destination serving organic wood-fired bagels, hand-batted organic butter & cream cheese, trade direct small

batch coffee, and more. We are a female-owned business with a flagship in the American Industrial Center and take pride in our role as Dogpatch makers, surrounded by Dogpatch makers. With an existing satellite in the Ferry Building, Daily Driver is excited to bring an expanded menu of our brand of healthy and playful foods to service the community and visitors of Crane Cove Park.

4. Concept for Site

The concept for Building 49 partners the YMCA of San Francisco's mission to build strong kids, strong families and strong communities with Dogpatch Paddle's community-centered human-powered water sports. The service partnership incorporates facilities and programs for holistic aquatics, fitness and wellness, including community outreach and engagement to expand access to underserved populations.



YSF will construct a state-of-the-art community wellness center that includes traditional gym amenities like cardio machines, weights, 20+ group exercise classes each week as well as gender-neutral locker rooms, onsite wellness coaching, health education classes, and personal training. The zero carbon design will reflect our environmental health values. We will offer our inclusive, sliding scale membership packages, and targeted aquatics programming, in partnership with Dogpatch Paddle. Additionally, drawing from our community wellness experience (including our African American Holistic Wellness program based at the Bayview YMCA and our Department of Public Health partnerships), we will provide trauma-informed community wellness programs and workshops that address critical health disparities in the community.

Dogpatch Paddle will relocate and scale our human-powered watercraft rentals, lessons, classes, youth programs, and retail storefront, which features equipment sales,

healthy provisions, and beach essentials. We will offer drop-in services, monthly memberships, as well as combined aquatics & fitness packages, in partnership with the YMCA.

The beloved Dogpatch coffee and bagel shop will occupy the southwest corner of Building 49 with a health-oriented menu that includes our signature wood-fired bagels, house-roasted coffee drinks, smoothies, sandwiches, salads, and juices.

5. Approach to Meeting Port's Development Objectives for Site

We believe our plan exceeds the Port's developmental objectives for the site. To that, we will provide:

1. Human-powered watercraft rental, storage, and a sales facility.
2. A beloved, Dogpatch-based food and beverage operation.
3. Services that are inviting and affordable to a great diversity of the public, both locally and regionally. Moreover, we'll offer sliding scale memberships and program fees to ensure that programs and facilities are accessible to all, regardless of income status.
4. With the combination of service providers our model will be financially feasible to finance the rehabilitation and operating costs and deliver returns to the port.
5. Our services are designed to meet the needs and interests of the culturally, linguistically, and economically diverse population of the Bay Area. We are committed to equity of access in all of our programs.
6. Our plan includes undertaking all tenant improvements, representing an investment in Port assets, with a keen eye on preserving the historic design, restoring the openness of the building, and providing a new lease on life with our programming.
7. We will provide ongoing maintenance and security for the restrooms facilities and 'eyes on the park'.
8. Our plan offers fair market rent to the Port and participation rent to share in our success.

A Public Executive Summary of Proposal

1. RESPONDENT

PRIMARY APPLICANT

City Kayak, San Francisco

Contact: *Ted Choi, Owner*

ARCHITECT

HKS Architects, Inc., San Francisco

Contact: *Brendan Dunnigan, Principal*

CONTRACTOR

Premier Structures, San Francisco

Contact: *Elliott Grimshaw, Owner*

At the time of this RFP response, we are in dialog with multiple developers. There is strong interest, and we continue to search for the right developer who shares our vision and goals. Until we find a suitable partner, Ted Choi will assume the role of a developer and continue to work on the RFP response, negotiate, and execute the terms and contract with the Port.

2. SITE VISION

Building 49 will become a respite for people to relax, walk, and explore. Eventual vision of the building is a multi-purpose event venue that looks the part and holds an aquatic center, cafe, plus community serving business units.

From the opening day the building will have the following services available;

- A full and complete aquatic center that offers kayak storage, rental, sales, classes. In this time of international shortage of human powered watercrafts, we can bring in an adequate number of boats and accessories; kayaks (100+), SUPs (20+), life jackets (100+), paddles (100+).
- A small cafe that serves food and drinks. It will start with simple coffee and bottled drinks. We are looking for third party vendors that will supply quality baked goods: pastry, sandwiches, cookies.

Along with the initial phase of opening the building, a community outreach program (which includes social media and onsite meetings) will gauge neighbors' and larger communities' desires. The outcome will influence actual development of the building and future tenants composition.

We name this building the "Paul Nixon Building." The spirit of Paul will carry on. He wanted to represent people who did not have power in public policy. Equity for the disenfranchised and underserved will be present throughout the building's services and programs from the beginning, not down the line.

SPECIFIC GOALS WILL BE PURSUED:

Park to Share

Crane Cove Park and the Paul Nixon Building will be for everybody. Work with non-profit, schools, local leaders to invite local communities, particularly the disenfranchised, to come and enjoy the park and kayaking activities. These community programs will be free, accept small fees or use grants/donations.

Affordable Place

All services and retail shall be priced to be affordable. Families and visitors should not be discouraged to enjoy the park and the atmosphere by the feeling of everything being overly priced. We want the place to be a welcoming place to everybody. No doubt, certain products or services will have a cost. We will weigh the benefit/cost with extreme care.

Enhanced Visitor Experience

The building will be a destination for visitors to admire the rich and diverse history of San Francisco waterfront, rest inside (especially in inclement weather), and enjoy community events like live performances.

We'll also be the steward who adds safety to the park visitors on land. The cafe, picnic, common area, and restrooms will be kept clean and well maintained.

Paddlers will have access to a premier level of amenities – from washing hose to inflating station for inflatable SUPs, and kayak carts, and simple tools. As a site in the Bay Area Water Trail program, we promote stewardship in safety for everyone, for nature and wildlife protection. We regularly operate and maintain our own chaseboats, scouting on the water, and train all the staff in CPR/First Aid and for public emergencies.

Additionally we welcome bicycle users by providing convenience services, like a quick repair station. Riders will find a new hub to relax and recharge, along the Blue Greenway

As part of the upper floor development, a fun slide will also be added for children and adults.

Free broadband connectivity will be provided for visitors.

Increase Park Use

Our own community event coordinator will invite groups and arrange community gatherings, company outings or other organized events. We want to make sure that we attract people.

Highlight Historic and Maritime Past

San Francisco waterfront's history and the impact of maritime industry will be represented throughout the building. The existing crane inside the building will be featured prominently.

Park visitors can imagine a colorful maritime history through interpretive signage, procured historic artifacts, nautical instruments, and windows (projected images of the outside cranes with WW-II ships being built).

Recycled shipping containers will be used as modular spaces for each tenant and for the aquatic center kayaks. We've studied precedents for the use of shipping containers to build innovative, cost effective, spaces.

3. QUALIFICATIONS

City Kayak – Ted Choi

- Kayaker and windsurfer in San Francisco bay for over 35 years.
- Founded City Kayak outfitter and have been operating since July 2003.
- Provided paddling experience to 200+ people per day during the pandemic, despite challenges with safety measures and limited staffing.
- Provided insurance coverage for Kayaks Unlimited to jump start the non-profit.
- Ongoing partnership with local non-profits, Hunters Point schools and neighbors, India Basin, the Tenderloin district and Sunday Streets - offering either free or substantially discounted rates for kayaking for over 17 years.

HKS Architects, Inc. – Brendan Dunnigan

- 82 years in business.
- 1,250 employees in 24 offices globally.
- Firmly established office in the Bay Area .
- Major local projects span 40 years from 100 Spear and 33 New Montgomery to ArcLight, Jasper and SFO Terminal 1, Boarding Area B.
- HKS' work in the Crane Cove neighborhood includes the Potrero Launch mixed-use development on Third Street. That project includes a residential building, retail, restaurant, roof garden, fitness center, childcare center and parking.

Premier Structures Inc. – Elliott Grimshaw

- Licensed general contractor in the State of California that provides construction management services for commercial, retail, hospitality and other specialty projects .
- Completed construction for local clients such as Watermark, Solar Fields, One Kearny.
- Prior work with the Port of San Francisco as project manager for Oracle Racing Properties and America's Cup Race Management, America's Cup.
- Located at Pier 26, The Embarcadero.

4. CONCEPT FOR SITE

Building 49 “Paul Nixon Center” will house modular recycling shipping container structures which can be rearranged within the shed structure. This flexible modular design will allow us to move in first and continue to operate as we build additional modules in multiple phases.

The architects are dedicated to creating an interior design that will blend maritime history into a vibrant and place to explore.

PHASE 1

Aquatic Center

- Budget storage option allows people to avoid driving to the park.
- Storage spaces for unusual sizes and shapes (outrigger canoes, dragon boat, whaleboat). We charge by the space usage (with some sliding scale).
- Over 100 kayaks, SUPs, canoes, race kayaks, surfskis, inflatable kayaks and paddleboards are available for rental, classes, and purchase.
- Wide range of boat and gear choices offer best fit to beginners, racers, or small to large size.
- Boat building and repair classes (wooden, fiberglass, plastic, inflatable).
- Full range of accessories such as sunglasses, wetsuits, drysuits, kayak car top options, car-top box, and car-top tents for purchase or rent.
- One way SUP or kayak trip to or from Pier 40.
- Kayak carts to assist next to water or loading area.
- Community service includes free or low fee inflating/wash station.
- Free scout or docent program will add a helpful eye or practical safety assistance on the water.
- Convenient mini-market style retail offering take out drinks, snacks, accessories and necessities.
- Bike station offers an air pump and quick fixes with flats or seat adjustments.

Cafe

- Simple, affordable and cozy cafe serving healthy drinks including organic coffee, juice, pastry, soup, etc.
- A mix of indoor/outdoor seating available as a respite from windy afternoons or foggy evenings.
- A place to charge up, relax, gather and host meetings and events.
- Broadband connectivity, USB charging stations will be offered.

Public Meeting Space

- Designate certain spaces to be accommodating for gatherings and events.
- Majority of the interior will be laid out as an amphitheater setting, so acoustic guitar or small performances can be held.
- Our own event coordinator will reach out and manage the number of people and spaces.

Amenities

- Stations for washing and inflating Stand Up Paddleboards (SUPs) and kayaks.
- Secure bike station for short term storage, air pump, and handy tools will be available.
- Recycle and compost containers will be provided.

PHASE 2

Retail Space

- Modular retail space will be available to rent for additional community-oriented services and opportunities.
- Our outreach campaign, including digital campaign, zoom meetings, on-site meetings (with appropriate COVID-19 safety measures) shall capture and incorporate community priorities into the long-term goals of the building.
- Whether they will include children's day care/after school programs, fitness boot camps, or farmer's market, the neighbors and community will drive the flexible mix of tenants.

- A slide or luge tube – a fun ride that is safe for children and adults is an option to take advantage of the cavernous interior.

5. APPROACH TO MEETING PORT'S DEVELOPMENT OBJECTIVES FOR SITE (SECTION 4)

We are meeting or exceeding the Port's Overall Objectives.

The building will be designed to highlight maritime history. Visitors will be entertained as well as learn of little known facts and stories, through the use of color, signage, and displays. Another example is windows to crane towers with overimposed images of ships being built.

We're adding an aquatic center that serves the neighborhood, the City, Bay Area, and beyond, transforming this urban waterfront into a world-class destination. With the new aquatic center, more people will access the waterfront for kayaks, paddleboards, or other human powered vessels. Added activities may include (but are not limited to) surf-skis, outrigger canoes, sculling shells and waterbikes. A range of new planned services include ample boat storage; abundant rental fleet and choices; sales of frequently requested kayaks, gear and accessories; craft repair and maintenance; and classes for beginners as well as fitness driven excursions and races.

San Francisco Bay Area Water Trail

The essence of the San Francisco Bay Area Watertrail program will be implemented at the aquatic center. On-the-water and access experience enhancements:

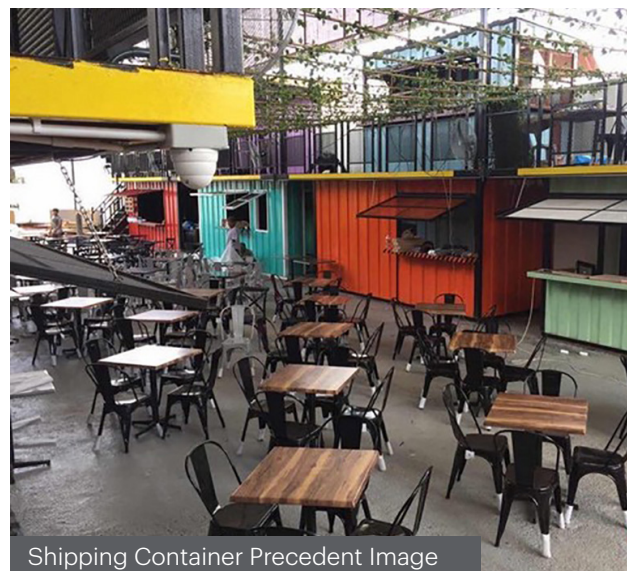
- Promoting Safety – providing information in navigating the tidal currents, wind, and weather. We will add docent led excursions and assistance on the water with chaseboat or scout/safety patrol.
- Providing Convenience – by adding facility for washing kayak and gear, providing handy tools for assembly of portable SUPs, and maintenance of kayaks, boards, and bikes. For visiting paddlers, convenient short-term storage will be available.

- Increasing Awareness of Nature, History – docent program, signage, etc. will bring attention to sea level rising, wildlife either resident or migrating, history of immediate and surrounding area.
- More Accessibility – people with mobility issues will benefit from kayak carts that move easier on sandy beaches or a MOBI matt. Staff can assist with safe access into and out of the water.

All business services will contribute to meeting the rent requirement. Even the event spaces will contribute to the rent revenue sometimes directly as an event fee or by bringing business to the cafe and other services.

We desire multiple tenants who can expand the park's operating hours, so visitors can feel safe during odd hours also. Cafe and events might be able to serve long hours already, but we will be looking for multiple businesses that can open early hours and late nights to serve the community.

Modular shipping containers allow relatively cost-effective transformations of interior spaces to meet the needs of small start-up or larger businesses who need multiple container spaces.



Shipping Container Precedent Image

Dogpatch Community Hub Proposal

Goal: Win Kneass Building for the
Friends of Dogpatch Hub (FoDH)

Port of San Francisco
Crane Cove Buildings RFP
June 9, 2021





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A. Executive Summary

Section B: Respondent Minimum Qualifications

With decades of experience in Community nonprofit administration, real estate development, Human Resources and Law, the Friends of Dogpatch Hub (FoDH) board is deeply and uniquely qualified to build and open the Dogpatch Hub to serve as a community facility offering neighborhood programming and meeting spaces.

In addition, several board members have raised funds, entitled and successfully built projects worth over \$1M, including several with City and State properties, bringing complex project management to the mix.

Section C: Additional Qualifications

Other relevant experience held by the respondent team is laid out in a matrix, including businesses and real estate development projects in which FoDH board members have been involved, indicating their individual roles.

Section D: Site Vision

FoDH intends to adaptively reuse the Kneass Building Boatshed to create the Hub - the first community-serving, publicly accessible neighborhood facility in Dogpatch. The neighborhood lacks this type of essential neighborhood space, and is undergoing the most rapid population growth since WWII, making the need for such a facility even more acute.

The operation of the community space will be funded by rents generated from commercial office space and an on-site restaurant/cafe to serve the community and offer catering service for Hub programs and events. The Potrero Archives Project will also be housed at the Hub, generating a reduced, nonprofit rental rate.

The Hub will offer access to all and be open daily with free and low-threshold programs using a sliding scale fee base. The Youth Mix & Match space at the Hub will be a place for kids to hang out on weekdays after school, get homework help, and be partnered with enrichment opportunities in our community, including scholarships.



In addition the Hub has partnered with the San Francisco Public Library to provide a book-lending kiosk, programming and bookmobile visits.

D.2: Meeting the Port's Public Policy Rationale

Since its adoption in 1997, the Port of San Francisco Waterfront Plan governs the use, design, and improvement of public trust lands, which include historic piers, shoreline, and upland properties.

D.2: Meeting the Port's Public Policy Rationale cont'd.

The Waterfront Plan has fostered new partnerships and public and private financial investments in pursuit of its grand goal as stated in 1997: to reunite the City with its Waterfront. Section D2 addresses how the Dogpatch Hub satisfies the WLUP guidelines and conditions, and discusses WLUP affinities, specific Sub-Area affinities including Pier 70 integration, Blue Greenway and site enhancements as well as increasing site resilience. Born of and from the local community, the Dogpatch Hub programming is expressly tailored to fulfill the community's values and priorities.

D3: Diversity, equity, and inclusion goals + how the Hub will create or retain jobs for all San Francisco residents, including LBEs:

The Hub is intended to be a “third space” with the the implicit goal to bring people together from the broader communities of District 10 and beyond. Our mission includes providing a safe afterschool space for youth, serving all with no barriers to entry to ensure the Hub is accessible and welcoming to all. FoDH and our development partners are committed to advancing the Port's diversity/equity/inclusion and community development goals for this project.



D4: The approach to partnering with the community and incorporating citizen review into project concept and designs:

This section details the extensive 5-year long commitment to community outreach & partnerships that has shaped this Hub proposal.

Section E: Financial Proposal

We commissioned an Historic Resource Evaluation to fill the gaps in knowledge about the building and its status as an historic resource, and thus to guide the adaptive reuse.

TEF Design has developed an adaptive use plan to rehabilitate the building and to upgrade the building's structure and systems to serve its new purpose. To test the feasibility of the development and whether a loan would need to be calculated into the business plan pro forma, construction cost estimates developed by Guzman Construction were set against funds raised as well as FoDH's fundraising capacity,

Pro Forma

The pro forma includes the development project sources and uses and an operational model for the Hub projected out ten years. Note that the Hub uses a not-for-profit business model built to break even. To maintain public charity status it is required that at least 10% of gross profits must be generated through public program fees, gifts and donations.

Section F: Financial Capacity

FoDH has raised and/or identified the required equity plus additional capital sources needed to fund the building, furnishing, opening and operation of the Dogpatch Hub. This section also describes fundraising, administration and pre-development costs. Based on funds raised and identified, our proposal precludes the need for a construction loan or other financing.

Section G: Benchmarks & Schedule

Charting the project from the submittal of this Proposal in June 2021, this section covers award, entitlement, design development, building documents, permitting, bidding, construction, furnishing and opening. The process is estimated to take approximately two and a half years, opening in late 2023 or early 2024.

Section H: Respondent Team

FoDH board members are of the community and bring decades of deep experience in successfully stewarding projects such as the Hub in both its development and its operation as a neighborhood serving community center.

Local and community focus is the common thread in the array of professionals who round out the Hub development team. Resumes and additional qualifications are attached in the appendix.

Section I: Confidential Financial Requirements

Proof of funds and financial statements submitted under separate cover.

Attachments and Appendices

Required supplemental information has been included in the appendices.

- \$5000 Earnest Money
- Résumés of all team members
- Pro Forma in Excel format
- Financial Materials: Confidential Financial Capacity Submittal
- Appendix A. Submittal Checklists
- Appendix E: signed certificate to comply with the City Requirements and other terms and conditions set forth in this RFP
- Appendix F: signed Communications Policy
- Appendix G: signed Financial Standing, Taxpayer Responsibility & Disclosure Questionnaire

A. Public Executive Summary of Submittal

We are pleased to submit our proposal to renovate and lease the Kneass Building for a mixed-use community gathering place. Crane Cove Park is a transformative accomplishment for the Port and we wish to provide a project that is complimentary to the area and a valuable asset to the Port and the community.

Our main team members are:

- Elliott Grimshaw – President and Founder, Premier Structures
- Paul Osmundson – Project Director
- Stephanie Blake – Event Manager, Skylight Productions
- Geoffrey Johnson, Luster and Associates, Diversity programming and community engagement
- Maureen Boyer, Woods Bagot – Architecture
- Peter Birkholz, Page & Turnbull – Historic preservation

Site Vision

We wish to connect the Kneass Building with its surroundings with traditional design, ground floor programming, and unique experiences at the Site.

The Kneass building is one of a handful of buildings associated with small watercraft construction, repair, and chandlery in the Central Waterfront and for its association with the Twigg and Kneass family boatworks. The building, which is believed to have been constructed in 1878, is an identified San Francisco Planning and the Dogpatch community as historic resource, however the integrity of the building and complete history of the building requires additional research to fully understand the integrity and significance of the structure. Page & Turnbull will provide additional historic research to clarify the history of the building and the period of significance and to clarify the character defining features.

It is anticipated that rehabilitated structure will maintain the overall massing and

industrial character of the building and that the primary facades on the west and north are restored to the character of the period of significance while the east and west facades may have contemporary interventions. As the structure of the building has suffered damage from fire and may not meet current codes or the State Historic Building Code, the team proposes that the structure is substantially rebuilt and that there are new utilities, systems, and exterior and interior improvements throughout. All work on the project will be in accordance with the Secretary of Interiors Standards for Rehabilitation.

The building is to provide a combination of uses including community serving restaurant space with protected outdoor seating and public toilets, and 3 floors of office use. An exterior deck will serve as exterior space to the office uses and will provide elevated access to the public. The project will provide a publicly accessible Bayside History Walk at the ground floor, with graphic and written displays that interpret and explain the history of the site.

Qualifications

Elliott Grimshaw and Paul Osmundson have extensive experience with successfully developing multiple Port properties over the past 20 years in a variety of roles. Their waterfront and Port development experience, combined with their overall development, construction, and construction management experience, is perfectly suited to the Kneass Building project.

Atwater Tavern – Paul and Elliott developed Atwater Tavern, a 10,000 square foot Port restaurant building at 295 Terry Francois Blvd. in 2016. Their joint venture with John Caine (East Street Ventures) responded to an RFP and were ultimately selected by the Port Commission. The project cost \$3.5 million and took over two years to design, permit and entitle, and construct. Premier Structures was the general contractor and developer.

Autodesk Pier 9 – Premier Structures assisted Autodesk Corporation in developing their Pier 9 complex, a 35,000 square foot \$14 million office and workshop project at Pier 9. Premier Structures acted as entitlement manager, project manager and construction manager. The project is one of the first LEED Platinum Certified historic structures in San Francisco.

Other successful Port projects include:

- Piers 1 ½, 3, and - 5: Elliott Grimshaw - Construction Manager
- Pier 24 Photography: Paul Osmundson - Project Manager, Elliott Grimshaw – Construction Manager
- Watermark: Paul Osmundson, Director of Development for Lend Lease
- Frankies Java House: Paul Osmundson – Owner's Representative; Premier Structures – General Contractor
- Phil Black is a very successful technology venture capitalist that was a Port tenant at Pier 38 prior to the condemnation of the building with a previous master tenant. Phil is funding the development of the project. Phil's company (True Venture) was an early investor in several very successful consumer product / technology companies including Blue Bottle Coffee, Peleton and Fitbit.
- The design and construction team includes experienced firms in all relevant aspects of the project including Woods Bagot (architecture), Page & Turnbull (historic preservation), Plant Construction (General Contractor), and Robert Luster (diversity consulting and public outreach / communications),

Concept for Site

The concept for the Kneass Building site is to create a series of public and community serving spaces in the building that provide services to park and waterfront visitors, and integrate the building with its surroundings.

Restaurant / Café

A casual dining restaurant will be located in the ground floor of the building facing south. There will be an outdoor patio dining area adjacent to the restaurant that will connect to the ground floor community gathering space and the Bayside History Walk. We intend on providing employment opportunities in the restaurant to graduates of the Life Learning Academy. The restaurant will generate revenue to fund the ongoing operations of the building.

Ground Floor Community Gathering

This outdoor space provides opportunities for a variety of community programs including gardens, fitness activities and other uses.

Bayside History Walk

The long history of boat and ship building at the Kneass Building and in this area of the San Francisco waterfront will be the focus of an extensive interpretative signage program. The space will be open to the general public during business hours and will feature interactive multi-media features. Special emphasis will be placed on the contributions of disadvantaged communities in the ship building industry.

Public Viewing Deck

The sea level protection feature built as part of Crane Cove Park creates opportunities for interesting uses but does not provide views to the Bay from this area of the site. We are proposing an observation deck on the 2nd level of the building (open to the Public) that will provide a birds eye view of the water activity zone of Crane Cove Park.

Lower Level and Upper Level Office Space

Office space will be included in a sub-basement level, a portion of Level 1 and on the Upper Level. The income from the office space will provide the financial underpinnings of the development, and to generate ongoing income to manage the property and support community uses.

Special Events

The outdoor community gathering space will be made available to non-profit entities for programming of various types. Premier has partnered with Skylight Productions to manage events at the Kneass Building.

Approach to meeting Port Development Objectives for the Site

Our approach to meeting the Port's Development Objectives is to provide a balance and mix of public uses with private revenue producing uses in a way that ensures a high quality and timely renovation of the building.

Provide space for community use and programming.

The Bayside History Walk and the Community Gathering Space provide area for the for the community and public to use the site for public serving uses and general visitation. They will attract and serve a wide variety of the public. The Bayside History Walk will be a city-wide and regional draw; the Community Gathering Space will appeal more to locals.

Provide an amenity to the park visitors, waterfront visitors and neighborhood residents.

The restaurant / café will be an amenity. The Bayside History Walk is also an amenity for park visitors that will be drawn into the site as they circulate around the park.

Be Consistent with the Draft Waterfront Plan Goals for the Area.

Our team understands that the revitalized Crane Cove Park is a jewel and that any improvements to the Kneass Building should enhance the "public trust" and financial investments already in place. The team proposes to provide public serving amenities to the park including providing food offerings, protected outdoor seating areas, an elevated viewing platform, historic interpretive displays, and public toilet facilities. Income from the proposed office uses will provide the financial resources to undertake this project.

Be Financially Feasible.

Our team has the financial capacity in the form of liquid assets equal to the development cost to complete the project. Projects at the Port sponsored and managed by Paul Osmundson and Elliott have resulted in investment of over \$20 million in historic preservation of endangered and derelict Port Buildings (Atwater Tavern, Frankie's Java House, and Pier 9 Autodesk). Furthermore, the office space and the café will generate revenues to support building rehabilitation costs.

Generate Port Revenues.

The Port will receive ongoing base rent and participation rent over the terms of the lease, which will help the port maintain financial self-sufficiency.

