

AGENDA ITEM 12
Treasure Island Development Authority
City and County of San Francisco
Meeting of October 9, 2024

Subject: Resolution Approving and Authorizing the Execution of a First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and Rubicon Enterprises, Inc., a California nonprofit public benefit corporation, to increase the annual Scope of Services and not to exceed Contract Amount for Fiscal Year 2024-2025 (Action Item)

Contact Richard A. Rovetti, Deputy Director of Real Estate

Phone 415-274-3365

BACKGROUND

For over twenty-nine years, Rubicon has been providing landscape services to Treasure and Yerba Buena Islands through its Landscape Services Division. Rubicon provides stable training and employment opportunities for disabled and economically disadvantaged individuals from San Francisco. The Treasure Island operation has employed over eighty Rubicon Landscape employees through the One Treasure Island (“One TI”) referral programs. Some of the One TI referrals have been promoted to supervisor positions, and others have moved on to opportunities, including working for SF Recreation and Parks Department and SF Conservation Corps.

On June 12, 2024, the Treasure Island Development Authority (the “Authority”) Board of Directors approved a Professional Services Agreement (the "Agreement") with Rubicon Enterprises, Inc., a California nonprofit public benefit corporation (“Rubicon”), to provide Landscape Maintenance Services on Treasure and Yerba Buena Islands, along with natural resources management services on Yerba Buena Island and as needed landscape services to newly accepted parks and open spaces on Treasure and Yerba Buena Islands.

However, the Agreement did not provide funding for scheduled daily/routine Landscape Maintenance Services to these newly accepted parks and open spaces and did not include parks and open spaces that were approved by the Authority Board in May and June 2024, namely Treasure Island Landing, also called Waterfront Plaza and Causeway Park. The staffing plans and cost estimates for maintaining these parks were still under review/negotiation and staff anticipated coming back to the Board in the beginning of the fiscal year to provide a comprehensive landscape maintenance service program for all of the new facilities.

The approved Agreement has a budget of \$1,850,000 and a Scope of Services that includes landscape, building and grounds services for the former Navy housing area, commercial and public areas of Treasure Island, overseeing the Treasure Island Community Garden and Treasure Island native plant demonstration gardens, providing services to Yerba Buena Island including

routine landscape maintenance services at Vista Point and Pier E2, and natural resources management services on Yerba Buena Island. This “base contract” services budget in the Agreement represented an increase of \$166,000 from the prior year’s agreement with Rubicon for maintenance of these areas due to cost-of-living increases and minor additional maintenance services.

At the September 11, 2024, Authority Board Directors meeting staff presented the proposed first amendment to the Agreement to incorporate services in the new parks. The Authority Board elected not to act on the proposed amendment but requested staff provide additional information and details outlining Rubicon’s maintenance schedule and scope of work for the newly constructed parks, streetscapes and stormwater gardens.

Attached is the Rubicon Schedule and Scope for TIDA (“Exhibit C”) detailing Rubicon’s staffing levels, hours / frequency of service for Treasure and Yerba Buena Islands. Authority Board also inquired about how this scope was initially reflected in Authority’s adopted FY 2024-25 budget and Authority’s capacity to cover the proposed increase to the Rubicon contract. Please refer to Budget Impact section below.

The proposed First Amendment to the Professional Services Agreement (Exhibit A; the "First Amendment") increases the annual Scope of Services to address these new parks and open spaces and includes a routine and adjunct landscape maintenance services schedule that is for five days a week for maintenance of newly accepted Panorama / Signal Point Parks (Hilltop Parks), The Rocks Dog Park (YBI Dog Park), Causeway Park, and Treasure Island Landing Park, along with Stormwater Garden West and Stormwater Garden East. Detailed Maintenance Guidelines for each of the new parks are attached to this report as Exhibit B.

PROFESSIONAL SERVICES AGREEMENT TERMS AND CONDITIONS

The salient terms and conditions of the proposed First Amendment to the Professional Services Agreement include the following:

- Location:** Treasure Island and Yerba Buena Island
- Commencement Date:** November 1, 2024
- Term:** Month-to-Month
- Compensation:** Amount not to exceed Two Million Two Hundred Forty-Eight Thousand Seven Hundred and Fifty Dollars (\$2,248,750).

Landscape Maintenance Services:

- Blowing – Clean street, parking areas, sidewalks and turf areas of plant debris;
- Detailing – Clean plant beds, remove weeds and debris, general plant bed maintenance;
- Disease and Insect Control – Address plant disease and insect problems using Integrated Pest Management techniques;

Edging – Trim turf at edge of pavement;

Empty Trash – Empty public trash receptacles in public areas, including bus stops, marina, and perimeter trail, as well as replenishing of doggie bags in same areas;

Fertilize – Fertilize shrubs and turf;

Mowing – Cut grass in irrigated and non-irrigated areas;

Mulch – Maintain 2” minimum mulch layer in plant beds;

Litter Pickup – Removal and disposal of litter from streets, parking areas, sidewalks and turf areas, including small tree limbs;

Process Plant Debris – Using grinder and chipper, grind and chip green waste, and maintain compost pile;

Pruning – Prune shrubs for shape and plant health;

Spraying – Spray herbicide on weeds in plant beds and pavement cracks;

Trimming – Trim around trees, shrubs, obstacles, etc.;

Watering – Operating irrigation equipment and settings for automated irrigation, and perform hand watering where system is unavailable;

Irrigation Maintenance – adjusting irrigation and sprinkler systems;

Bulk Debris – Removal and disposal of large debris items such as abandoned furniture, trash, etc.;

Tree Trimming and Shrub Removal at YBI / TI;

Installation of new landscapes and / or renovation of existing landscapes, including irrigation replacement and repair of equipment; and

Tree Service – Tree service above 15 feet from ground, including pruning, removal of trees, and cutting of large fallen trees and branches.

Landscape Maintenance
Natural Resources
Management Services:

Developing and implementing field strategies for year-round invasive plant species control and removal at identified Yerba Buena Island work sites; assuring both ecologically sensitive protection and restoration of Yerba Buena Island’s native habitat communities and thorough invasive plant removal, to include the following:

Performing invasive plant removal, dry/dead brush clearing and deadfall tree clearing, primarily utilizing methods of hand-pull and use of hand tools;

Monitoring site conditions and installing slope stability measures, if necessary;
Native plant and tree installation, and irrigation if necessary;
Priority invasive plant species removal;
Monitoring, cataloguing, identifying, reporting and analyzing native plant and animal and invasive species conditions and changes in conditions at YBI work sites and submitting associated written reports;
Training, supervision, oversight and quality control of employee efforts to assure native plant and animal species protection and thorough invasive species removal;
Removing and disposing of all generated green waste, debris, and litter present at YBI work sites include developing and employing an Island-wide plant debris and mulch management strategy;
Performing as-needed Integrated Pest Management at YBI sites consistent with the City and County of San Francisco IPM Ordinance, and submitting herbicide application data required under the Ordinance; and
Developing and submitting written reports, summaries, recommendations and data relaying results of monitoring and operational activities performed throughout the term of the Agreement.

**Landscape Maintenance
TI/YBI Parks System and
Stormwater Gardens:**

Performing landscape maintenance services consistent with the principles and guidelines of the TI/YBI Parks Operations Manual and as more specifically detailed in the Treasure Island Development Authority Scope and Frequency Schedule, and individual park's Landscape Maintenance task-frequency schedule found within the Manual (See Exhibit C):

Maintaining installed landscape to include invasive plant species removal utilizing primarily hand-pull and hand tool methods;
monitoring site conditions and installing slope stability measures, if necessary; installing plant and tree replacements and infill additions if necessary.

Monitoring reporting and analyzing native and invasive species conditions and changes over time;
Employ as-needed Integrated Pest Management techniques consistent with the City and County of San Francisco IPM Ordinance, generating annual PCA Recommendations for herbicide application, and submitting herbicide application data required under the Ordinance;
Operating and adjusting irrigation equipment and settings for

automated irrigation, and performing hand watering when required;

Removing and disposing of all generated green waste, debris, recyclables and litter present at sites, to include employing a plant debris and mulch management strategy;

Regular reporting of monitoring and operational activities performed throughout the term of the Agreement.

BUDGET IMPACT

The First Amendment to the Professional Services Agreement provides Rubicon with an amount not to exceed \$2,248,750 during FY 2024-2025.

Approved FY 2024-2025 Authority Budget: The adopted FY 2024-2025 Authority Budget anticipated several categories of landscape related expenses and multiple sources of revenues to fund those expenses. Expense line items intended to fund Rubicon services

- Grounds Maintenance/YBI Natural Areas \$1,530,000
- Maintenance of New Parks and Open Spaces \$1,688,400

The four sources of anticipated revenues anticipated to fund these services included proceeds from the Community Facilities District (“CFD”), a contribution from the Developer’s Open Space Subsidy obligation, contributions from Common Area Maintenance (“CAM”) charges assessed on the housing providers in the former Navy housing area, and Authority commercial leasing revenues. The Developer’s Subsidy is capped under the Disposition and Development Agreement (“DDA”) at no more than \$1.5 million in the early years of park operations, and the CFD contribution is limited to accrued assessment revenues. Both streams are intended for the maintenance of the new – rather than existing – parks and open spaces. The adopted budget assumed \$1.5 million in Developer Parks and Open Space Subsidy and \$618,400 in CFD Ongoing Maintenance Fund proceeds. The balance of related expenses would be covered by CAM and leasing revenues.

Approved FY 2024-2025 Rubicon Agreement totaling \$1,850,000: The Agreement approved June 12th reflected a \$1,494,000 budget allocation for Rubicon’s general landscape services and \$356,000 for natural resources management services on Yerba Buena Island (subsidy/CFD eligible). Funding for the natural resources tasks was allocated against the Authority’s FY 2024-2025 Maintenance of New Parks and Open Spaces budget line.

Proposed First Amendment to FY 2024-2025 Rubicon Agreement: The proposed First Amendment has a budget increase of \$398,750 for FY 2024-2025 to support new areas coming online due to completed development activity and increases funding in the natural resources management services on Yerba Buena Island. This \$398,750 increase will be allocated against the Authority’s FY 2024-2025 Maintenance of New Parks and Open Spaces budget line.

After allocating funding for the approved Rubicon Agreement and proposed amendment, the FY 2024-2025 Maintenance of New Parks and Open Spaces account has a remaining budget expenditure authority of \$969,614 available for future additional new parks and open space

services and the Grounds Maintenance budget line has an available expenditure authority of \$36,000.

RECOMMENDATION

Project Staff recommends approval of the First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and Rubicon Enterprises, Inc., a California nonprofit public benefit corporation to increase the annual Scope of Services and not to exceed Contract Amount to \$2,248,750 for FY 2024-2025 and authorize the Treasure Island Director or his designee to execute said First Amendment subject to the additional terms and conditions set forth above.

EXHIBITS

- Exhibit A: First Amendment to the Professional Services Agreement between the Treasure Island Development Authority and Rubicon Enterprises, Inc., a California nonprofit public benefit corporation
- Exhibit B: Maintenance Guidelines
- Exhibit C: Rubicon Schedule and Scope for TIDA

Prepared by: Richard A. Rovetti, Deputy Director of Real Estate
For: Robert P. Beck, Treasure Island Director

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

THIS FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT (this “First Amendment”), dated for reference purposes only as of November 1, 2024, is by and between the TREASURE ISLAND DEVELOPMENT AUTHORITY, a California nonprofit public benefit corporation (the “Authority”), and Rubicon Enterprises, Inc., a California nonprofit public benefit corporation (the “Contractor”).

RECITALS

A. The Authority and the Contractor entered into that certain Professional Services Agreement dated for reference purposes as July 1, 2024 (the "Original Agreement"), for landscape services within the commercial areas of Treasure Island and limited scope of services to Yerba Buena Island, as more particularly described in the Original Agreement. The term of the Original Agreement expires on June 30, 2025.

B. The Authority and the Contractor desire to amend the Original Agreement to increase the annual Scope of Services and not to exceed Contract Amount for Fiscal Year 2024-2025 on the terms and conditions set forth in this First Amendment

C. The Original Agreement and this First Amendment shall collectively be referred to as the “Agreement”. All capitalized terms used herein but not otherwise defined shall have the meaning given to them in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, the Authority and the Contractor hereby amend the Agreement as follows:

AGREEMENT

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference as if fully set forth herein.

2. Effective Date. The effective date of this First Amendment shall be November 1, 2024 (the “Effective Date”).

3. Compensation. As of the Effective Date, the first paragraph of Section 5 of the Original Agreement shall be amended to read as follows:

"Compensation shall be made in monthly payments on or before the **Tenth** day of each month for work, as set forth in Section 4 of this Agreement, that the Treasure Island Director, in his sole discretion, concludes has been performed as of the **Final** day of the immediately preceding month. In no event shall the amount of this Agreement exceed **Two Million Two Hundred Forty-Eight Thousand Seven Hundred and Fifty Dollars (\$2,248,750.00)**. The breakdown of costs associated with this Agreement appears in

Appendix A, "Landscape Budget for TI/YBI Service Areas and Rubicon Schedule and Scope for TI/YBI Service Areas," attached hereto and incorporated by reference as though fully set forth herein.

No charges shall be incurred under this Agreement nor shall any payments become due to Contractor until reports, services, or both, required under this Agreement are received from Contractor and approved by the Authority as being in accordance with this Agreement. Authority may withhold payment to Contractor in any instance in which Contractor has failed or refused to satisfy any material obligation provided for under this Agreement.

In no event shall Authority be liable for interest or late charges for any late payments."

4. Counterparts. This First Amendment may be executed in counterparts with the same force and effect as if the parties had executed one instrument, and each such counterpart shall constitute an original hereof.

5. Full Force and Effect. Except as specifically amended herein, the terms and conditions of the Sublease shall remain in full force and effect.

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IN WITNESS WHEREOF, the Authority and the Contractor have executed this First Amendment to Agreement at San Francisco, California, as of the date first above written.

AUTHORITY:

TREASURE ISLAND DEVELOPMENT AUTHORITY

By: _____
Robert P. Beck
Treasure Island Director

CONTRACTOR:

Rubicon Enterprises, Inc.
a California nonprofit public benefit corporation

By: _____

Its: _____

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: _____
Deputy City Attorney

Amendment Prepared By: Richard A. Rovetti, Deputy Director of Real Estate _____
(initial)

Appendix “A”

Landscape Budget for TI/YBI Service Areas

The Landscape services for Treasure and Yerba Buena Islands overall budget shall not to exceed Two Million Two Hundred Forty-Eight Thousand Seven Hundred and Fifty Dollars (\$2,248,750.00). For this agreement, schedule of payments include: (i) Routine and adjunct services are for five days a week for an amount not to exceed \$122,000.00 per month commencing on July 1, 2024 through June 30, 2025 totaling \$1,464,000.00; (ii) \$2,500.00 per month per month commencing on July 1, 2024 through June 30, 2025 totaling \$30,000.00 for landscape services at Vista Point and Pier E2; (iii) Landscape services in the TI/YBI Parks Systems and Yerba Buena Island stormwater collection gardens for five days a week for an amount not to exceed \$36,250.00 per month commencing on November 1, 2024 through June 30, 2025 totaling \$290,000.00; and (iv) amount not to exceed \$464,750.00, payable upon monthly invoice, for defined natural resources management services on Yerba Buena Island.

Below is the Landscape Maintenance Scope of Services to be performed by Rubicon Landscape at Treasure and Yerba Buena Islands, for FY 2024-2025:

Landscape Maintenance Services:

Blowing – Clean street, parking areas, sidewalks and turf areas of plant debris;

Detailing – Clean plant beds, remove weeds and debris, general plant bed maintenance;

Disease and Insect Control – Address plant disease and insect problems using Integrated Pest Management techniques;

Edging – Trim turf at edge of pavement;

Empty Trash – Empty public trash receptacles in public areas, including bus stops, marina, and perimeter trail, as well as replenishing of doggie bags in same areas;

Fertilize – Fertilize shrubs and turf;

Mowing – Cut grass in irrigated and non-irrigated areas;
Mulch – Maintain 2” minimum mulch layer in plant beds;
Litter Pickup – Removal and disposal of litter from streets, parking areas, sidewalks and turf areas, including small tree limbs;
Process Plant Debris – Using grinder and chipper, grind and chip green waste, and maintain compost pile;
Pruning – Prune shrubs for shape and plant health;
Spraying – Spray herbicide on weeds in plant beds and pavement cracks;
Trimming – Trim around trees, shrubs, obstacles, etc.;
Watering – Operating irrigation equipment and settings for automated irrigation, and perform hand watering where system is unavailable;
Irrigation Maintenance – adjusting irrigation and sprinkler systems;
Bulk Debris – Removal and disposal of large debris items such as abandoned furniture, trash, etc.;
Tree Trimming and Shrub Removal at YBI / TI;
Installation of new landscapes and / or renovation of existing landscapes, including irrigation replacement and repair of equipment; and
Tree Service – Tree service above 15 feet from ground, including pruning, removal of trees, and cutting of large fallen trees and branches.

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Natural Resources
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Training, supervision, oversight and quality control of employee efforts to assure native plant and animal species protection and thorough invasive species removal;

Removing and disposing of all generated green waste, debris, and litter present at YBI work sites include developing and employing an Island-wide plant debris and mulch management strategy;

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**Landscape Maintenance
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Maintaining installed landscape to include invasive plant species removal utilizing primarily hand-pull and hand tool methods; monitoring site conditions and installing slope stability measures, if necessary; installing plant and tree replacements and infill additions if necessary.

Monitoring reporting and analyzing native and invasive species conditions and changes over time;

Employ as-needed Integrated Pest Management techniques consistent with the City and County of San Francisco IPM Ordinance, generating annual PCA Recommendations for herbicide application, and submitting herbicide application data required under the Ordinance;

Operating and adjusting irrigation equipment and settings for automated irrigation, and performing hand watering when required;

Removing and disposing of all generated green waste, debris, recyclables and litter present at sites, to include employing a plant debris and mulch management strategy;
Regular reporting of monitoring and operational activities performed throughout the term of the Agreement.

Rubicon Schedule and Scope for TI/YBI Service Areas

3.4 CAUSEWAY PARK MAINTENANCE GUIDELINES

3.4.0 PARK OVERVIEW & DESIGN INTENT

Causeway Park is found at the southwest corner of Treasure Island and serves as a major stormwater treatment park for the island. The park has a series of stepped bio-filtration facilities that are interconnected to a stormwater pump station that pumps stormwater through the bio-filtration facilities as part of the water treatment process. Along the shoreline edge is a long walkway that connects from public street to Waterfront Plaza. The walkway provides views of the San Francisco Skyline and San Francisco Bay. The 3-acre facility has significant views of the San Francisco Skyline and San Francisco Bay. The park is anticipated to have a high level of visitors throughout the year to allow walking along the shoreline and connect to the island trail system.

The park is broken into 2 significant bio-filtration facilities. The first in the southern end is the long multi-stepped facility with walls defining 5 distinctive sub-basins. On the northern end is a single large facility.



Figure 3.4.1: Causeway Park location

3.4.1 LEVELS OF SERVICE

The Causeway location is a prominent location and services a significant responsibility as part of the island-wide stormwater treatment facilities. Visitors of the island will come to the park connecting to island-wide facilities to the north or south.

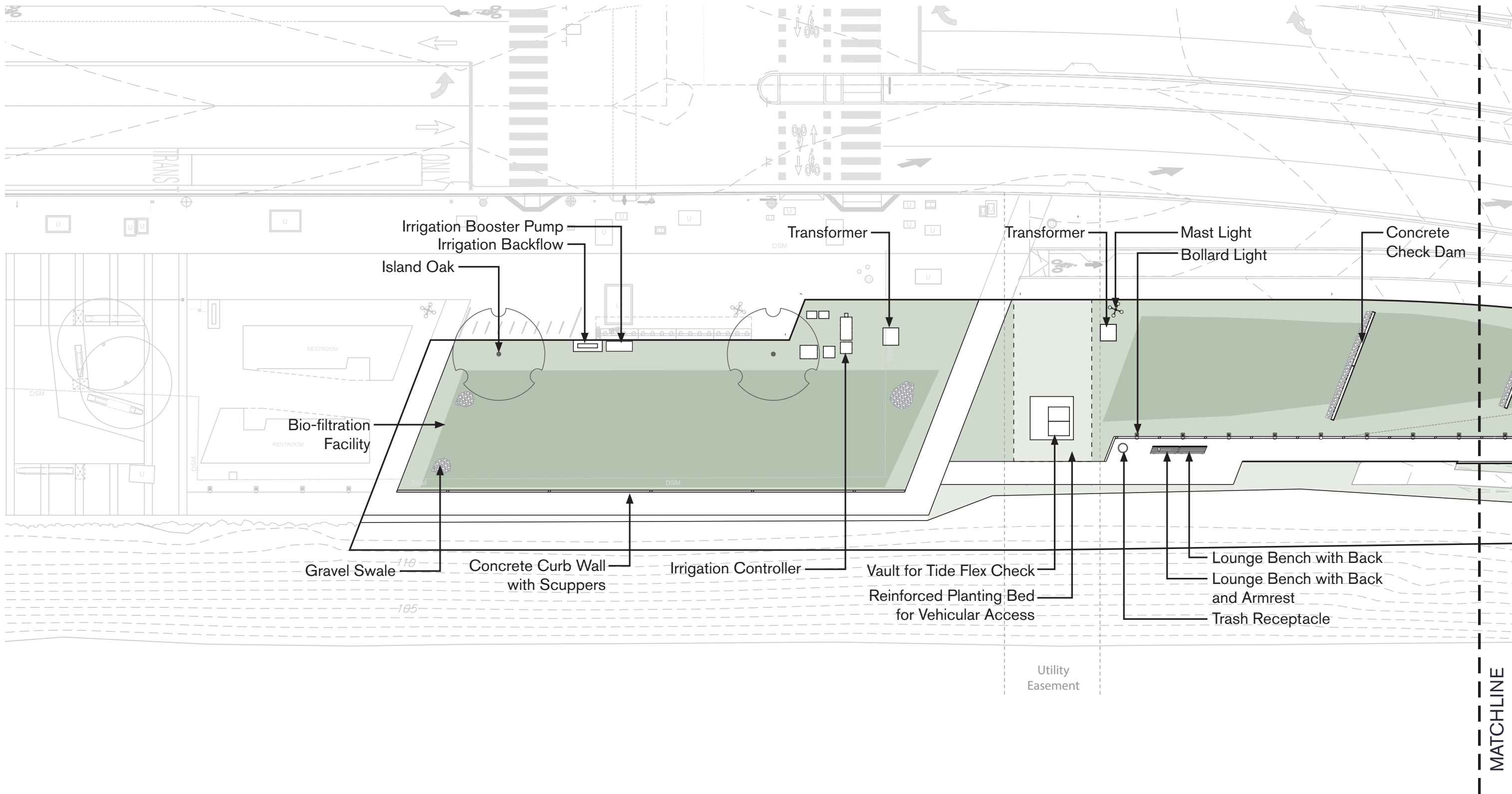
Other areas of the park consist of native and low-maintenance plantings and require minimum work to maintain. Many of the large planting areas of the site are not publicly accessible which requires less frequent maintenance.

Situated between the major bio-filtration facilities is a major PUC outflow facility that takes the treated stormwater and releases it into the bay. Within the 20-foot easement is a major access vault where a reinforced planting bed was installed to allow vehicle access to the vault for any service.

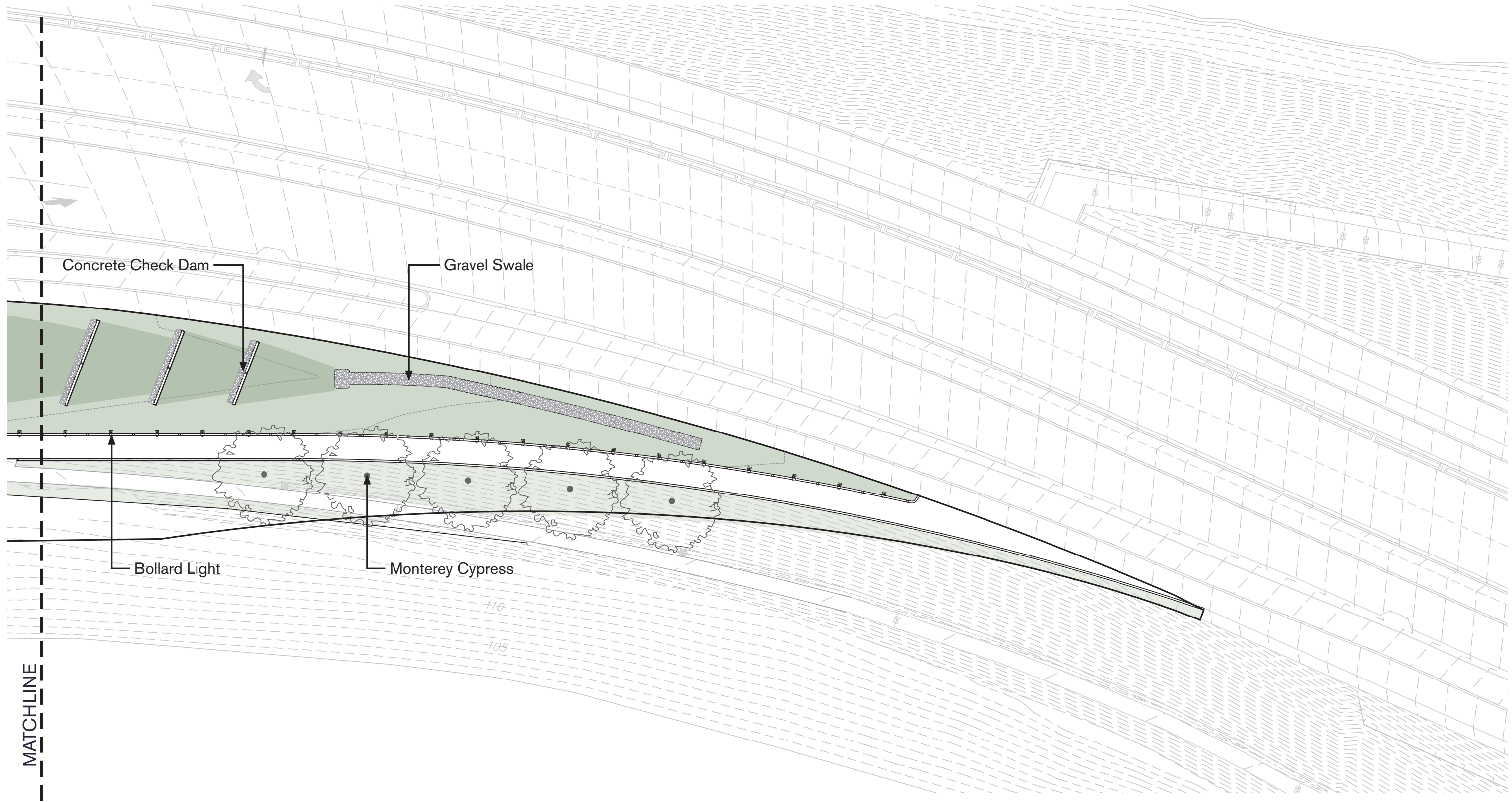
This chapter is intended to provide information on park information elements for Causeway Park that are not described in System-wide Guidelines. For standard park elements. See System-wide Guidelines for maintenance requirements and further information on levels of service.

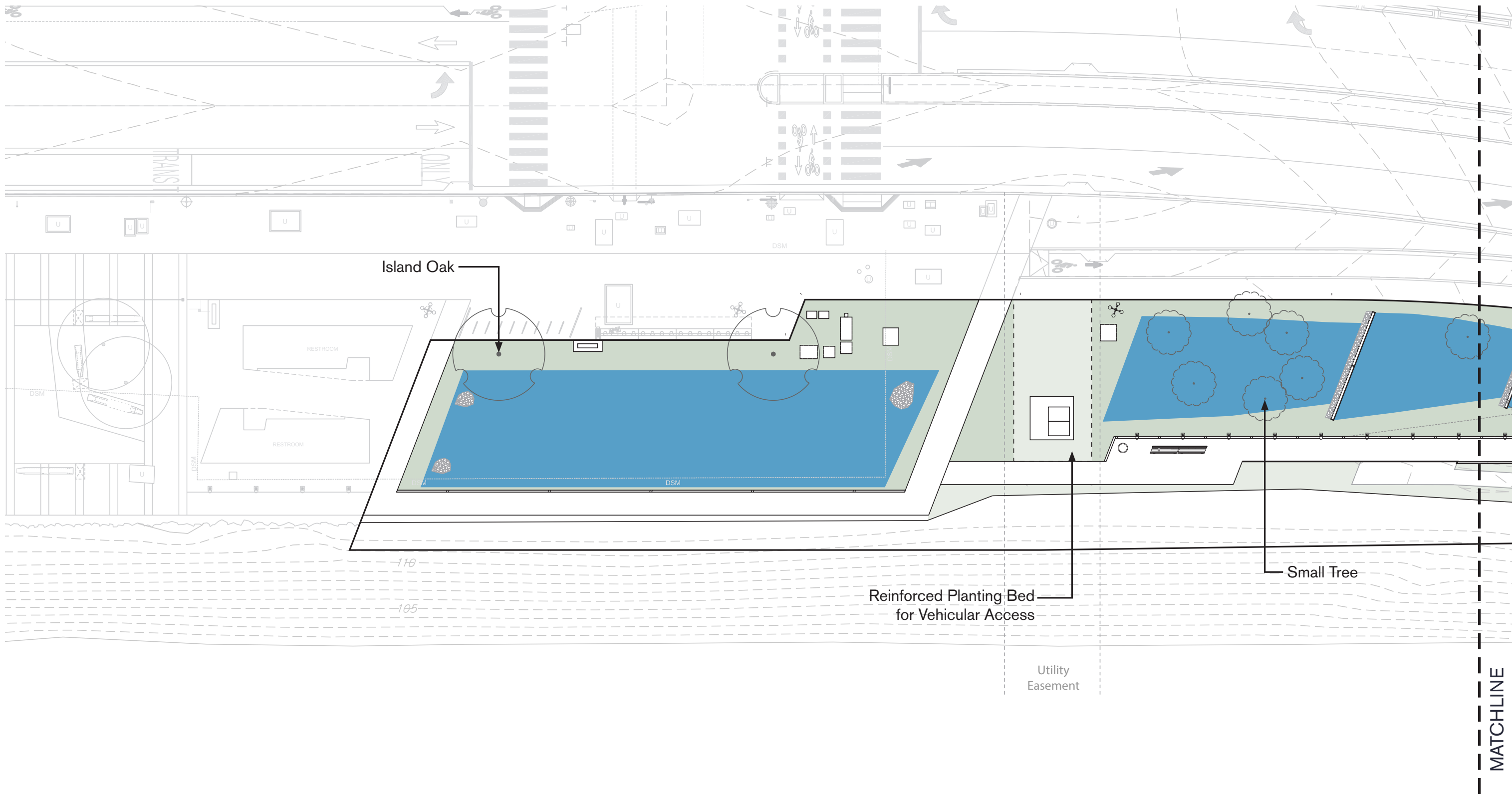


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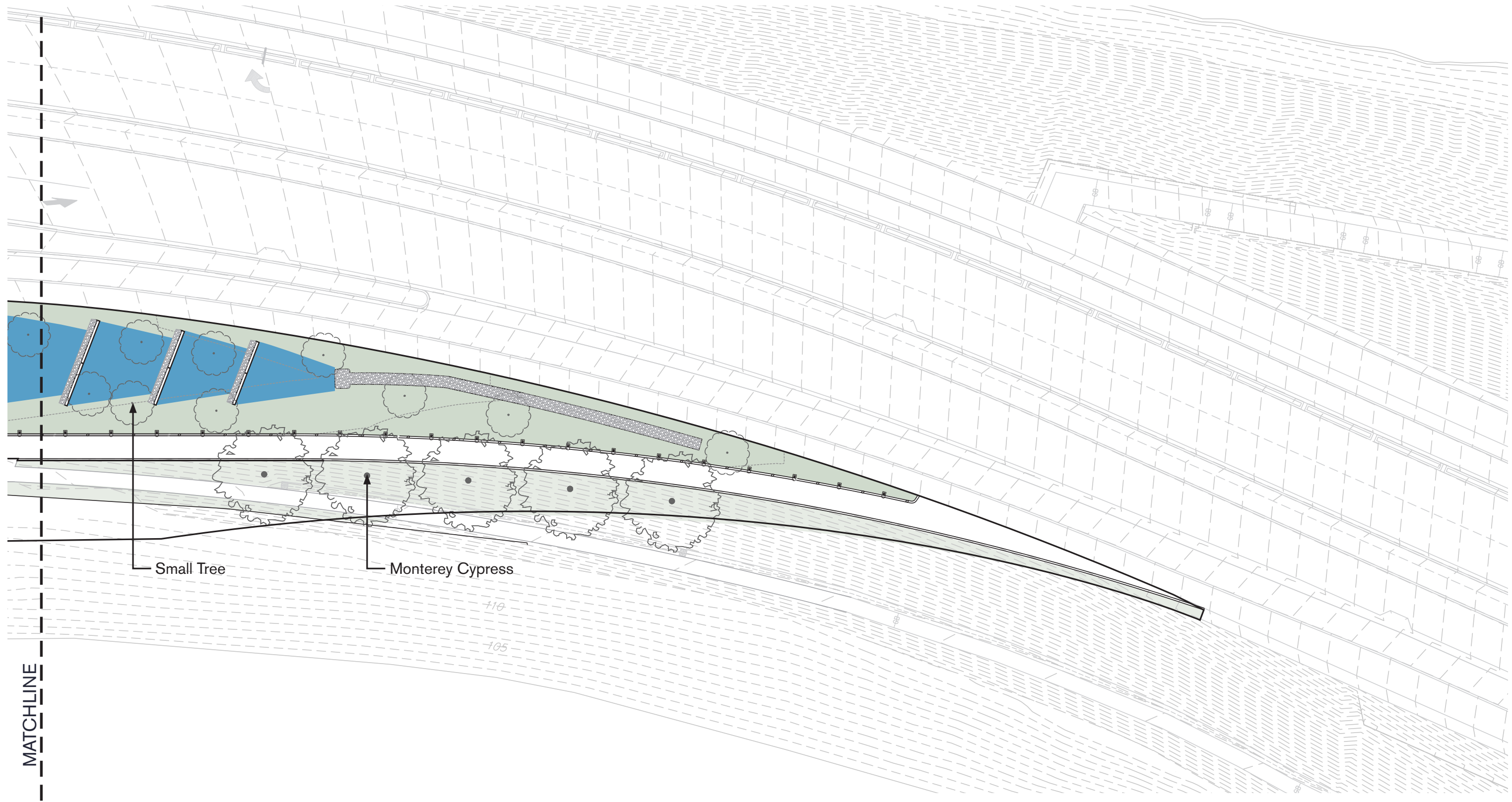
**CAUSEWAY PARK
SITE OVERVIEW**



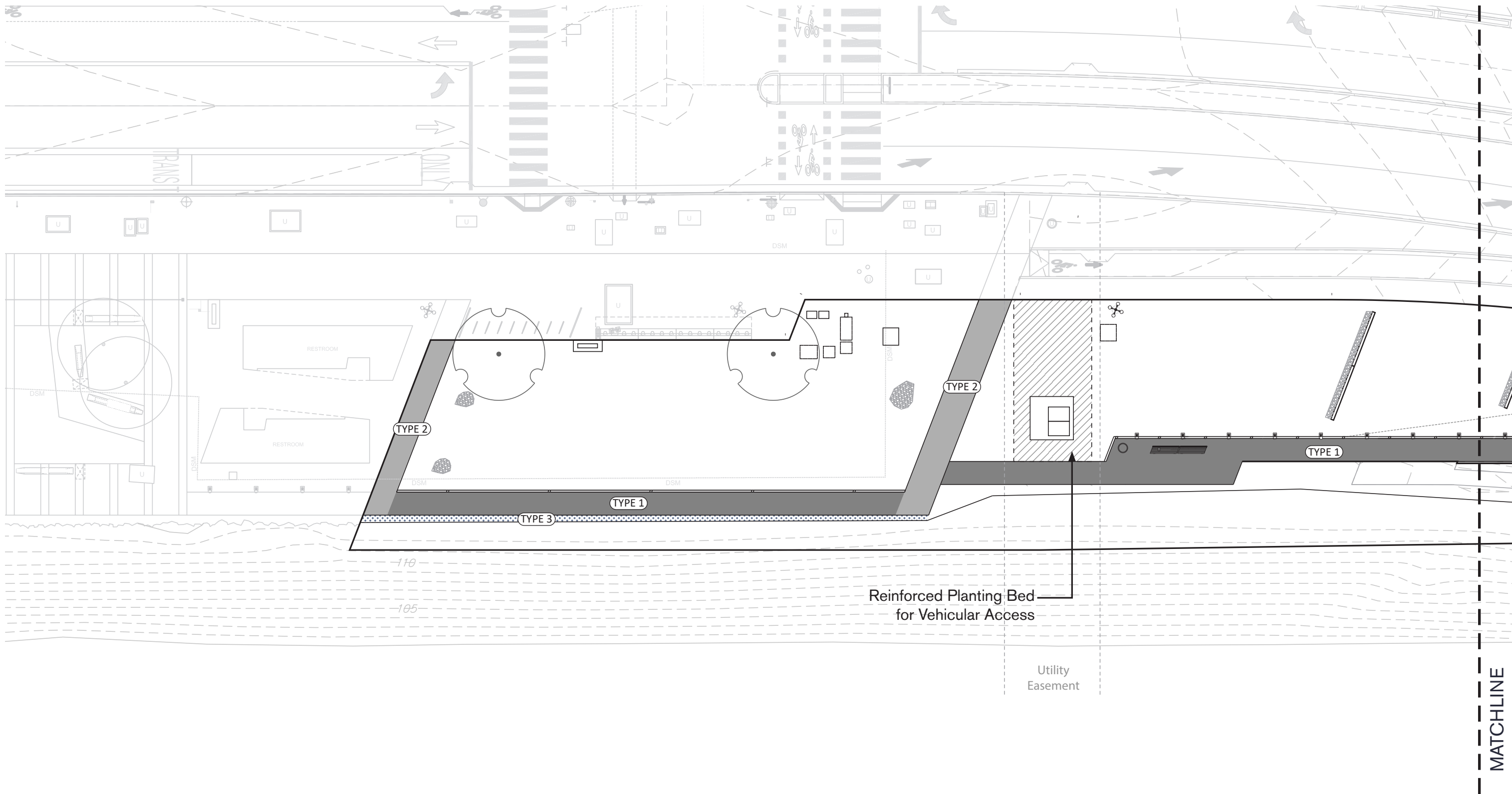


CAUSEWAY PARK TREE & UNDERSTORY PLANTING

NOTE: Please refer to planting plans in landscape construction documents for plant species. See Appendix X.XX.

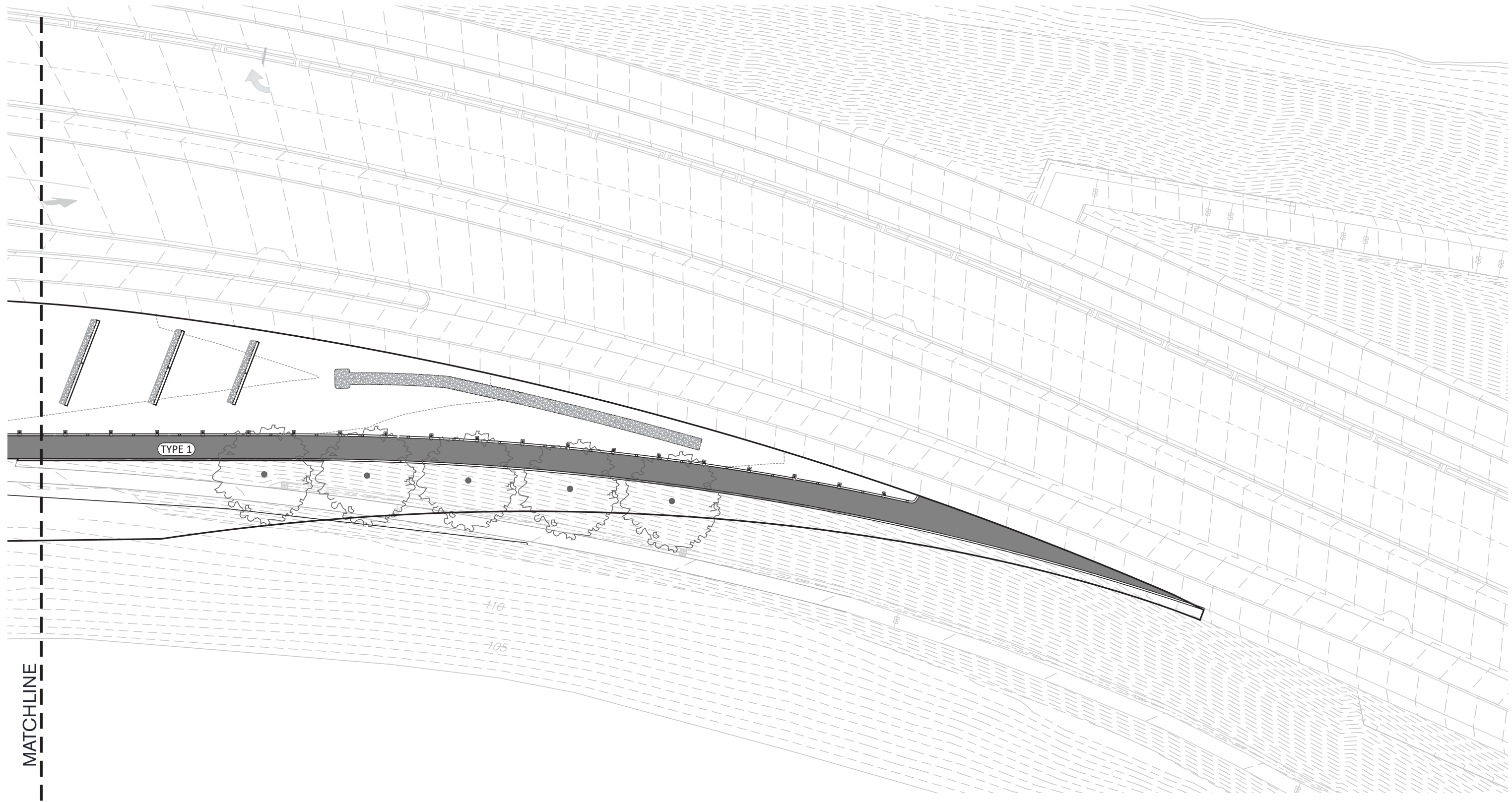


- Mixed shrubs, perennials, and grasses
- Bio-filtration shrubs, perennials, sedges, grasses



CAUSEWAY PARK PAVING

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.



MATCHLINE

TYPE 1

110

105

- Type 1 - Medium Gray - Sandblast Finish
- Type 2 - Light Gray - Sandblast Finish
- Type 3 - Blue Shall Mulch

3.4.2 MANAGEMENT

Provide weekly management services including:

- Weekly inspection of landscaping, site furnishings, irrigation, and paving.
- Weekly inspection of bio-filtration facilities to ensure no obstructions within the structures.
- Oversight of operations with the ferry service assures safety, and accessibility relationship to access the public bus system, access to island-wide trails, and residential areas.

3.4.3 ENGINEERING

Refer to frequency tables for all schedules related to Engineering service for Causeway Park; tasks by category are described below.

Utility Systems

- Lighting (see specifications for further information on light fixtures and parts)
 - Re-lamping should happen with a regularly scheduled lamping plan that is scheduled in accordance with the wattage hours of the bulbs.
 - Bulb replacement should be done within a timely manner after the outage is reported to mitigate safety issues.
 - Inspect the operational timing of the timing clock to reset for daylight savings time.
 - Decorative bollard lighting should be inspected monthly during rounds of normal maintenance operations. Inspect bollards to ensure fixtures are not vandalized and oriented in the correct orientation.
 - Metal surfaces are powder coated with a color match to RAL #7024. Chips and scratches can be addressed by providing touch-up treatments through custom-blended paints.
- Electrical
 - See Engineering, System-wide Chapter.
 - The system controller is in Causeway Park and is interconnected to electrical equipment

located within the Waterfront Plaza which includes power services for Ferry Terminal, and lighting services.

- Electrical equipment is also located within the Causeway Park that controls the stormwater pump station.

- Storm Drainage

- See Engineering, System-wide Chapter.

- Potable water and non-potable water systems

- Monthly preventative maintenance of irrigation equipment and booster pump to ensure the irrigation system has proper pressure.

Paving

Waterfront Plaza paving systems consist of a variety of color and textured concrete surfaces. See drawings and specifications for further information on paving materials, color, type finish, and manufacturers' maintenance recommendations. See frequency tables for inspection and maintenance schedules. Refer to Engineering, System-wide Chapter.

Site Furnishings

- General

- All metal surfaces of fabrications of site furnishings for benches, and trash receptacles are powder coated by manufacturer color matching to RAL #7024. Painted metal surfaces are to be cleaned and repaired with custom blended paints matching to RAL color.
- All wood surfaces used in the fabrication of benches and trash receptacles use thermally modified ash provided with sealant. The choice of wood is for long durability and is sustainable. For future treatment as the wood ages on a yearly cycle inspect all wood

surfaces and if needs to be cleaned and adjusted wood will need to be sanded, prepared with color stain, and resealed. The products to be used for the treatment of wood from Messmer's Inc. Products include:

- Messmer's UV Plus – Deck Stain – Natural
- Catalog Benches and Trash Receptacles
 - Prefabricated of metal and wood. The color for metal treatment (Dusk Gray) is similar to the standardized RAL color. The selection of the manufacturer's standard color is a proximity color match.

3.4.4 LANDSCAPE

The planting design at Causeway Park is intended to mesh with the endemic plants of the island. The park planting design restores habitat while also creating memorable, more formal spaces that frame views of the Bay. Planting areas are designed to accommodate large bio-filtration facilities. Within the plantings are plantings of tree species of Island Oaks and Monterey Cypress that frame views of San Francisco and San Francisco Bay.

See specifications and planting plans for further information on tree varieties, plantings, irrigation specifications, and other fixtures. Refer to frequency tables for pruning and plant care schedules. See Section 2.6: Landscape in the System-wide Guidelines for planting maintenance requirements not described below.

Understory Plant Care and Pruning:

- Flowering and Perennial plants: Ribes and salvia other flowering plants require regular pruning throughout the growing season. This is done to remove dead or diseased foliage or branches and create light penetration and airflow to the interior of the plant in order to increase bloom and overall plant health.

- Ornamental grasses, sedges, and rushes are to be pruned yearly to rejuvenate plants for the next growing season.

Irrigation Controller Warranty:

See System-wide guidelines and Specifications for cut sheets for irrigation parts and controllers. The location of the point of connection and controller operations is within Causeway Park. The irrigation system is interconnected to Waterfront Plaza and Island Shoreline Entrance Drive. Attention is to be on the booster pump to ensure the pressure is always adequate.

3.4.5 JANITORIAL

See spec sheets for further information on site furnishings and maintenance recommendations for specific wood and metal fixtures. Refer to frequency tables for pruning and plant care schedules. Features of note included in Waterfront Plaza include the following:

Site Furnishings

- Bench seating
- Trash Receptacles

3.1 PANORAMA PARK AND SIGNAL POINT MAINTENANCE GUIDELINES

3.1.0 PARK OVERVIEW & DESIGN INTENT

Found at the top of Yerba Buena Island, Panorama Park and Signal Point combine to make a 5-acre scenic destination that provides a variety of passive recreational spaces and overlooks with views to Treasure Island, San Francisco, and the San Francisco Bay. The parks are anticipated to have a high level of visitors throughout the year from across the region.

The park is divided into two sections. Panorama Park is encircled by Yerba Buena Island Road, private residences, and a potential hotel site. Signal Point borders Coast Guard property to the east and is also surrounded by private residences. Both parks are accessible via entrances on Yerba Buena Island Road. Both parks are connected to the larger parks system via a shuttle bus, pedestrian and bike routes, and the Yerba Buena Island trail system, which includes a series of publicly-accessible stairs through the private residence parcels. Accessible parking is available at Signal Point on Signal Road and in the parking lot located adjacent to the water tanks on Yerba Buena Island Road.

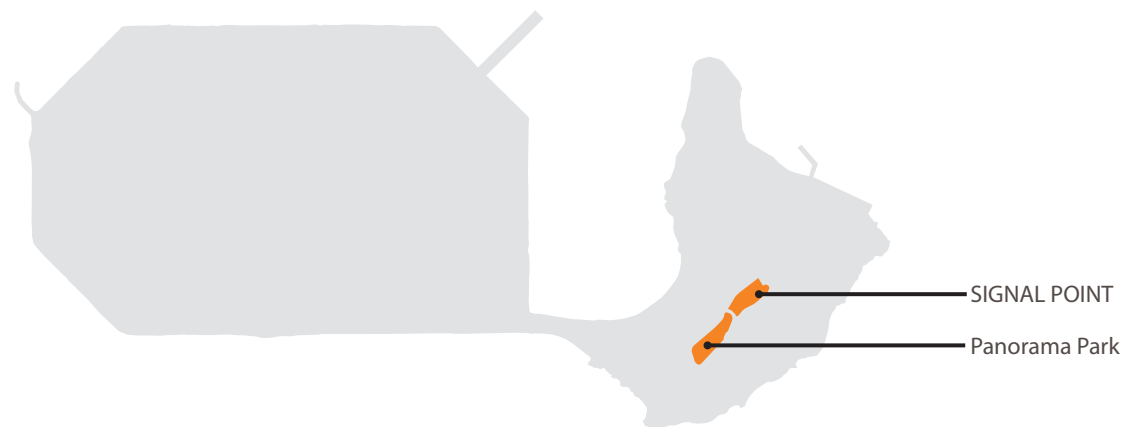


Figure 3.1.1: Park Location

The design of Panorama Park and Signal Point was inspired by relationship between the cultural and ecological histories of the site. Both parks incorporate preserved site elements built by the Navy before the redevelopment of Yerba Buena Island, such as stairs, walls, water tank structures, paths, and vegetation including heritage status oak trees. The focal point of Panorama Park is an overlook plaza constructed atop a repurposed, concrete water tank. This overlook also includes wood seating, planting areas, and sculptures installed per the Treasure Island Arts Master Plan. Signal Point offers seating and viewing opportunities on an adapted tank structure in addition to native planting areas and oak groves.

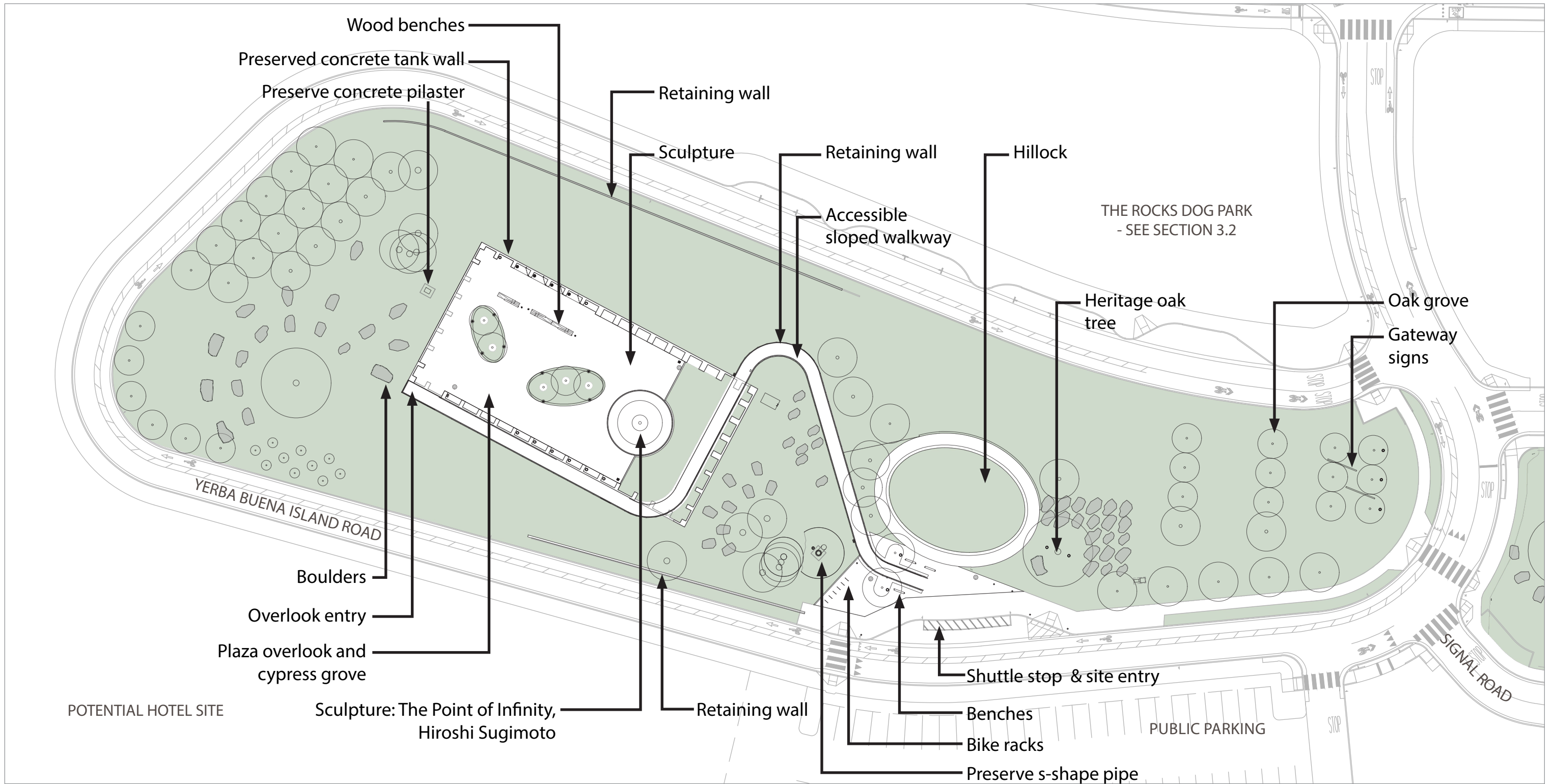
3.1.1 LEVELS OF SERVICE

Due to Panorama Park and Signal Point's prominent location, diverse elements, and expansive views, it is anticipated to attract a high level of visitors: from neighborhood residents, to Bay Area visitors, and tourists from farther afield. Visitor activity at the park is anticipated to occur in the smaller, concentrated areas of the overlooks. As such, overlooks at both Infinity and Signal Point have been ascribed a higher level of service necessitating more frequent repair, cleaning, and oversight. Site furnishings and planting areas at the overlooks require 'Level 1' maintenance.

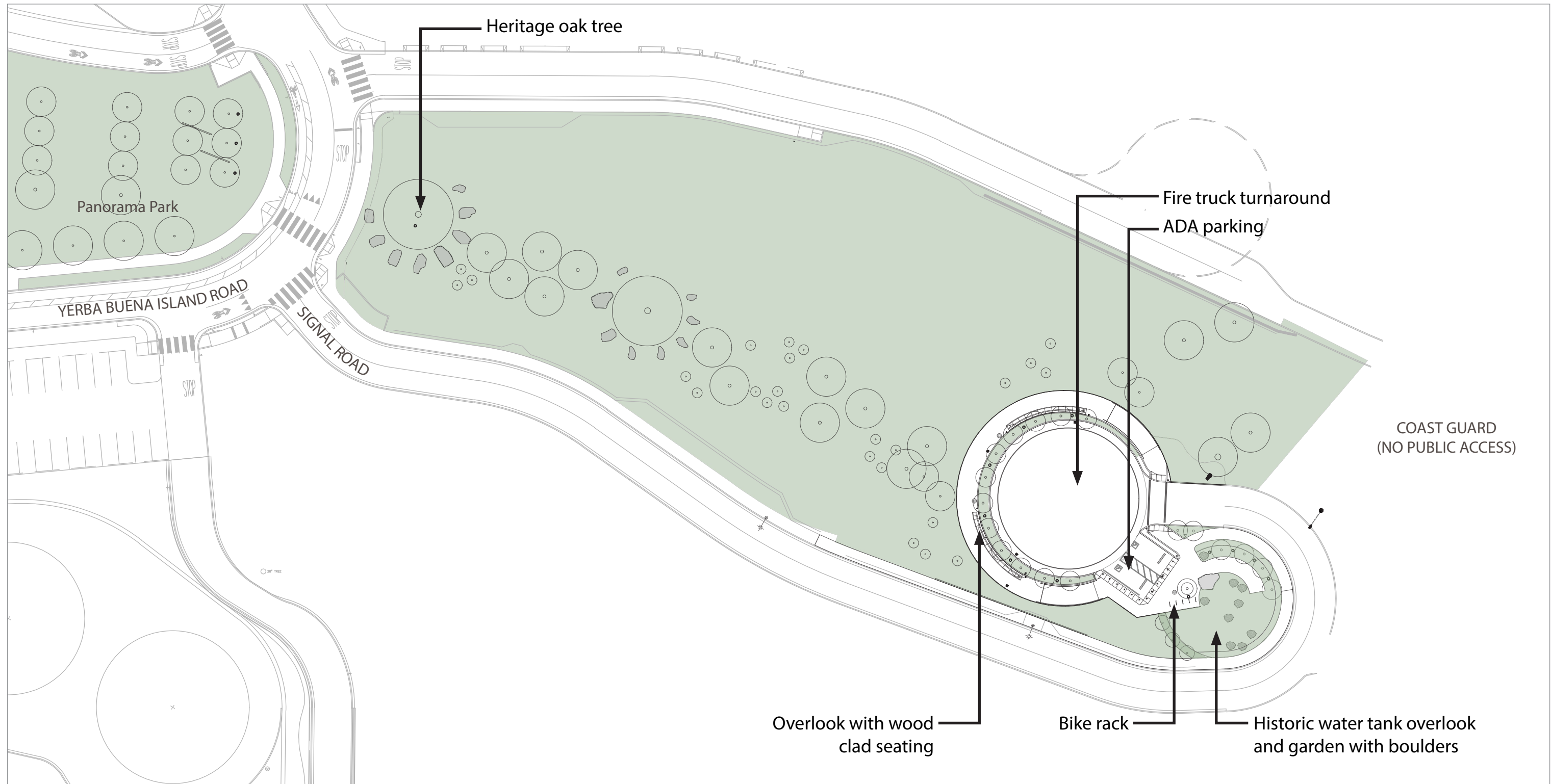
Other areas of the park consist of low maintenance native habitat planting and have been designated with a lower level of service. Many of these areas are not intended to be accessed by the public and thus require less frequent maintenance. Planting areas incorporate native species that have low water needs and require less pruning than planting located at overlooks.

The tables to the right (Figures 3.3 and 3.4) provide further information on the specific level of service designations for these parks by category.

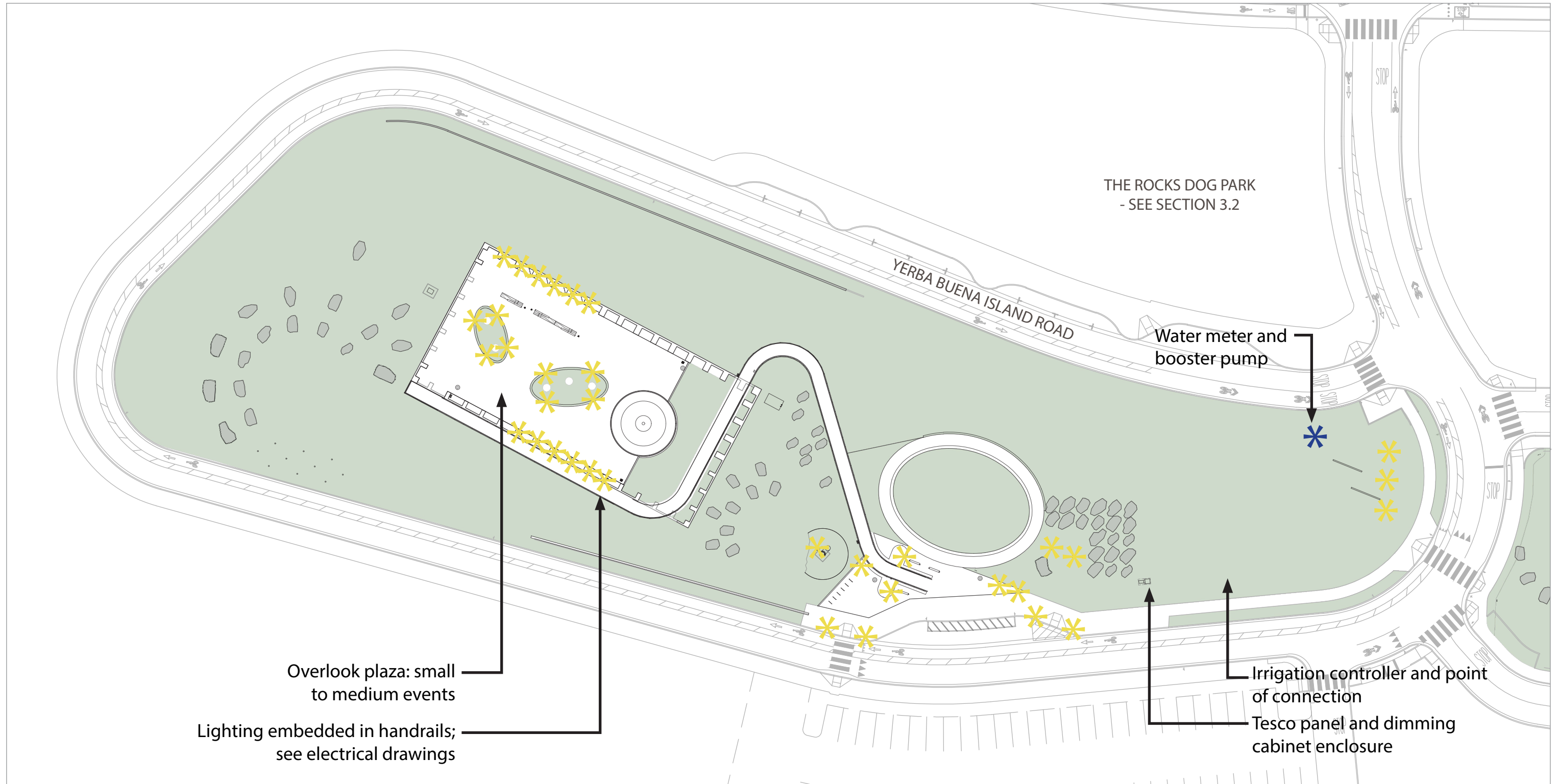
This chapter is intended to provide information on park elements specific to Panorama Park and Signal Point that are not described in System-wide Guidelines. For standard park elements, see System-wide Guidelines for maintenance requirements and further information on levels of service.



PANORAMA PARK
SITE OVERVIEW



**SIGNAL POINT
SITE OVERVIEW**



**PANORAMA PARK
PARK & EVENT INFRASTRUCTURE**

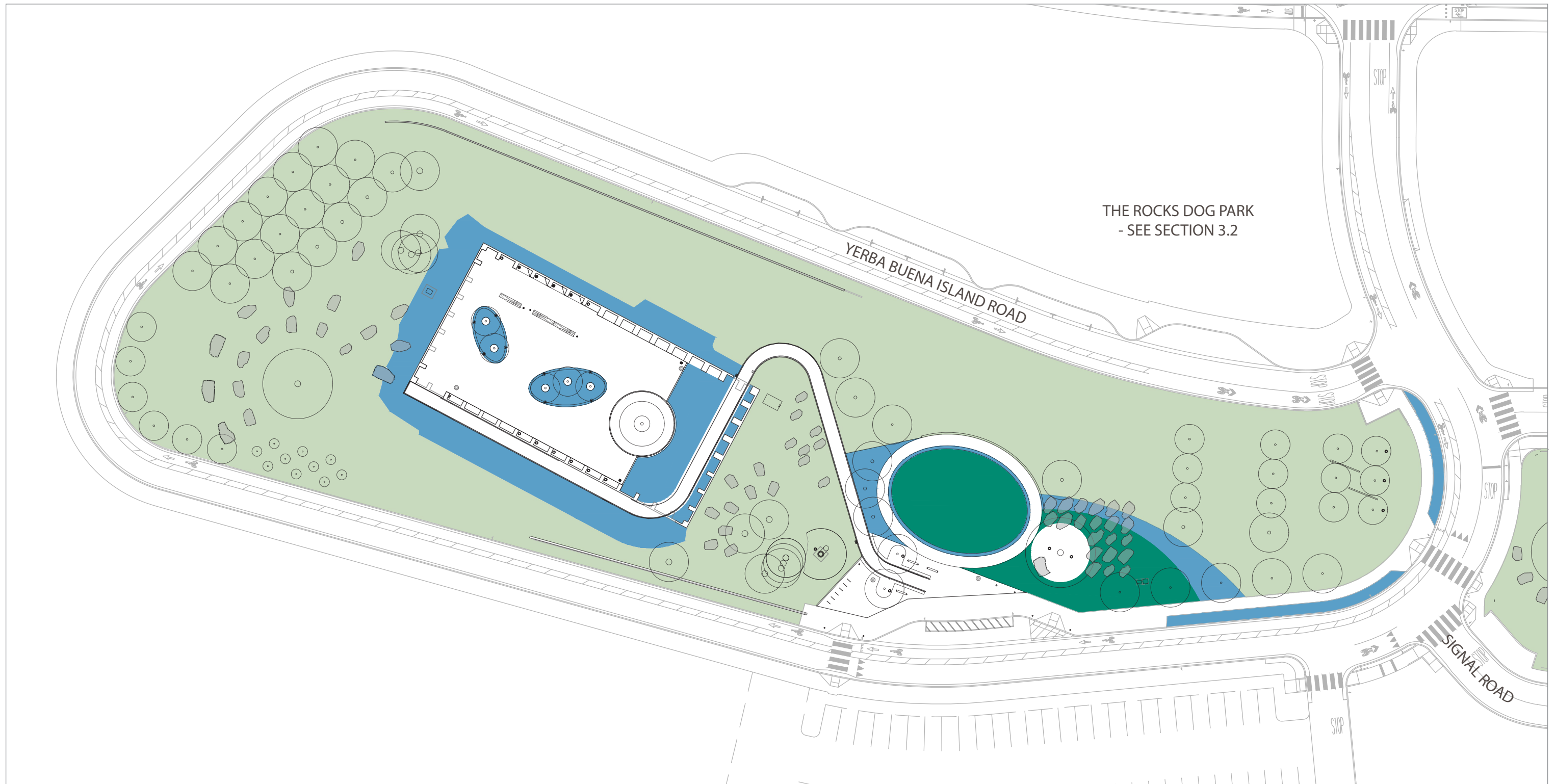
NOTE: No vehicular access to Panorama Park

- ✱ GFI outlet
- ✱ Lighting
- ✱ Irrigation point of connection and water meter with booster pump



SIGNAL POINT
PARKS & EVENT INFRASTRUCTURE

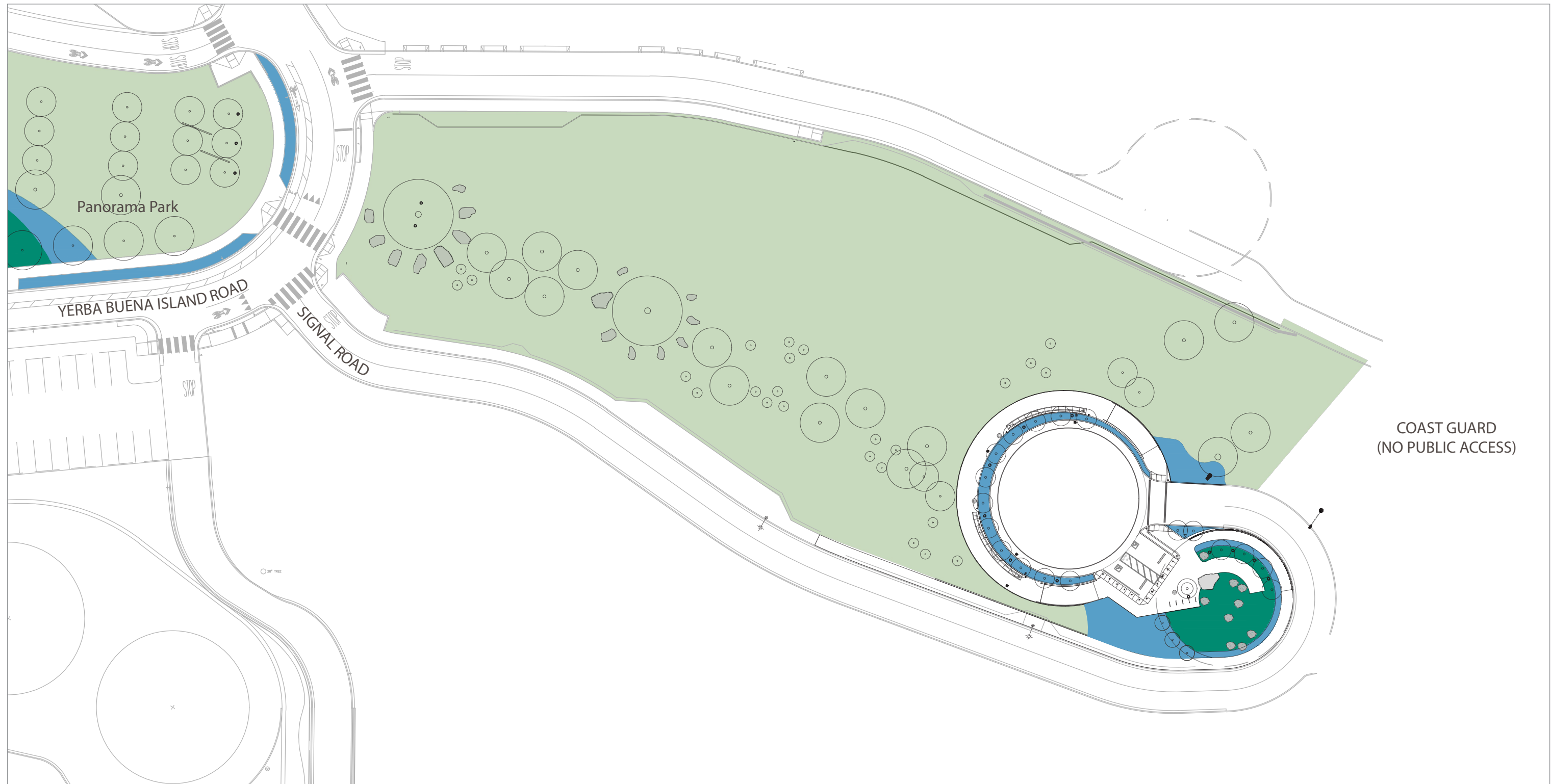
- ✱ GFI outlet
- ✱ Lighting



**PANORAMA PARK
TREE & UNDERSTORY PLANTING**

NOTE: Please refer to planting plans in landscape construction documents for plant species. See Appendix X.XX.

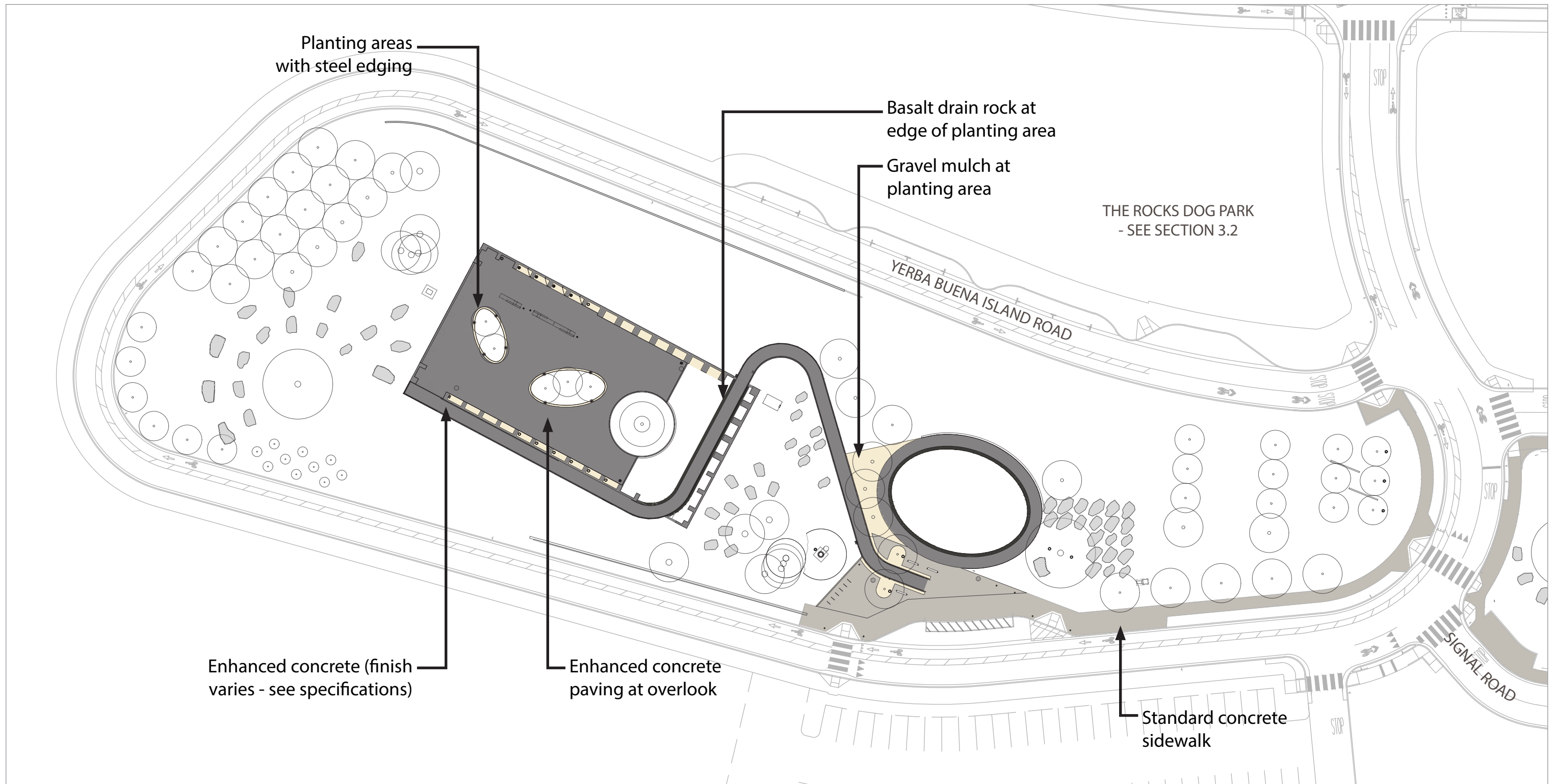
- Native meadow
- No mow lawn
- Mixed shrubs, perennials, and grasses



**SIGNAL POINT
TREE & UNDERSTORY PLANTING**

NOTE: Please refer to planting plans in landscape construction documents for plant species. See Appendix X.XX.

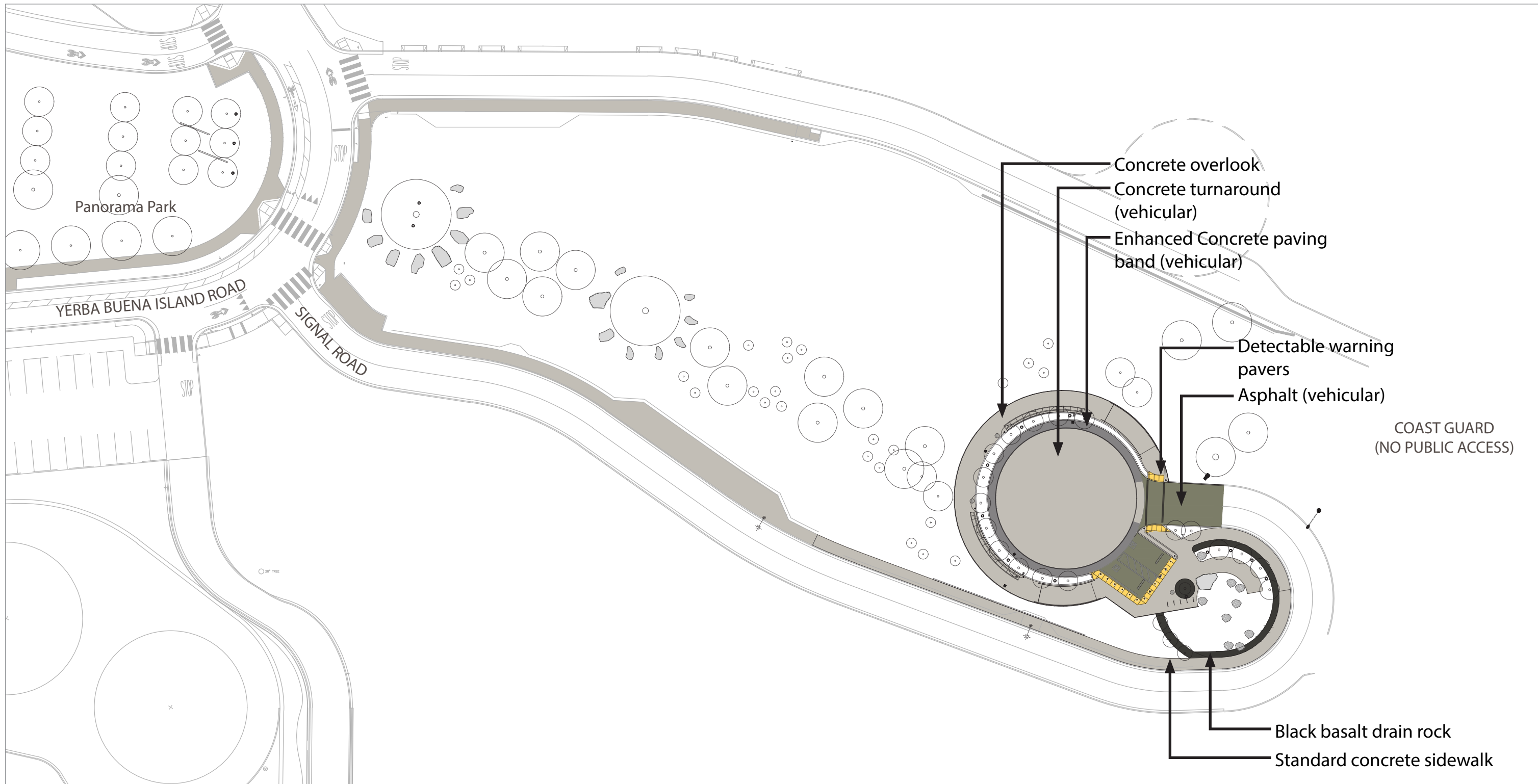
- Native meadow
- No mow lawn
- Mixed shrubs, perennials, and grasses



**PANORAMA PARK
PAVING**

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.

- | | | | |
|---|-------------------|---|-------------------|
|  | Standard concrete |  | Gravel mulch |
|  | Enhanced concrete |  | Basalt drain rock |



SIGNAL POINT PAVING

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.

- Standard concrete
 - Asphalt
- Detectable warning pavers
 - Basalt drain rock

3.1.2 MANAGEMENT

Provide weekly management service to Panorama Park and Signal Point; tasks include:

- Weekly inspection of landscaping, irrigation, pavers, pathways and site furnishings
- Weekly inspection of gates, fence lines, water fountains and turf areas
- Management works with staff daily to assign tasks and schedule maintenance items
- Oversight of occasional small/medium events; safety, and accessibility, relationship to residential neighborhood, and habitat impacts and management.

3.1.3 ENGINEERING

Refer to frequency tables for all schedules related to Engineering services for Panorama Park and Signal Point; tasks by category are described below.

Utility Systems

- Lighting (see specifications for further information on light fixtures and parts)
 - Re-lamping should happen within a regularly scheduling lamping plan that is scheduled in accordance of the wattage hours of the light.
 - Bulb replacement should be done within a timely manner after the outage is reported to mitigate safety issues.
 - Set reminders to reset lighting time clocks to reset for daylight savings time
 - Secondary/decorative lighting should be inspected monthly during rounds as staff work through the park.
 - Handrail Lighting will need to be inspected to ensure ballasts are in proper working order. Inspect for signs of damage.
 - Bullet cast light bulbs will need to be inspected to ensure lights are not burnt out and in good working order.
 - Maintain the enclosures of remote drivers and dimming cabinet. During maintenance

all wiring connections between luminaires and remote power supplies to be reviewed as well as automatic time-clock and operational control system.

- Dimming level and re-adjustment of lighting scene setting per Specifications.

- Electrical

See Engineering, System-wide Chapter.

- Storm Drainage

See Engineering, System-wide Chapter.

Paving

Panorama Park and Signal Point feature concrete paving at both overlooks and on access walkways. Concrete types vary and include custom imprints, integral color, and various finishes. See drawings and specifications for further information on paving materials, color, type, finish, and manufacturer's maintenance recommendations. See frequency tables for inspection and maintenance schedules. Refer to Engineering, System-wide Chapter.

Site Furnishings and FFE

- Benches

- Wood Furnishings (Ipe): Ipe is a durable, long lasting hardwood. Benches should be inspected regularly for graffiti and stain. Refer to the spec sheet regarding the brand of sealant or paint that is recommended for a particular species of wood on the picnic table or bench.
- Graffiti removal can be dealt with through pressure washing and/or sanding. Note - sanding of Ipe requires protective gear because the sawdust is toxic to inhale.

- Mechanical Systems

- See Engineering, System-wide Chapter.

3.1.4 LANDSCAPE

Planting design at Panorama Park and Signal Point is intended to mesh with the endemic plants of the island. The park planting design restores habitat while also creating memorable, more formal spaces that frame views of the Bay and integrate with historic structures on site. Planting areas include native meadows, pine groves, Oak woodland areas, and larger, more ornamental shrub planting along the edges of overlooks. Native planting areas include both seeded and planted material, with species such as sages, manzanita, monkey flower, wildflowers, various fescues, foothill stipa, ceanothus. Tree species include native California Buckeyes and Coast Live Oaks and Monterey Cypress. California natives are largely drought tolerant and do not require summer watering past the initial establishment period.

See specifications and planting plans for further information on tree varieties, plantings, irrigation specs and other fixtures. Refer to frequency tables for pruning and plant care schedules. See Section 2.6: Landscape in the System-wide Guidelines for planting maintenance requirements not described below.

Understory Plant Care and Pruning:

- No-Mow Turf (fescues): rake down in the winter for full growth in the spring and summer.
- Native Planted Slopes : Native plants seeded and planted on slopes do not require extensive maintenance. Removal of invasive plant material is the most important maintenance task in the early years of establishing native plant communities. Native plant areas which struggle to establish should be reseeded or replanted with native plants and infill planting can help to supplement all areas to more quickly establish the ecological communities. While native plants are drought tolerant, they may need supplemental watering during establishment to ensure they are successful. Native plant areas should be consistently reviewed to confirm establishment and identify invasive plants before they take over.
- Flowering plants: Ceanothus, California Poppies, Golden Yarrow, and other flowering plants require regular pruning throughout the growing season. This is done to harvest flowers, remove dead or diseased foliage or branches, and to create light penetration and airflow to the interior of the plant in order to increase bloom and overall plant health.
- Dymondia: Planted in a high use area at the Panorama Park overlook; take special care to ensure that planting is well maintained.
 - After establishment, Dymondia is drought-tolerant; however, it benefits from an occasional watering when weather is especially hot and dry.
 - Dymondia never needs mowing, but division will keep the stand vibrant and healthy if the plants eventually become overcrowded. Dymondia benefits from detailing to keep

3.1.5 JANITORIAL

See spec sheets for further information on site furnishings and maintenance recommendations for specific wood, metal fixtures and paint. Refer to frequency tables for pruning and plant care schedules. Features of note included in Panorama Park and Signal Point include the following:

Metal railings

- Painted galvanized steel railing

Site Furnishings

- Bench seating at overlooks
- Bike racks
- Boulders

3.1.6 SPECIAL FEATURES

Sculptures

Panorama Park has a large, stainless steel art piece, The Point of Infinity by Hiroshi Sugimoto. See Section 2.10 for more information regarding the public art on Treasure and Yerba Buena Islands. Specific information regarding the care and maintenance of this sculpture to be provided by SF Arts Commission.

Salvage Tanks/Overlooks – Concrete

- Pressure wash monthly
- Remove graffiti immediately – product recommendation is Elephant Snot.
- Exposed aggregate top-of-wall finish with rebar - epoxy coating and waterproofing sealant.

3.1.7 EVENT INFRASTRUCTURE

Panorama Park and Signal Point do not have the capacity to hold large events. For smaller events under 50 people, such as family or neighborhood gatherings, event power is located at the overlooks in both Panorama Park and Signal Point.

3.7 WATERFRONT PLAZA MAINTENANCE GUIDELINES

3.7.0 PARK OVERVIEW & DESIGN INTENT

Waterfront Plaza is found at the southwest corner of Treasure Island and will serve as the ferry operations terminal for the island to San Francisco. The 1.5-acre facility has significant views of the San Francisco Skyline and San Francisco Bay. The park is anticipated to have a high level of visitors throughout the year once the commuting operations from the island to San Francisco are in full swing.

The park is broken into 3 sections. Ferry Plaza which will serve as the future terminal for ferry operations. The plaza will include a future terminal building within a plaza that includes seating and planting. Bathroom facilities are in the southern end of the plaza which will include new public restrooms and lastly in the north are bio-filtration facilities, future arts plaza, and walkway connections to City Side Park.



Figure 3.7.1: Waterfront Plaza location

3.7.1 LEVELS OF SERVICE

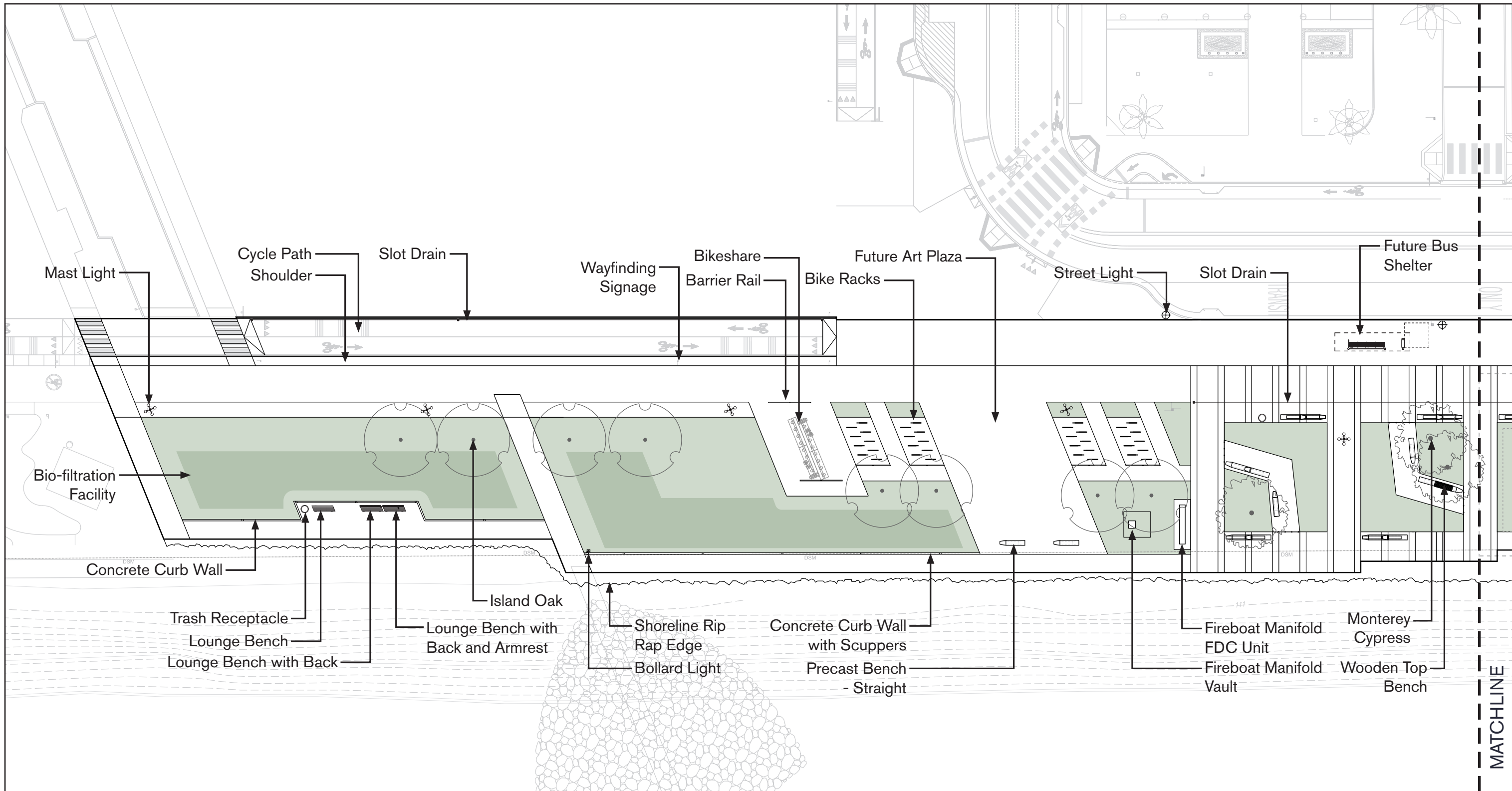
The Waterfront Plaza location is at a prominent location and services a significant responsibility as a gateway to the island it is anticipated that a high level of visitors will use the ferry service to access the island. Visitors of the island will come to the park and either walk to the house, connect to the island-wide bus service, or visit historic Building 1, Clipper Cove, and Causeway Park.

Other areas of the park consist of native and low-maintenance plantings and require minimum work to maintain. Many of the large planting areas of the site are not publicly accessible which requires less frequent maintenance. The large lawn areas within the plaza serve as an interim planting treatment and will be removed and replaced when the ferry building is installed.

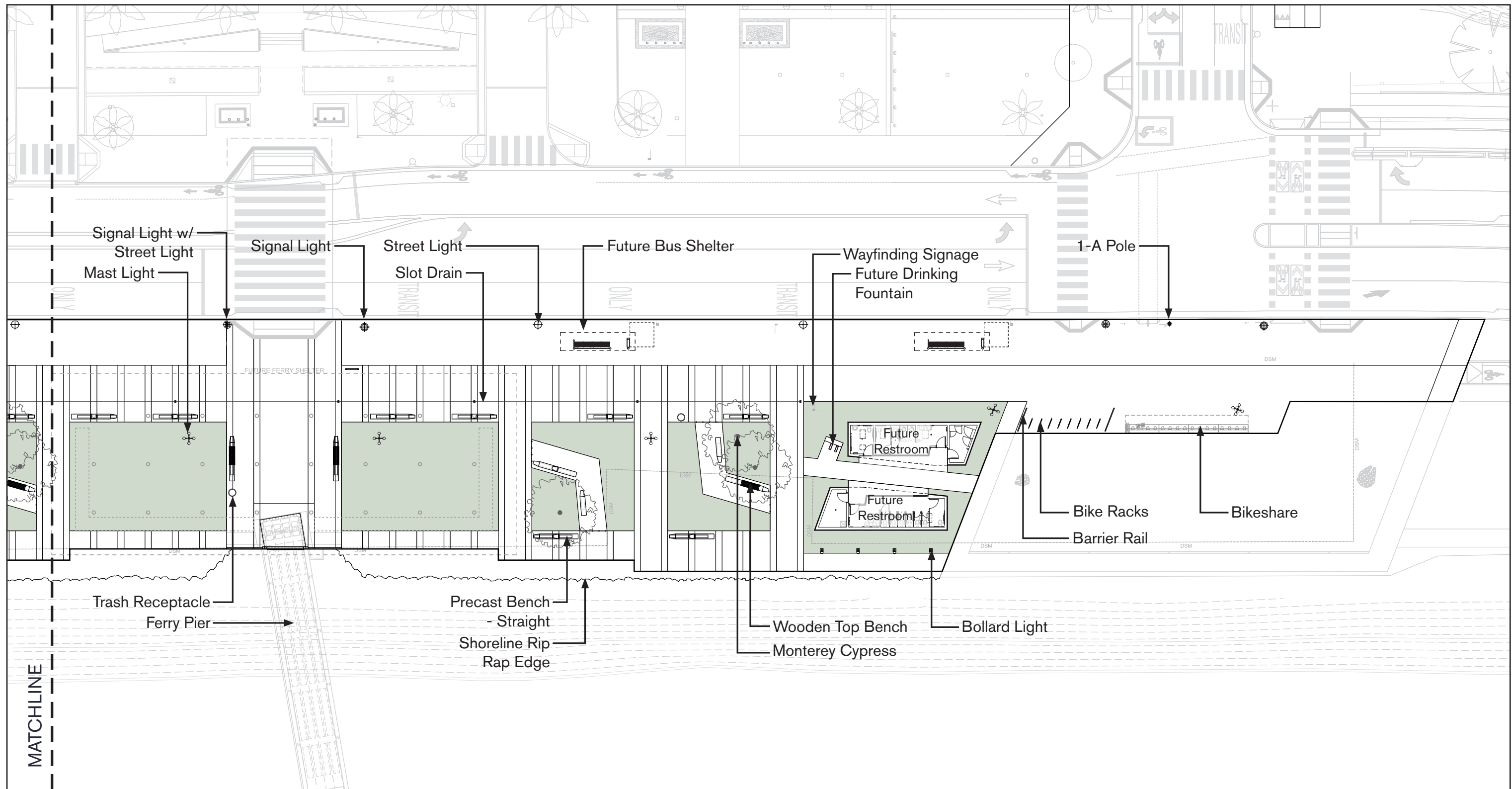
This chapter is intended to provide information on park information on elements for Waterfront Plaza that are not described in System-wide Guidelines. For standard park elements. See System-wide Guidelines for maintenance requirements and further information on levels of service.

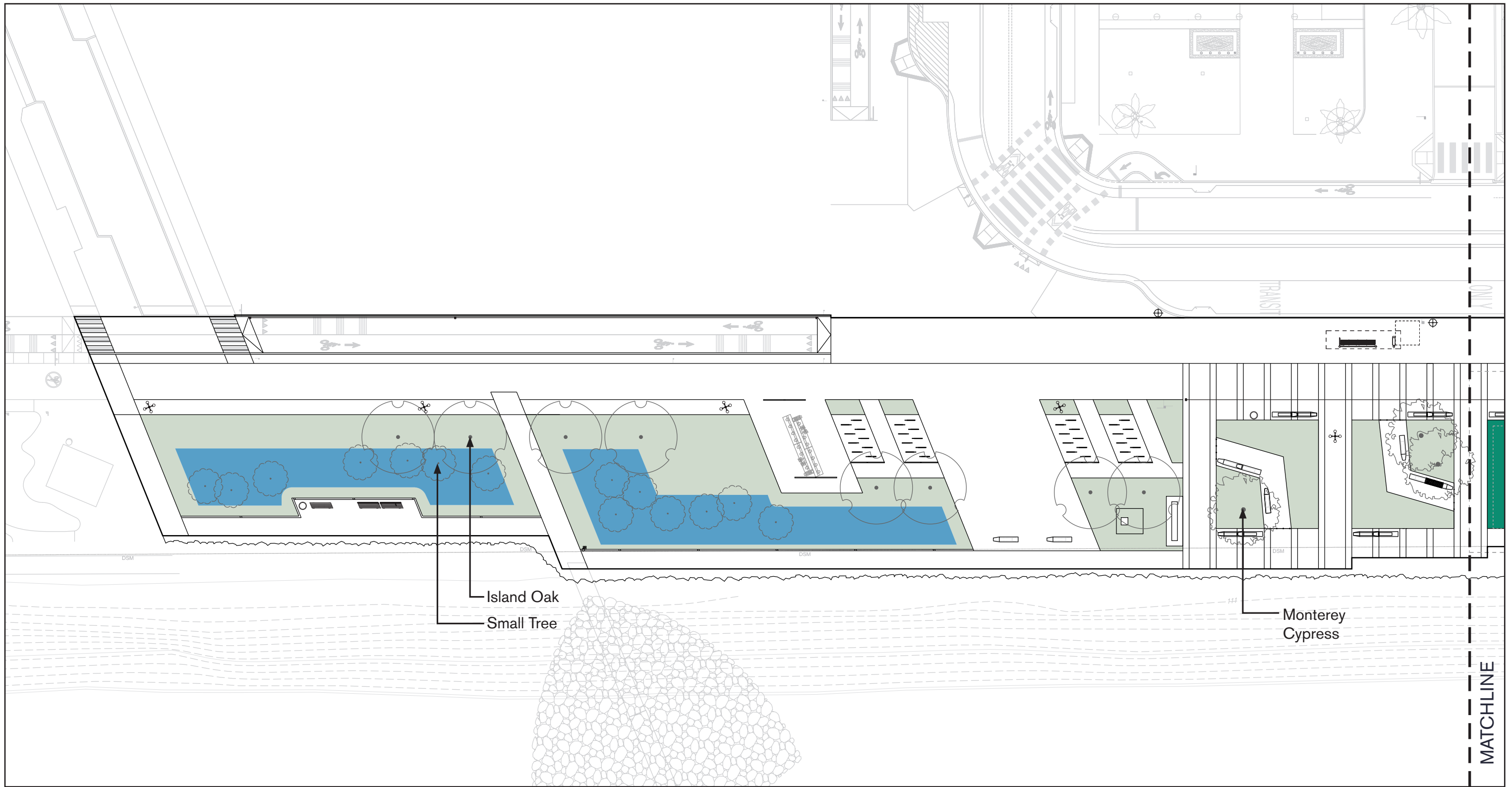






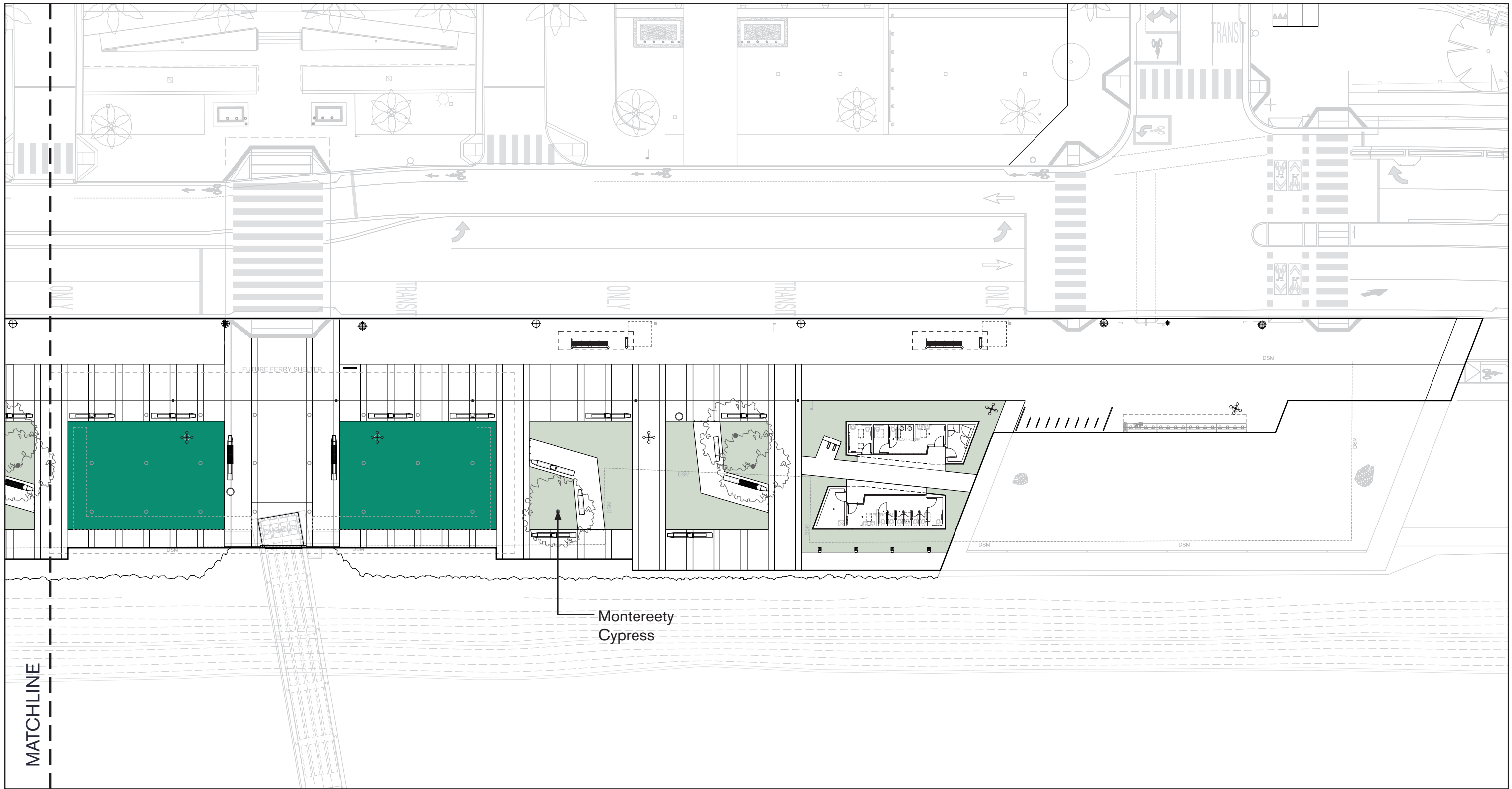
WATERFRONT PLAZA SITE OVERVIEW



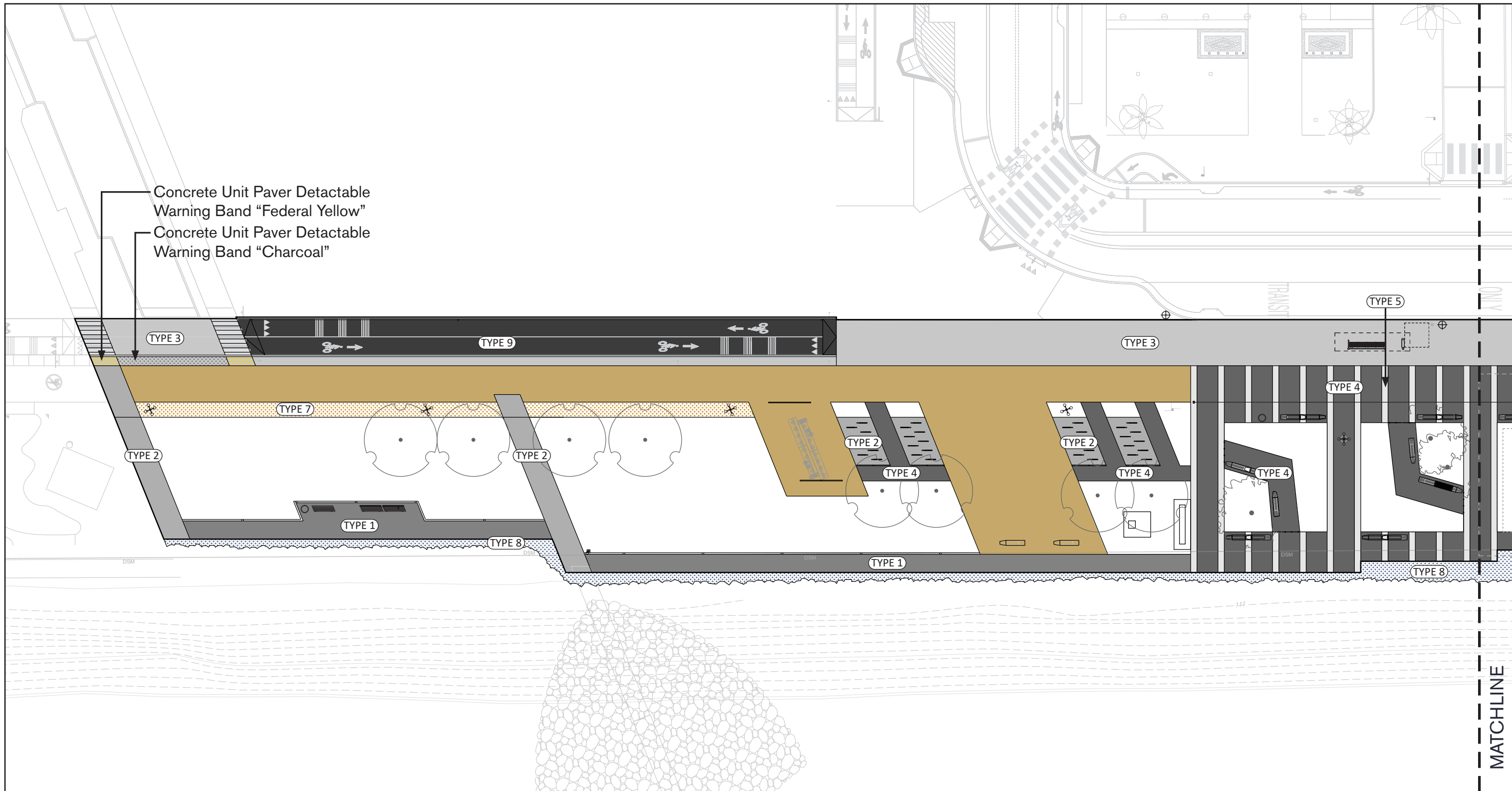


WATERFRONT PLAZA TREE & UNDERSTORY PLANTING

NOTE: Please refer to planting plans in landscape construction documents for plant species. See Appendix X.XX.

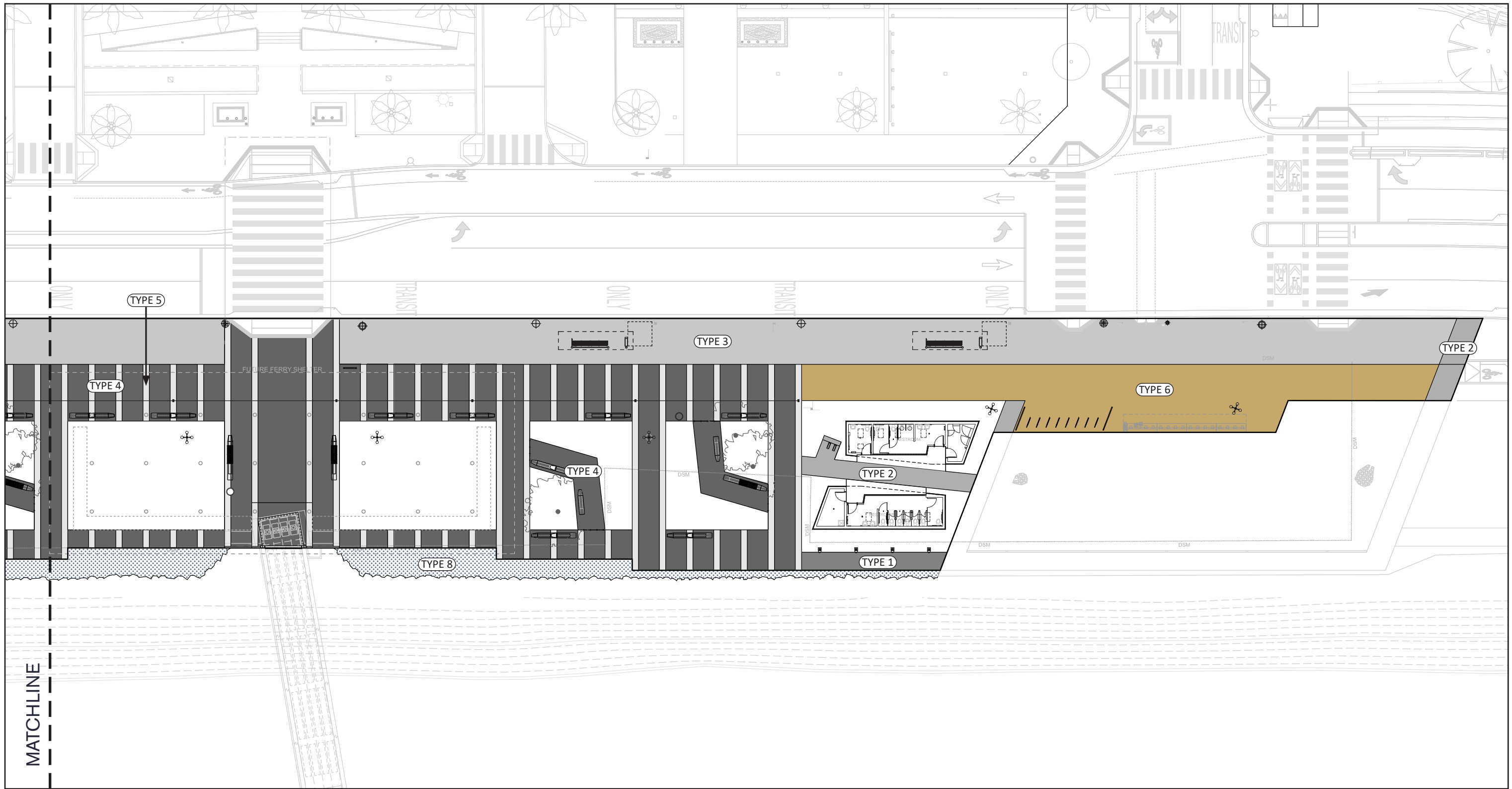


- Interim Lawn
- Mixed shrubs, perennials, and grasses
- Bio-filtration shrubs, perennials, sedges, grasses



**WATERFRONT PLAZA
PAVING**

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.



- Type 1 Concrete- Medium Gray - Sandblast Finish
- Type 2 Concrete - Light Gray - Sandblast Finish
- Type 3 Concrete - Standard Gray - City Standard

- Type 4 Concrete - Dark Gray - Heavy Sandblast Finish
- Type 5 Concrete - Very Light Gray - Sandblast Finish
- Type 6 Concrete - Palomino - Heavy Sandblast Finish

- Type 7 - Reinforced GravelPave
- Type 8 - Blue Shall Mulch
- Type 9 - Asphalt

3.7.2 MANAGEMENT

Provide weekly management services including:

Weekly inspection of landscaping, site furnishings, water fountains, irrigation, and paving.

Weekly inspection of bio-filtration facilities to ensure no obstructions within the structures.

Weekly inspection of lawn area and provide weekly cutting.

Oversight of operations with the ferry service assures safety, and accessibility relationship to access the public bus system, access to island-wide trails, and residential areas.

3.7.3 ENGINEERING

Refer to frequency tables for all schedules related to Engineering service for Waterfront Plaza; tasks by category are described below.

Utility Systems

- Lighting (see specifications for further information on light fixtures and parts)
 - Re-lamping should happen with a regularly scheduled lamping plan that is scheduled in accordance with the wattage hours of the bulbs.
 - Bulb replacement should be done within a timely manner after the outage is reported to mitigate safety issues.
 - Inspect the operational timing of the timing clock to reset for daylight savings time.
 - Decorative bollard lighting should be inspected monthly during rounds of normal maintenance operations. Inspect bollards to ensure fixtures are not vandalized and oriented in the correct orientation.
 - Metal surfaces are powder coated with a color match to RAL #7024. Chips and scratches can be addressed by providing touch-up treatments through custom-blended paints.

- Electrical
 - See Engineering, System-wide Chapter.
 - The system controller for Waterfront Plaza is interconnected to electrical equipment located within the Causeway Park which includes power services for Ferry Terminal, and lighting services.
- Storm Drainage
 - Slot drains are to be inspected monthly to ensure no obstructions. Review all inline catch basins and remove all obstructions.
 - See Engineering, System-wide Chapter.
- Potable water and non-potable water systems
 - Monthly preventative maintenance of water fountains to clear drains, ensure proper water pressure, and remove any obstructions.

Paving

Waterfront Plaza paving systems consist of a variety of color and textured concrete surfaces. See drawings and specifications for further information on paving materials, color, type finish, and manufacturers' maintenance recommendations. See frequency tables for inspection and maintenance schedules. Refer to Engineering, System-wide Chapter.

Site Furnishings

- General
 - All metal surfaces of fabrications of site furnishings for benches, and trash receptacles are powder coated by manufacturer color matching to RAL #7024. Painted metal surfaces are to be cleaned and repaired with custom blended paints matching to RAL color.

- All wood surfaces used in the fabrication of benches and trash receptacles use thermally modified ash provided with sealant. The choice of wood is for long durability and is sustainable. For future treatment as the wood ages on a yearly cycle inspect all wood surfaces and if needs to be cleaned and adjusted wood will need to be sanded, prepared with color stain, and resealed. The products to be used for the treatment of wood is from Messmer's Inc. Products include:
 - Messmer's UB Plus – Deck Stain – Natural Color
- Precast Benches with Wood Topper
 - Precast Concrete with custom metal and wood toppers.
 - Graffiti removal can be dealt with through pressure washing.
- Catalog Benches and Trash Receptacles
 - Prefabricated of metal and wood. The color for metal treatment (Dusk Gray) is similar to the standardized RAL color. The selection of the manufacturer's standard color is a proximity color match.
- Bicycle Racks and Barrier Rails
 - Fabricated of stainless steel.
 - Maintenance to involve cleaning and removing any surface rusting.

3.7.4 LANDSCAPE

The planting design at Waterfront Plaza is intended to mesh with the endemic plants of the island. The park planting design restores habitat while also creating memorable, more formal spaces that frame views of the Bay. Planting areas include lawns and large bio-filtration plantings. Within the plantings are plantings of tree species of Island Oaks and Monterey Cypress that frame views of San Francisco and San Francisco Bay.

See specifications and planting plans for further information on trees, plantings, irrigation specifications, and other fixtures. Refer to frequency tables for pruning and plant care schedules. See Section 2.6: Landscape in the System-wide Guidelines for planting maintenance requirements not described below.

Understory Plant Care and Pruning:

- No-Mow Turf (fescues): rake down in the winter for full growth in the spring and summer.
- Manicured Lawn: The lawn area located center of the Ferry Plaza is a temporary lawn that should be kept clean and cut regularly.
- Flowering and Perennial plants: Ribes and salvia other flowering plants require regular pruning throughout the growing season. This is done to remove dead or diseased foliage or branches and create light penetration and airflow to the interior of the plant in order to increase bloom and overall plant health.
- Ornamental grasses, sedges, and rushes are to be pruned yearly to rejuvenate plants for the next growing season.

Irrigation Controller Warranty:

See System-wide guidelines and Specifications for cut sheets for irrigation parts and controllers. The location of the point of connection and controller operations is interconnected to Causeway Park.

3.7.5 JANITORIAL

See spec sheets for further information on site furnishings and maintenance recommendations for specific wood and metal fixtures. Refer to frequency tables for pruning and plant care schedules. Features of note included in Waterfront Plaza include the following:

Metal railings

- Stainless steel railing

Site Furnishings

- Bench seating
- Bike racks
- Trash Receptacles
- Boulders
- Directional Signage

3.7.6 SPECIAL FEATURES

Sculpture Plaza

In the near future, within a large location in the northern section of the park is an area dedicated to future sculpture. At that time the area could be reorganized to accommodate the sculpture.

3.3 WILLOW BRIDGE PARK MAINTENANCE GUIDELINES

3.3.0 PARK OVERVIEW & DESIGN INTENT

Willow Bridge Park is part of the centralized stormwater treatment system, cleaning stormwater runoff from the Yerba Buena Island streets and the future eastern residential parcels. The site sits at the base of the Bay Bridge and is also a public open space featuring a pedestrian path, seating and native habitat planting. A planted swale directs water through the site to the various stormwater bio-treatment areas. A pedestrian path weaves through the basins and over a series of culverts.

Ecologists and the San Francisco Department of the Environment advised on the planting palette at Buckeye Grove. The palette includes upland plants (outside of the stormwater bio-treatment areas) and plants that can handle periodic inundation within the ponding areas of the treatment areas. The plants are all local natives and were mostly contact grown by the Literacy for Ecological Justice native plant

nursery on Treasure Island.

3.3.1 LEVELS OF SERVICE

The San Francisco Public Utilities Commission sets requirements for the maintenance of stormwater treatment infrastructure. See the Stormwater Control Plan for more information on maintenance and annual reporting requirements.

Willow Bridge Park is intended to be a low-maintenance native California landscape.



Figure 3.3.1: Willow Bridge Park location

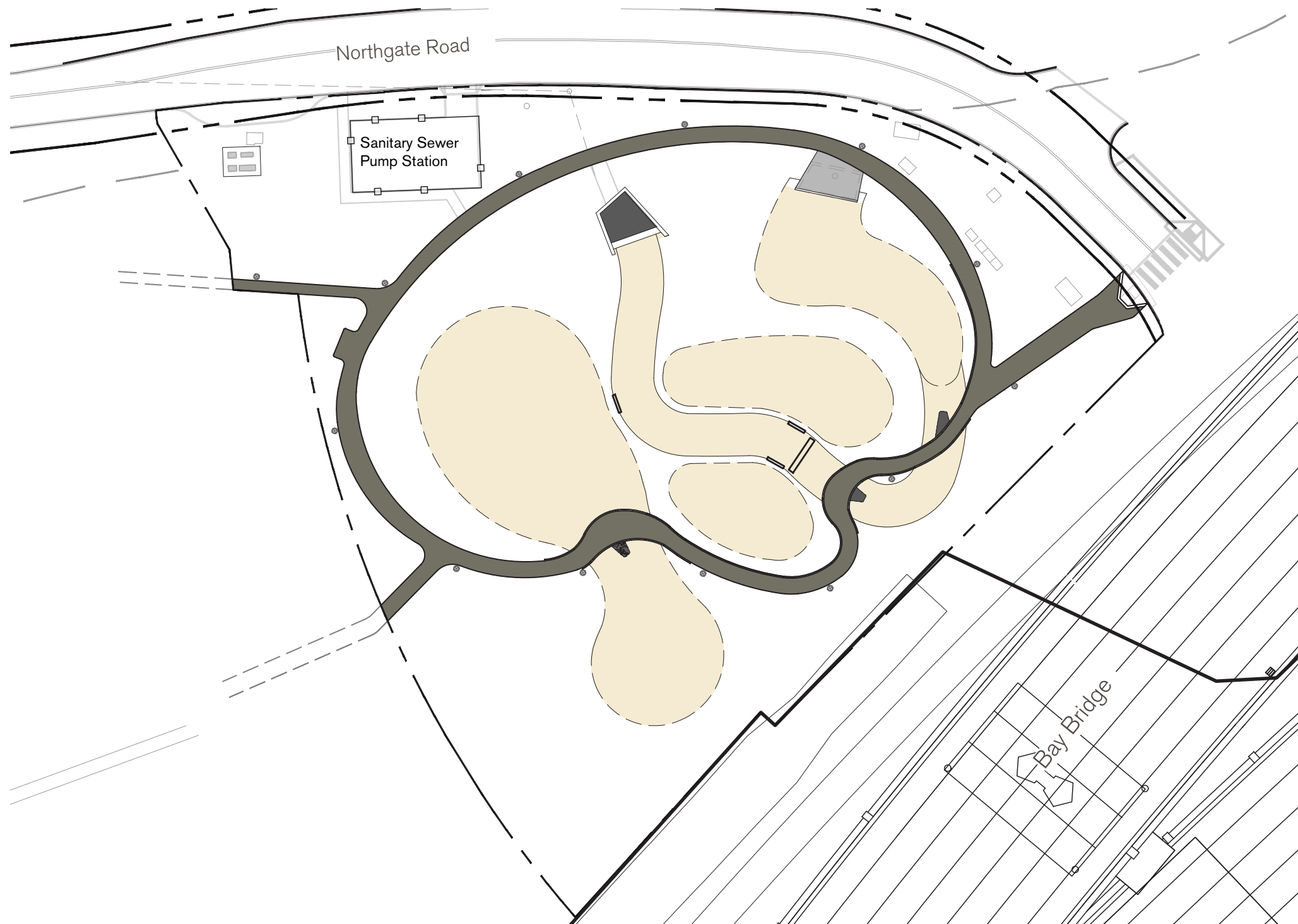


WILLOW BRIDGE PARK
SITE OVERVIEW



WILLOW BRIDGE PARK
TREE & UNDERSTORY PLANTING

NOTE: Please refer to planting plans in landscape construction documents for plant species. See Appendix X.XX.



- Gravel Mulch
- Concrete
- Asphalt
- Cobble Forebay/
Splashpad



**WILLOW BRIDGE PARK
PAVING**

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.



WILLOW BRIDGE PARK INFRASTRUCTURE

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.

-  Lighting
-  Irrigation point of connection and water meter

3.3.2 MANAGEMENT

Provide weekly management service to Willow Bridge Park tasks include:

- Weekly inspection of landscaping, irrigation, paving and site furnishings
- Weekly inspection of gates, fence lines, water fountains
- Management works with staff daily to assign tasks and schedule maintenance items

3.3.3 ENGINEERING

Refer to frequency tables for all schedules related to Engineering services for Willow Bridge Park; tasks by category are described below.

Stormwater Treatment System

- Adjustable Weirs: The stormwater is distributed from the forebay through a planted swale, over concrete weirs into the bio-treatment areas on the site. The weirs are designed with an attached steel to be adjustable to ensure even distribution of water in case of future settling. See the Stormwater Control Plan and landscape construction documents for more details.
- See the Stormwater Control Plan for maintenance and annual reporting requirements.

Utility Systems

- Lighting (see specifications for further information on light fixtures and parts).
- Electrical
See *Engineering, System-wide Chapter*.
- Irrigation system

- Irrigation of the upland planting is intended for establishment only.

See *Engineering, System-wide Chapter*.

Paving

Willow Bridge Park includes asphalt paving. See drawings and specifications for further information on paving materials, color, type, finish, and manufacturer's maintenance recommendations. Refer to *Engineering, System-wide Chapter*.

Site Furnishings and FFE

- Benches
 - Wood Furnishings: The wood furnishings are intended to weather and do not require reapplication of oils or seals to maintain their finish.
 - Graffiti removal can be dealt with through pressure washing and/or sanding.
- Mechanical Systems
 - See *Engineering, System-wide Chapter*.

3.3.4 LANDSCAPE

The palette is designed for bird and pollinator habitat and is intended to blend with the adjacent trails and Habitat Management Plan areas. California natives are largely drought tolerant and do not require summer watering past the initial establishment period. The plants within the stormwater biotreatment areas are generally higher water use and will require continued irrigation during the dry season.

The landscape was originally planted with a wide-variety of species with the intent that species that are successful can replace those that do not thrive on the site, whether by natural spreading or through replacement by the landscape maintenance team.

See specifications and planting plans for further information on tree varieties, plantings, irrigation specs and other fixtures. See *Section 2.6: Landscape* in the *System-wide Guidelines* for planting maintenance requirements not described below.

Understory Plant Care and Pruning:

- Flowering plants: Ceanothus, California poppies, yarrow, monkey flower, salvia and other flowering plants require regular pruning throughout the growing season. This is done to harvest flowers, remove dead or diseased foliage or branches, and to create light penetration and airflow to the interior of the plant in order to increase bloom and overall plant health.

Irrigation Controller Warranty

See System-wide guidelines and Specifications for cut sheets for irrigation parts and controllers.

3.3.5 JANITORIAL

Features of note included in Willow Bridge Park include the following:

Site Furnishings

- Bench seating: spot clean as needed.

Rubicon General Maintenance Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
The Rocks Dog Park Maint-3 ppl/4 hour Porter- 1ppl/1	TI Causway Maint- 3 ppl/6 hour	The Rocks Dog Park Maint-3 ppl/4 hour Porter- 1ppl/1	TI Causway Maint- 3 ppl/6 hour	The Rocks Dog Park Maint-3 ppl/4 hour Porter- 1ppl/1
Buckeye Grove Maint- 3 ppl/12 hour Porter- 1 ppl/2	Treasure Island Landing Maint- 3 ppl/7 hour Porter- 1 ppl/1 hour	Buckeye Grove Maint- 3 ppl/12 hour Porter- 1 ppl/2	Treasure Island Landing Maint- 3 ppl/7 hour Porter- 1 ppl/1 hour	
Willow Grove Maint- 3 ppl/7 hour Porter- 1 ppl/1 hour	Macalla and Northgate Rd Maint- 3 ppl/8 hour Porter- 1 ppl/1 hour	Willow Grove Maint- 3 ppl/7 hour Porter- 1 ppl/1 hour	Macalla and Northgate Rd Maint- 3 ppl/8 hour Porter- 1 ppl/1 hour	
Signal and Panorama Park Maint-3 ppl/6 hour Porter- 1ppl/2	Seven Seas/Burton Ave Maint- 3 ppl/8 hour Porter- 1 ppl/1 hour	Signal and Panorama Park Maint-3 ppl/6 hour Porter- 1ppl/2	Seven Seas/Burton Ave Maint- 3 ppl/8 hour Porter- 1 ppl/1 hour	Signal and Panorama Park Maint-3 ppl/6 hour Porter- 1ppl/2
Additional Porter Services All Parks and Streetscapes	Additional Porter Services All Parks and Streetscapes	Additional Porter Services All Parks and Streetscapes	Additional Porter Services All Parks and Streetscapes	Additional Porter Services All Parks and Streetscapes
Trainee Program Maint- 4-5 ppl/18hr Porter- 4-5 ppl/8 hour	Trainee Program Maint- 4-5 ppl/18hr Porter- 4-5 ppl/8 hour	Trainee Program Maint- 4-5 ppl/18hr Porter- 4-5 ppl/8 hour	Trainee Program Maint- 4-5 ppl/18hr Porter- 4-5 ppl/8 hour	Trainee Program Maint- 4-5 ppl/18hr Porter- 4-5 ppl/8 hour Training- 4-5 ppl/4 hour
Treasure Island Maint- 11 ppl/30 hours Porter- 11 ppl/14 hours	Treasure Island Maint- 11 ppl/30 hours Porter- 11 ppl/14 hours	Treasure Island Maint- 11 ppl/30 hours Porter- 11 ppl/14 hours	Treasure Island Maint- 11 ppl/30 hours Porter- 11 ppl/14 hours	Treasure Island Maint- 11 ppl/30 hours Porter- 11 ppl/14 hours
Vista Point/Pier E2 Maint- 2 ppl/3 hour		YBI Maint- 6 ppl/18 hour Porter- 6 ppl/3 hour		Vista Point/Pier E2 Maint- 2 ppl/3 hour
YBI Maint- 6 ppl/18 hour Porter- 6 ppl/3 hour				YBI Maint- 6 ppl/18 hour Porter- 6 ppl/3 hour

Rubicon Schedule and Scope for TIDA

TIDA Maintenance – Established Locations



Location	Crew Size	Hr./wk.	Frequency	Scope
Treasure Island Trainee Program	4-5	176	Monday Tuesday Wednesday Thursday Friday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs – 88 hour/week Daily Porter Services- Trash and debris pick-up and removal, washing rocks and benches- 40 hour/week Weekly Summer Watering – 26 weeks/32 hour/week Weekly Training – Safety, equipment, and industry standards – 16 hour/week
Treasure Island	11	297	Monday Tuesday Wednesday Thursday Friday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs – 157 hour/week Daily Porter Services- Trash and debris pick-up and removal, washing rocks and benches- 70 hour/week Weekly Winter Watering – 18 weeks/20 hour/week Weekly Steam Weeding – 30 weeks/4 hour/week Monthly IPM – 5 months/2 hour/visit Quarterly Irrigation Inspection – 8 hour/visit AS NEEDED – Extra Work – Tree, Irrigation, Pest, Enhancement
Vista Point/ Pier E2	2	6	Monday Friday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal
Yerba Buena Island	6	160 Non-supervisory 32 Supervisory	Monday Tuesday Wednesday	<ul style="list-style-type: none"> Spring/Summer Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering – 56 hour/week Winter Maintenance – 18 weeks - steam weeds- 24 hour/week, hand pull oxalis – 24 hour/week, flame weeds – 24 hour/week Porter Services (bi-weekly)- Trash and debris pick-up and removal – 12 hour/week Weekly Winter Watering – 18 weeks/20 hour/week Monthly IPM – 8 months/4 hour/visit Bi-Annual Irrigation Inspection – 1 hour/visit



Location	Crew Size	Hr./wk.	Frequency	Scope
The Rocks Dog Park	3	11	Monday Wednesday Friday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches Quarterly Fertilize Trees, Shrubs & Groundcovers 1hr/visit Quarterly Irrigation Inspection – 4hr/visit
TI Causeway	3	12	Tuesday Thursday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering, debris pick-up and removal) Quarterly Fertilize Trees, Shrubs & Groundcovers 1hr/visit Quarterly Irrigation Inspection – 4hr/visit
Buckeye Grove	3	28	Monday Wednesday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches Quarterly Fertilize Trees, Shrubs & Groundcovers 1hr/visit Quarterly Irrigation Inspection – 4hr/visit
Willow Bridge	3	16	Monday Wednesday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches Monthly IPM – 2hr/visit Quarterly Fertilize Trees, Shrubs & Groundcovers 1hr/visit Quarterly Irrigation Inspection – 4hr/visit
Treasure Island Landing	3	20	Tuesday Thursday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches Monthly IPM – 2hr/visit Bi-annual fertilize turf, trees, shrubs, and groundcovers 1hr/visit Quarterly Irrigation Inspection – 4hr/visit
Panorama and Signal Parks	3	30	Monday Wednesday Friday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (2x Daily)- Trash and debris pick-up and removal, washing rocks and benches Monthly IPM – 2hr/visit Bi-annual fertilize turf, trees, shrubs, and groundcovers 1hr/visit Quarterly Irrigation Inspection – 4hr/visit
Streetscapes-Macalla Road/Northgate Road	3	22	Tuesday Thursday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches Monthly IPM –4hr/visit Quarterly Fertilize Trees, Shrubs & Groundcovers 1hr/visit Quarterly Irrigation Inspection – 5hr/visit
Streetscapes-Seven Seas Road/Burton	3	20	Tuesday Thursday	<ul style="list-style-type: none"> Weekly Landscape Maintenance – Mowing, trimming, edging, weeding, ground cover control, pruning trees and shrubs, watering Porter Services (Daily)- Trash and debris pick-up and removal, washing rocks and benches Monthly IPM –4hr/visit Quarterly grass trimming – 12hr/visit Quarterly Fertilize Trees, Shrubs & Groundcovers 1hr/visit Quarterly Irrigation Inspection – 5hr/visit

1 [RUBICON ENTERPRISES FIRST AMENDMENT TO PROFESSIONAL SERVICE
2 AGREEMENT]

3 **Resolution Approving and Authorizing the Execution of a First Amendment to the**
4 **Professional Services Agreement between the Treasure Island Development Authority**
5 **and Rubicon Enterprises, Inc., a California nonprofit public benefit corporation, to**
6 **increase the annual Scope of Services and not to exceed Contract Amount for Fiscal**
7 **Year 2024-2025.**

8 **WHEREAS**, Former Naval Station Treasure Island is a military base located on
9 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by
10 the United States of America, acting by and through the Department of the Navy; and,

11 **WHEREAS**, The Base was selected for closure and disposition by the Base
12 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its
13 subsequent amendments; and,

14 **WHEREAS**, Under the Treasure Island Conversion Act of 1997, which amended
15 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter
16 1333 of the Statutes of 1968 (the "Act"), the California Legislature (i) designated the Authority
17 as a redevelopment agency under California redevelopment law with authority over the Base
18 upon approval of the City's Board of Supervisors, and (ii) with respect to those portions of the
19 Base which are subject to Tidelands Trust, vested in the Authority the authority to administer
20 the public trust for commerce, navigation and fisheries as to such property; and,

21 **WHEREAS**, The Board of Supervisors approved the designation of the Authority as a
22 redevelopment agency for Treasure Island in 1997; and,

23 **WHEREAS**, On January 24, 2012, the Board of Supervisors rescinded designation of
24 the Authority as the redevelopment agency for Treasure Island under California Community
25 Redevelopment Law in Resolution No. 11-12; and such rescission does not affect Authority's

1 status as the Local Reuse Authority for Treasure Island or the Tidelands Trust trustee for the
2 portions of Treasure Island subject to the Tidelands Trust, or any of the other powers or
3 authority; and,

4 **WHEREAS**, The Authority has negotiated and endorsed a proposed Base Closure
5 Homeless Assistance Agreement and Option to Lease Real Property (the “Homeless
6 Assistance Agreement”) with One Treasure Island (“One TI”), a consortium of California
7 nonprofit corporations organized to utilize the resources of the Base to help fill gaps in the
8 continuum of care for homeless persons and families, pursuant to the Base Closure
9 Community Redevelopment and Homeless Assistance Act of 1994; and,

10 **WHEREAS**, In 2011, the Authority and One TI executed the Amended and Restated
11 Base Closure Homeless Assistance Agreement (“Amended Homeless Assistance
12 Agreement”) and approved by the Board of Supervisors in Resolution no. 243-11; and,

13 **WHEREAS**, Within the Amended Homeless Assistance Agreement is the Jobs and
14 Equal Opportunity Program (“JEOP”) which describes job training and employment
15 opportunities for One TI’s member organizations for formerly homeless and economically
16 disadvantaged San Franciscans; and,

17 **WHEREAS**, The Authority wishes to support One TI pursuant to the Base Closure
18 Community Redevelopment, Homeless Assistance Act of 1994, and Amended Homeless
19 Assistance Agreement; and,

20 **WHEREAS**, Rubicon Enterprises, Inc., a California nonprofit public benefit corporation
21 (“Rubicon”) and a member organization of ONE TI, and Rubicon has represented and
22 warranted that it is qualified to perform the landscape maintenance services required by the
23 Authority as set forth under the proposed contract; and,

24
25

1 WHEREAS, The Authority’s purchasing policy and procedures authorize non-
2 competitive negotiations for contracts in furtherance of the Homeless Assistance Agreement;
3 and,

4 WHEREAS, For over twenty-nine years, Rubicon has been providing landscape
5 services to Treasure and Yerba Buena Islands through its Landscape Services Division, and
6 the current contract expires June 30, 2025; and,

7 WHEREAS, On June 12, 2024, the Authority Board of Directors approved a
8 Professional Services Agreement (the "Agreement") with Rubicon, to provide Landscape
9 Maintenance Services on Treasure and Yerba Buena Islands, along with natural resources
10 management services on Yerba Buena Island and as needed landscape services to newly
11 accepted parks and open spaces on Treasure and Yerba Buena Islands, however, the
12 Agreement did not provide funding for scheduled daily/routine Landscape Maintenance
13 Services to these newly accepted parks and open spaces, and did not include parks and open
14 spaces that were approved by the Authority Board in May and June 2024, namely Treasure
15 Island Landing, also called Waterfront Plaza and Causeway Park, as Authority staff
16 anticipated coming back to the Authority Board in the beginning of the new fiscal year to
17 provide a comprehensive landscape maintenance service program for all of the newly
18 facilities; and,

19 WHEREAS, Under the existing contract, Rubicon provides landscape services on
20 Treasure and Yerba Buena Islands for a month to month term commencing on July 1, 2024
21 through June 30, 2025, for a total not to exceed amount of \$1,850,000.00--- Schedule of
22 payments include: (i) Routine and adjunct services are for five days a week for an amount not
23 to exceed \$122,000.00 per month totaling \$1,464,000.00; (ii) \$2,500.00 per month totaling
24 \$30,000.00 for landscape services at Vista Point and Pier E2; and (iii) amount not to exceed
25

1 \$356,000.00 total, payable upon monthly invoice, for defined natural resources management
2 services on Yerba Buena Island; and,

3 WHEREAS, Project Staff and Rubicon have negotiated a First Amendment to the
4 Professional Services Agreement (the "First Amendment") commencing on November 1, 2024
5 to increases the annual Scope of Services to address these new parks and open spaces and
6 includes a routine and adjunct landscape maintenance services schedule that is for five days
7 a week for maintenance of newly accepted Panorama / Signal Point Parks (Hilltop Parks), The
8 Rocks Dog Park (YBI Dog Park), Causeway Park, and Treasure Island Landing Park, along
9 with Stormwater Garden West and Stormwater Garden East, and increases the level of
10 funding by \$398,750.00 for FY 2024-2025 to support these new areas coming online due to
11 completed development activity, and increases funding in the natural resources management
12 services on Yerba Buena Island; and,

13 WHEREAS, Compensation for these increased services shall not exceed
14 \$2,248,750.00 for FY 2024-2025 - Schedule of payments include: (i) Routine and adjunct
15 services are for five days a week for an amount not to exceed \$122,000.00 per month
16 commencing on July 1, 2024 through June 30, 2025 totaling \$1,464,000.00; (ii) \$2,500.00 per
17 month per month commencing on July 1, 2024 through June 30, 2025 totaling \$30,000.00 for
18 landscape services at Vista Point and Pier E2; (iii) Landscape services in the TI/YBI Parks
19 Systems and Yerba Buena Island stormwater collection gardens for five days a week for an
20 amount not to exceed \$36,250.00 per month commencing on November 1, 2024 through June
21 30, 2025 totaling \$290,000.00; and (iv) amount not to exceed \$464,750.00, payable upon
22 monthly invoice, for defined natural resources management services on Yerba Buena Island;
23 now, therefore be it
24
25

1 RESOLVED, That the Authority hereby authorizes the Treasure Island Director or his
2 designee to execute the First Amendment to the Professional Services Agreement (the "First
3 Amendment") with Rubicon effective November 1, 2024, and expiring on June 30, 2025, for
4 an amount not to exceed Two Million Two Hundred Forty-Eight Thousand Seven Hundred and
5 Fifty Dollars (\$2,248,750.00), in substantially the form attached hereto as Exhibit A; and be it

6 FURTHER RESOLVED, That the Board of Directors hereby authorizes the Treasure
7 Island Director or his designee to enter into any additions, amendments or other modifications
8 to the First Amendment that the Treasure Island Director or his designee determines in
9 consultation with the City Attorney are in the best interests of the Authority, that do not
10 materially increase the obligations or liabilities of the Authority, that do not materially reduce
11 the rights of the Authority, and are necessary or advisable to complete the preparation and
12 approval of the First Amendment, such determination to be conclusively evidenced by the
13 execution and delivery by the Treasure Island Director or his designee of the documents and
14 any amendments thereto.

15
16 **CERTIFICATE OF SECRETARY**

17 **I hereby certify that I am the duly elected Secretary of the Treasure Island**
18 **Development Authority, a California nonprofit public benefit corporation, and that the**
19 **above Resolution was duly adopted and approved by the Board of Directors of the**
20 **Authority at a properly noticed meeting on October 9, 2024.**
21

22
23
24 _____
25 **Jeanette Howard, Secretary**