

Strategic Planning



July 27, 2016

From the Meeting of June 22, 2016:

RFP/RFQ

- Request for Proposals
 - Specific
 - What do you plan to do, and how do you plan to do it?
- Request for Qualifications
 - General
 - Can you do what we want you to do?
- Current RFQ for Professional Services



From the Meeting of June 22, 2016:

- Next steps:
 - Scope project
 - Board of Commissioners discussion – August?
 - Review results of professional services RFQ
 - If necessary, issue RFP



Scope Project:

- Timeframe
 - 5 years – too short?
 - 20 years – too long?
 - 10 years – just right?



Scope Project:

- One project or two?
 - OPM and PPH
 - Together:
 - One District, one vision
 - Interconnected
 - Separately:
 - Uncertainty
 - Different time frames



Scope Project:

- OPM
 - Current JPA through 2026



Scope Project:

- OPM
 - Current JPA through 2026
 - JPA needs updating (and extension?)



Scope Project:

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 - Impending reduction in scope of responsibility and revenue from leases



Scope Project:

- OPM
 - Current JPA through 2026
 - JPA needs updating (and extension?)
 - Impending reduction in scope of responsibility and revenue from leases
 - Continued operation of marina



Scope Project:

- 1991 Master Plan, Urban Waterfront Restoration Plan
 - Specific to PPH only
 - Acts as basis for discussion
 - Three areas
 - West Trail
 - Inner Harbor Area
 - Highway Area



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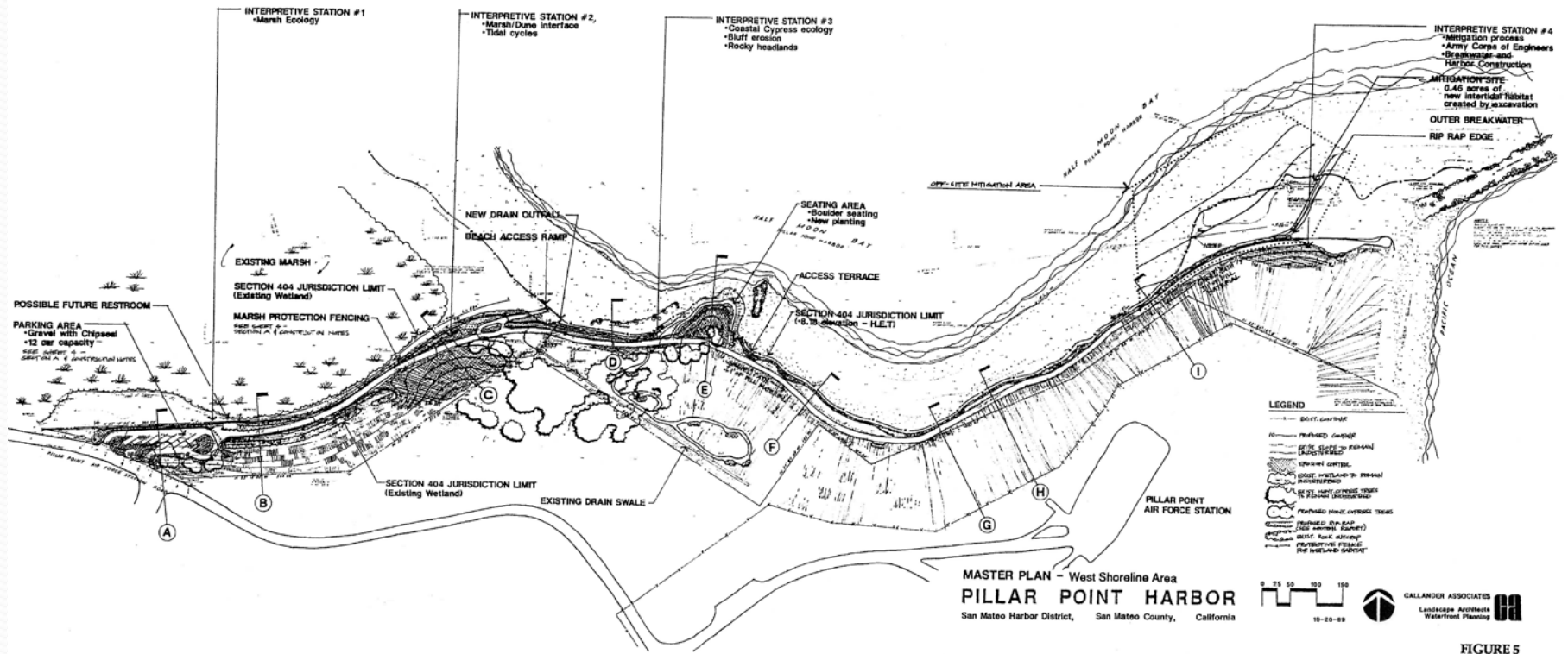


FIGURE 5



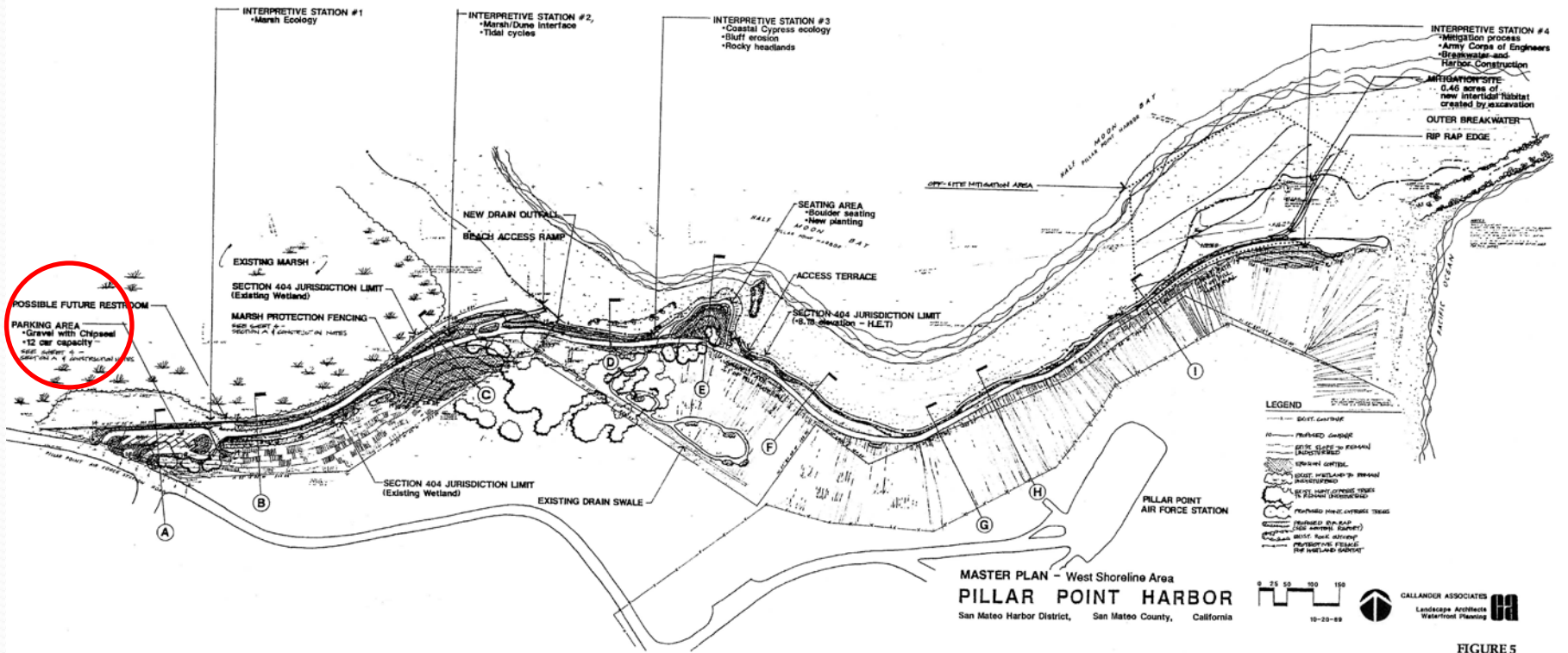


FIGURE 5



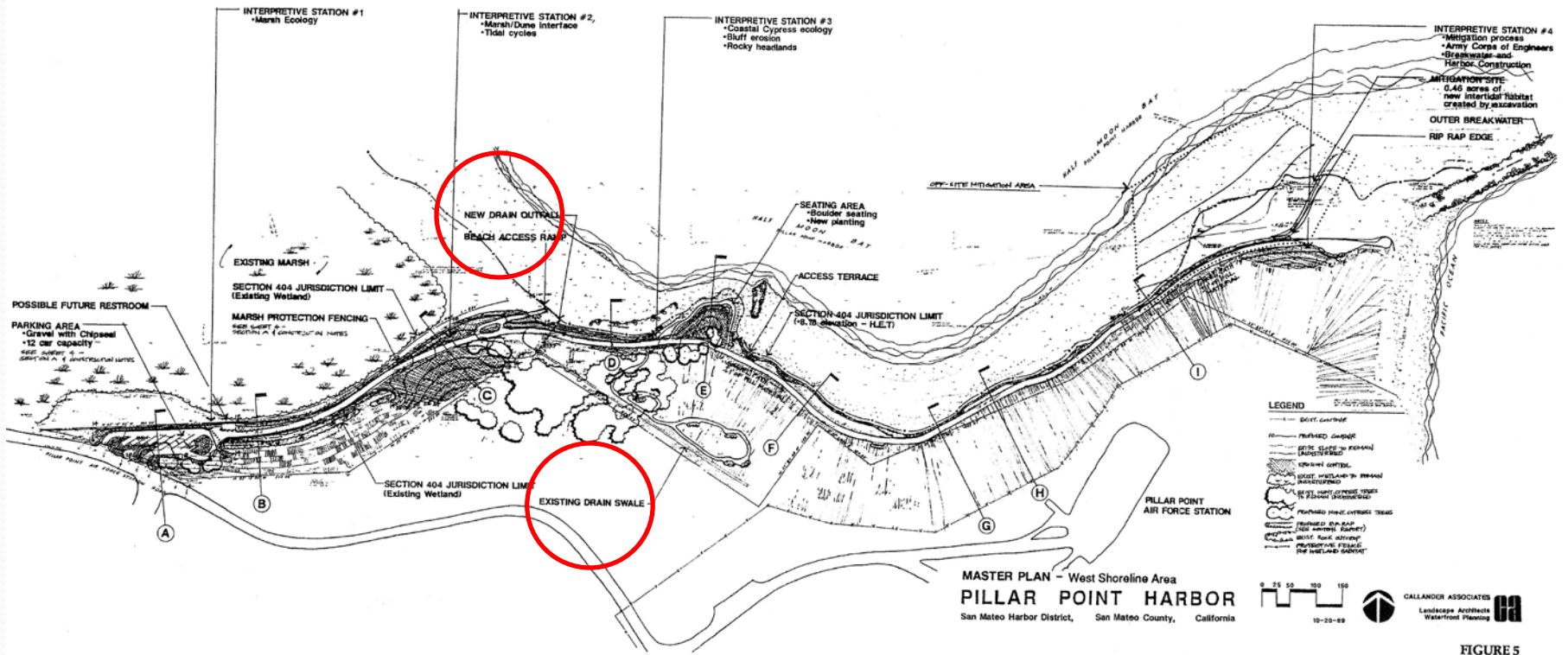


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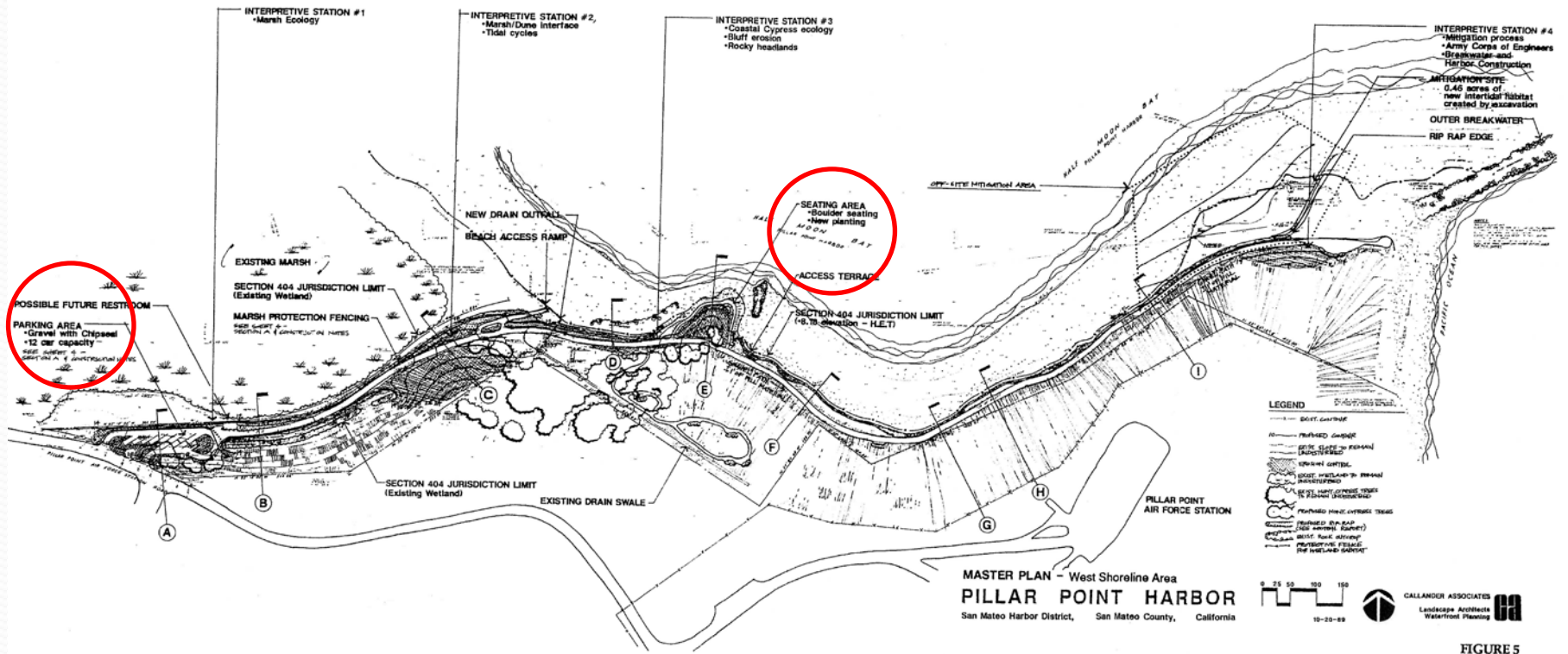


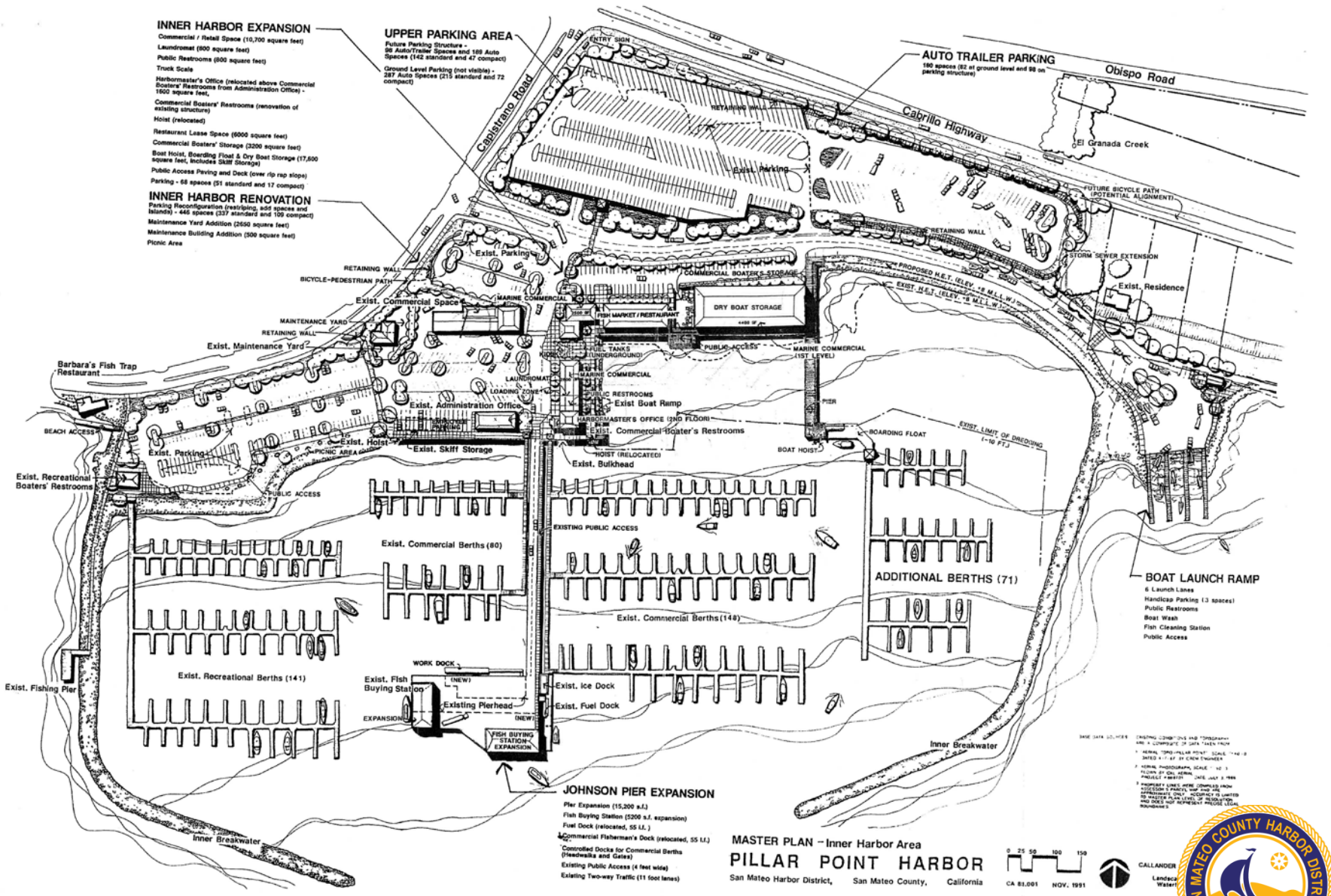
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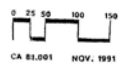
INNER HARBOR EXPANSION
 Commercial / Retail Space (10,700 square feet)
 Laundromat (800 square feet)
 Public Restrooms (800 square feet)
 Truck Scale
 Harbormaster's Office (relocated above Commercial Boaters' Restrooms from Administration Office)
 Commercial Boaters' Restrooms (renovation of existing structure)
 Hoist (relocated)
 Restaurant Lease Space (6000 square feet)
 Commercial Boaters' Storage (3200 square feet)
 Boat Hoist, Boarding Float & Dry Boat Storage (17,600 square feet, includes Skiff Storage)
 Public Access Paving and Deck (over rip rap slope)
 Parking - 68 spaces (51 standard and 17 compact)

UPPER PARKING AREA
 Future Parking Structure
 96 Auto/Trailer Spaces and 189 Auto Spaces (142 standard and 47 compact)
 Ground Level Parking (not visible)
 287 Auto Spaces (215 standard and 72 compact)

INNER HARBOR RENOVATION
 Parking Reconfiguration (restriping, add spaces and islands) - 446 spaces (337 standard and 109 compact)
 Maintenance Yard Addition (2650 square feet)
 Maintenance Building Addition (500 square feet)
 Picnic Area

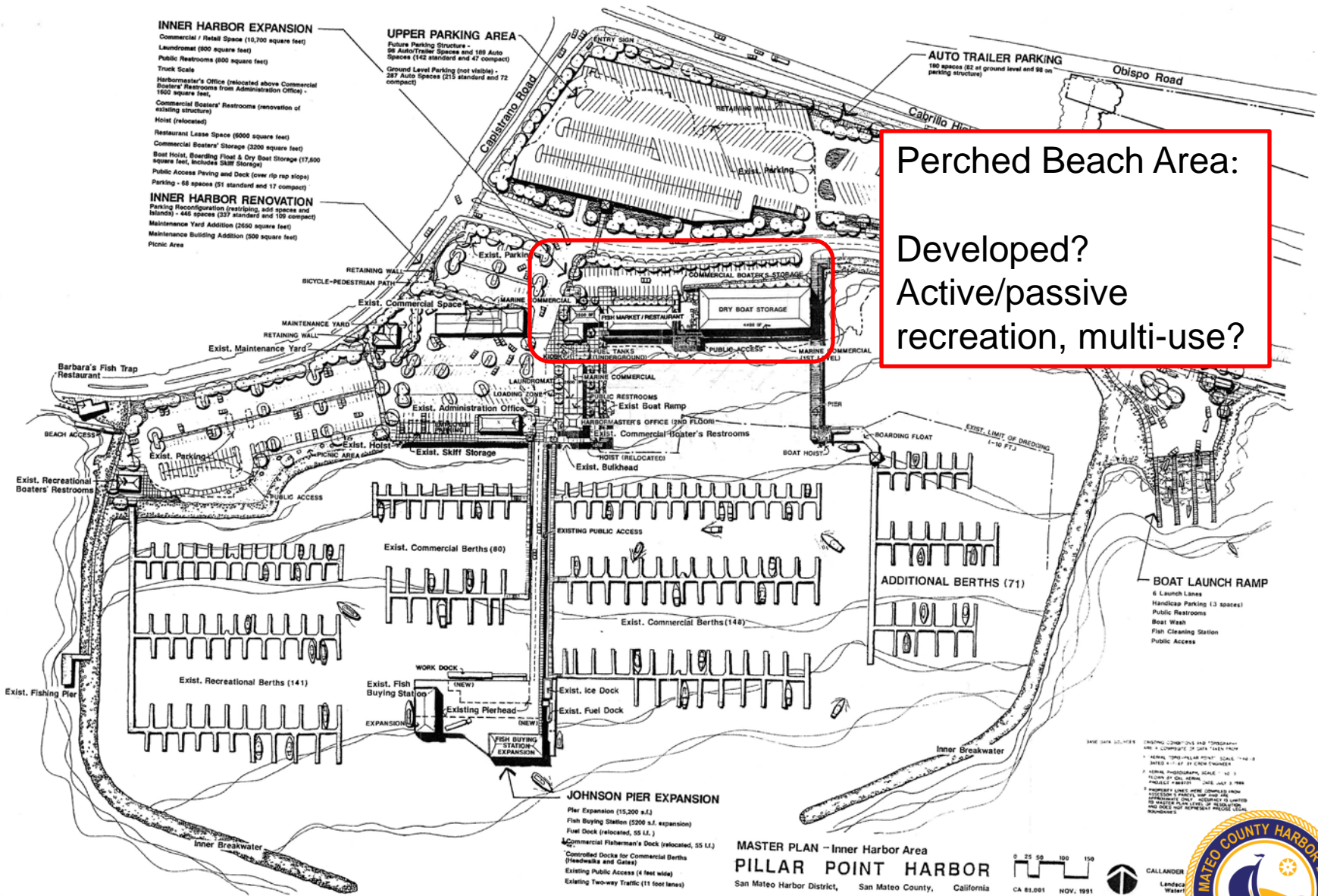
JOHNSON PIER EXPANSION
 Pier Expansion (15,200 s.f.)
 Fish Buying Station (2200 s.f. expansion)
 Fuel Dock (relocated, 55 s.f.)
 Commercial Fisherman's Dock (relocated, 55 s.f.)
 Controlled Docks for Commercial Berths (Pierwalks and Gates)
 Existing Public Access (4 feet wide)
 Existing Two-way Traffic (11 foot lanes)

MASTER PLAN - Inner Harbor Area
PILLAR POINT HARBOR
 San Mateo Harbor District, San Mateo County, California



GALLANDER
 Landsea
 Water!





Perched Beach Area:
 Developed?
 Active/passive
 recreation, multi-use?

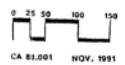
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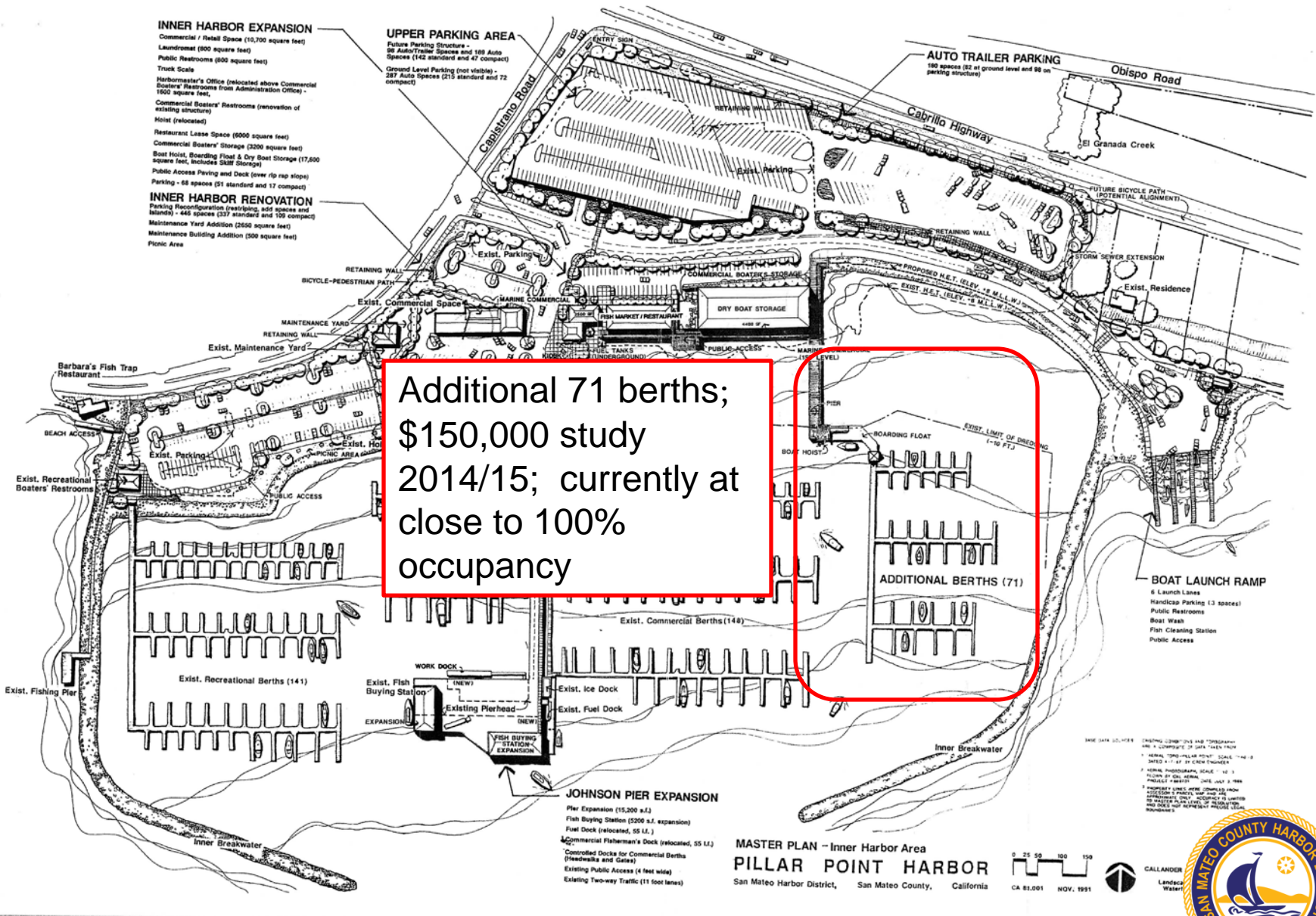
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PILLAR POINT HARBOR
 San Mateo Harbor District, San Mateo County, California



DATE: JULY 1998
 DRAWING: 2000-015 AND 2000-016
 PREPARED BY: UNIVERSITY OF CALIFORNIA
 CHECKED BY: J. J. JENSEN
 DATE: 4-17-97 BY: J. JENSEN
 1. GENERAL PROVISIONS: SCALE: 1/4" = 1'-0"
 2. GENERAL PROVISIONS: SCALE: 1/4" = 1'-0"
 3. FISH BUYING STATION: SCALE: 1/4" = 1'-0"
 4. FISH BUYING STATION: SCALE: 1/4" = 1'-0"
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Additional 71 berths;
 \$150,000 study
 2014/15; currently at
 close to 100%
 occupancy

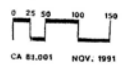
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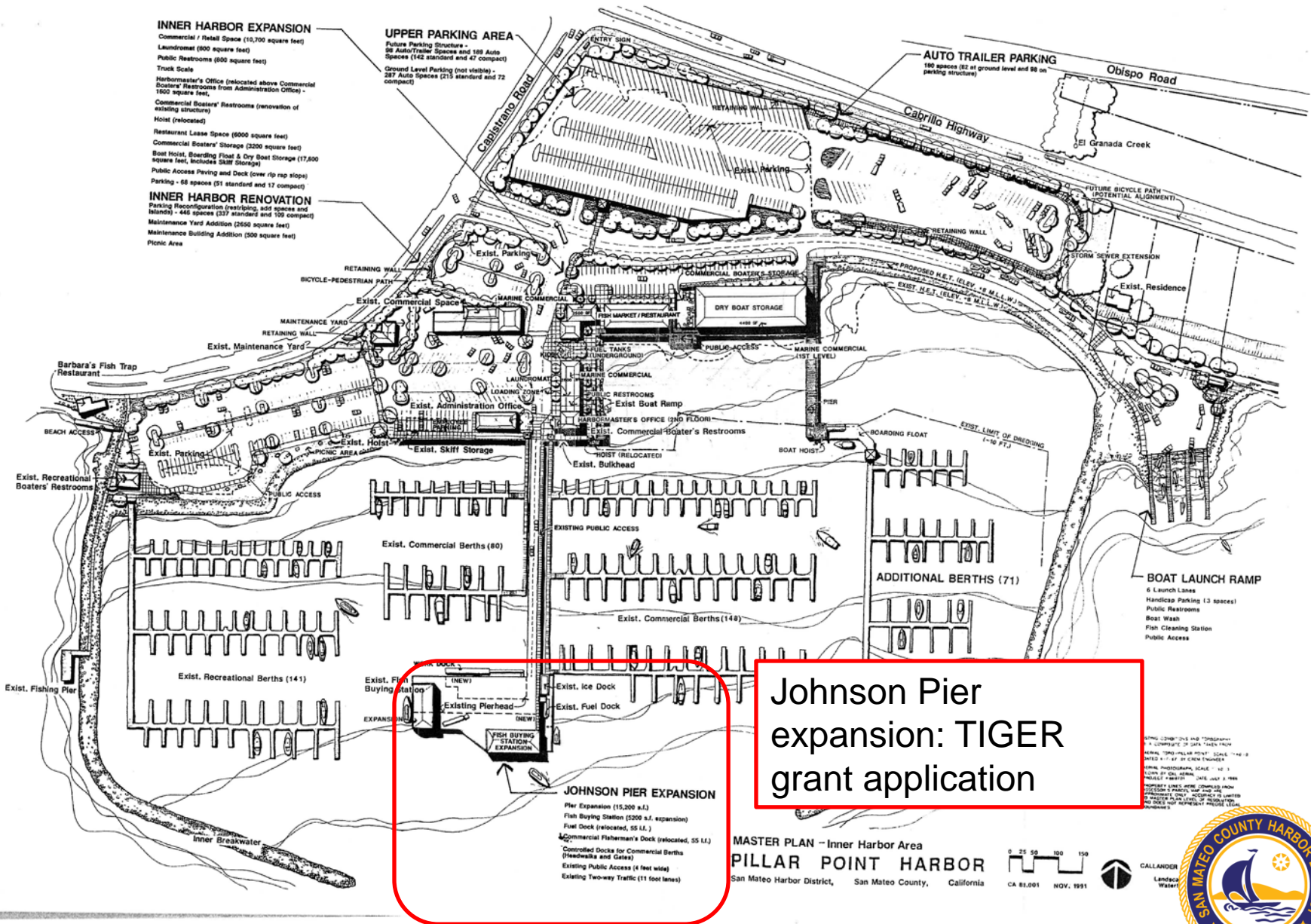
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PILLAR POINT HARBOR
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GALLANDER
 Landsea
 Water!





Johnson Pier expansion: TIGER grant application

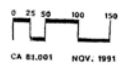
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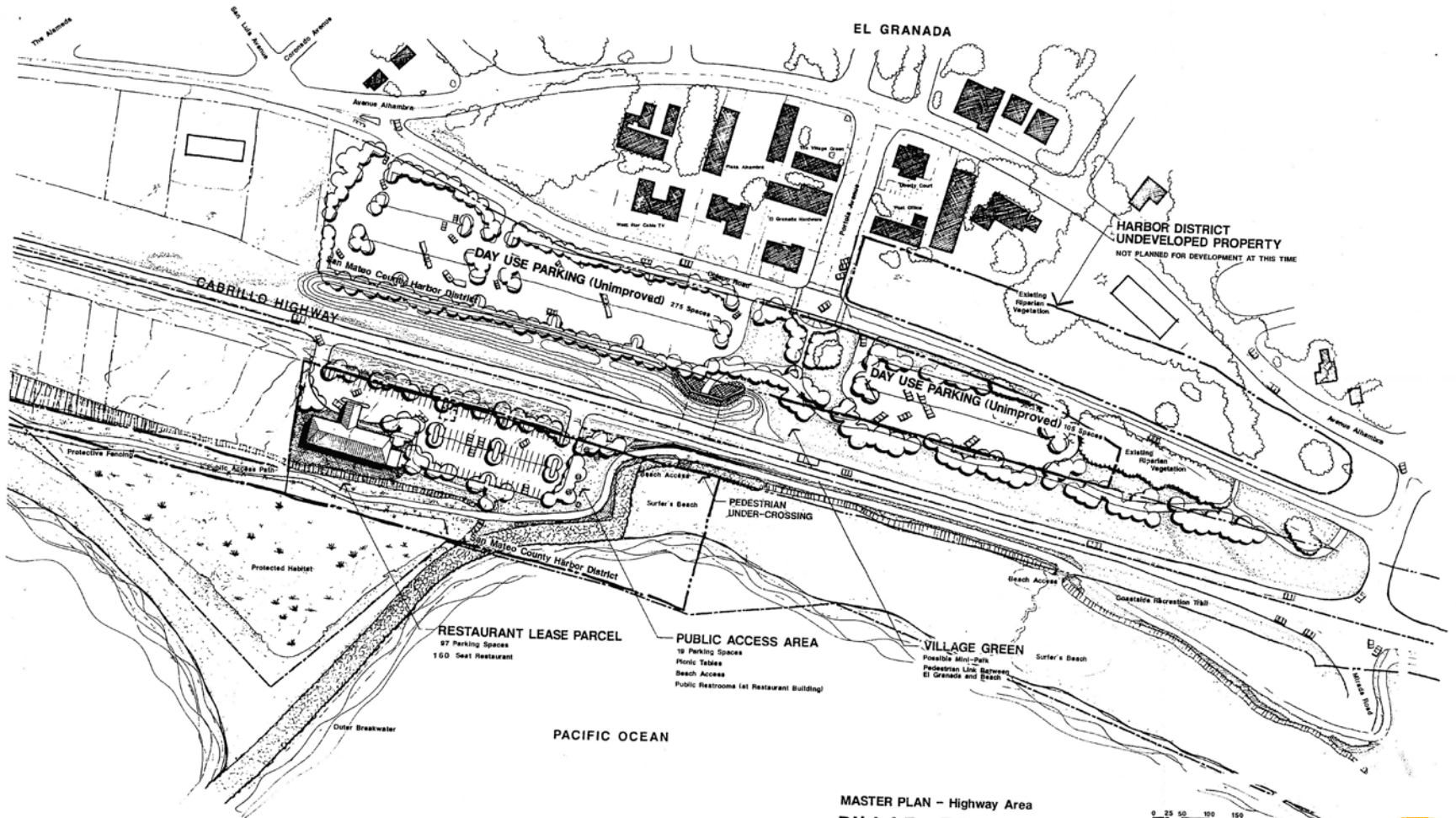
GALLANDER
 Landmark
 Water!



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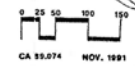
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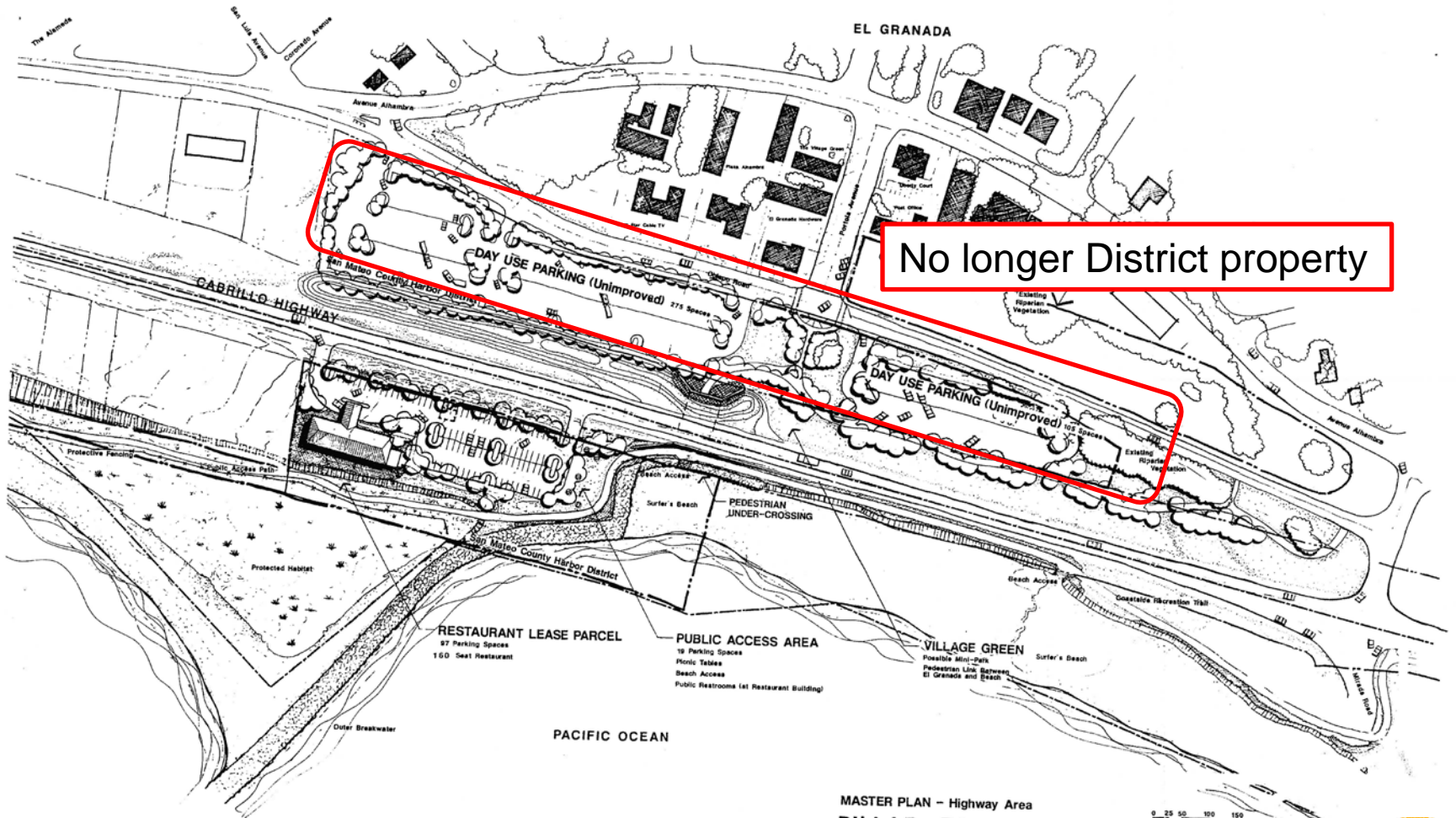
MASTER PLAN - Highway Area

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 San Mateo Harbor District, San Mateo County, California



CALLANDER ASSO
 Landscape
 Water

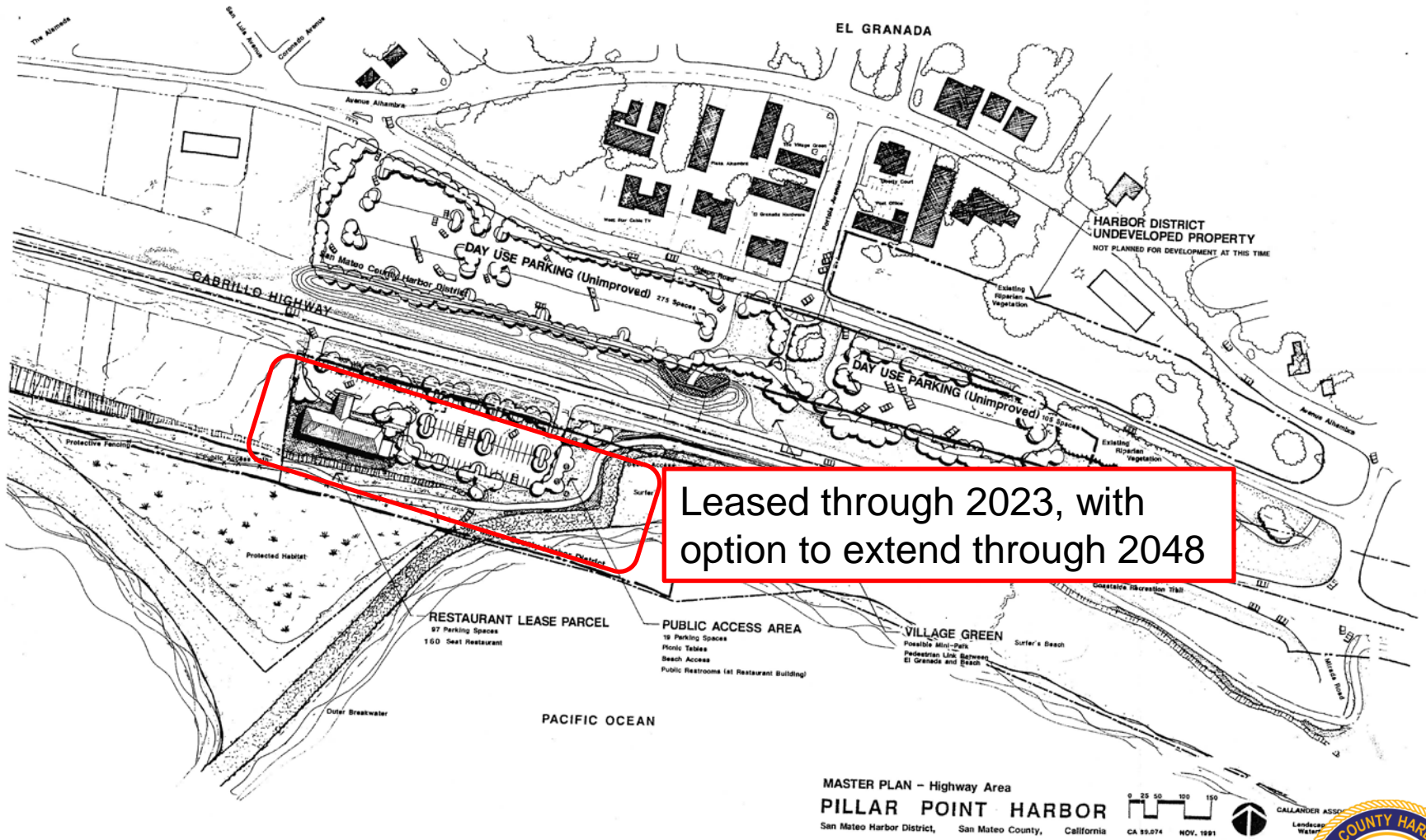




No longer District property

MASTER PLAN - Highway Area
PILLAR POINT HARBOR
 San Mateo Harbor District, San Mateo County, California CA 95.074 NOV. 1991





Leased through 2023, with option to extend through 2048

MASTER PLAN - Highway Area
PILLAR POINT HARBOR
 San Mateo Harbor District, San Mateo County, California CA 94074 NOV. 1991



Professional Services RFQ

- Four responses
 - Cannon
 - COWI
 - GHD
 - Moffatt and Nichol
- Geared to design, engineering, construction
- Recommend new RFP



Request for Proposals

- Scope (again)
 - Suggest one process
 - Overarching vision
 - PPH
 - OPM – alternate to basic proposal, delayed start
 - Public process
 - Environmental review
 - Amendment to Local Coastal Program
 - Coastal Commission



Next Steps

- Budget
 - Depends on scope, env. review - \$100,000+
 - Research grant opportunities (SCC?)
- Draft RFP to Committee
 - September 7?
- Board of Commissioners update
 - September 21?
- Issue RFP

