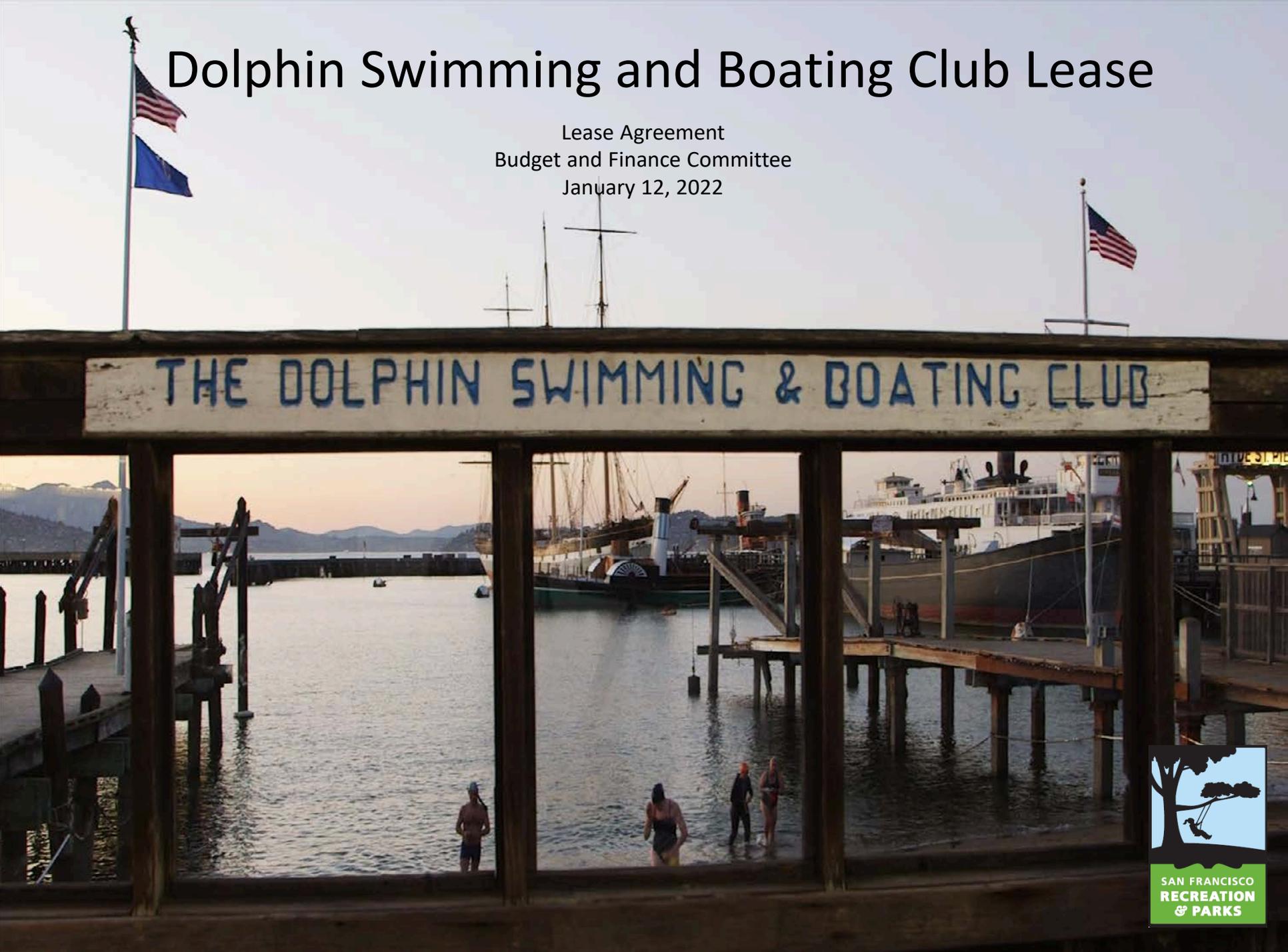


Dolphin Swimming and Boating Club Lease

Lease Agreement
Budget and Finance Committee
January 12, 2022



Located at Aquatic Park



Background

- Dolphin Swimming and Boating Club (Dolphin Club) established in 1877 and moved to current location in 1938
- This is 1 of 4 Department properties that provide direct access to recreation in the San Francisco Bay
- Dolphin Club's programs include rowing, swimming, handball, running, and cycling
- The club is managed by volunteers
- Terms of the Lease were modeled on the South End Rowing Club lease that was approved by the Board on July 30, 2019



Recreation in the Bay



Public Access

- The clubhouse was open to the public 3 days per week on Mondays, Wednesdays, and Fridays for a \$10 day-use fee
- Day-use visitors can use the clubhouse facilities to change and shower after a swim in the SF Bay
- The public access days alternate with the South End Rowing Club next door with the exception of Sunday



Weight Room



Proposed Lease Terms

- Term – 25 years with 24 year option to extend if both sides agree
- Rent – 10% of gross receipts with the exception of a proposed new annual Dolphin Day that will be 4% of gross receipts. Dolphin Day will be a similar fundraiser to the Alcatraz Invitational at SERC.
- Premises – Will include the entire boat launch dock through a Department MOU with the SF Port
- Maintenance – Dolphin Club is responsible for all maintenance of the premises and the Department has no maintenance obligations or liability for impacts created by rising tides

