

## ADDENDUM 1

### IMEP FOR PORT – PIER 70

#### NOTICE OF ANNEXATION FOR PHASE 1

Based on Board of Supervisors Resolution No. \_\_\_\_\_, the Maintenance Agreement hereby incorporates the information and terms provided in this Addendum 1, and in the revised Attachments listed herein and attached hereto.

## 2. PERMIT INFORMATION

**2.1 Interdepartmental Master Encroachment Permit (IMEP) Approval:** Board of Supervisors Resolution No. \_\_\_\_\_ on file with the Clerk of the Board in File No. \_\_\_\_\_.

**2.2.1 Description/Location of Property** (Phase 1 included in **Attachment 1**): Phase 1 of the Pier 70 project is roughly bounded by the northern edge of the 20th Street right-of-way, the eastern edge of the Maryland Street right-of-way, the southern edge of the 22nd Street right-of-way, and the eastern edge of the Illinois Street right-of-way; off-site improvements are also located at the intersections of Illinois Street and both 20th and 22nd Streets and on Maryland Street immediately south of 22nd Street.

**2.3.1 Description/Location of Permit Area:** The Phase 1 Permit Area is shown on **Attachment 2** and includes:

### 2.4 Description of Improvements (Phase 1 included in **Attachment 2**):

- (a) Cobblestones and pavers in streets, sidewalks, and crosswalks
- (b) Custom benches
- (c) Custom bike racks and bike corrals
- (d) Custom waste receptacles
- (e) Bollards
- (f) Wayfinding and interpretive signs, subject to future permitting (not yet constructed)
- (g) Building 15 Structural Frame
- (h) Ground plantings, irrigation, and tree well pavers unit pavers
- (i) Building-adjacent encroachments: retaining wall, rolling gate

**2.8 List of Attachments.** The documents listed below are attached to or accompany this Permit, to reflect that the Phase 1 Permit Area is annexed into the Permit.

**Attachment 1: Property Information.** Written description of the project site and location map identifying the property.

## **Attachment 2: Global Area and Permit Area Documentation.**

**Global Area:** Updated Global Diagram showing all the phases of work that have been annexed into the Permit, including the Permit Area.

### **Permit Area:**

- (a) Written description of the area where the encroachment(s) exist and the boundaries.
- (b) A detailed description of the Improvements.
- (c) Diagram showing the boundary limits of the Permit Area and identifying all Improvements in the Permit Area (“Precise Diagram”). The Precise Diagram shall be a separate document from the SIPs.

## **Attachment 3: Maintenance Documents**

### **Attachment 3A: Maintenance Matrix** (Includes Phase 1 information)

### **Attachment 3B: Maintenance Plan.** (Includes Phase 1 information)

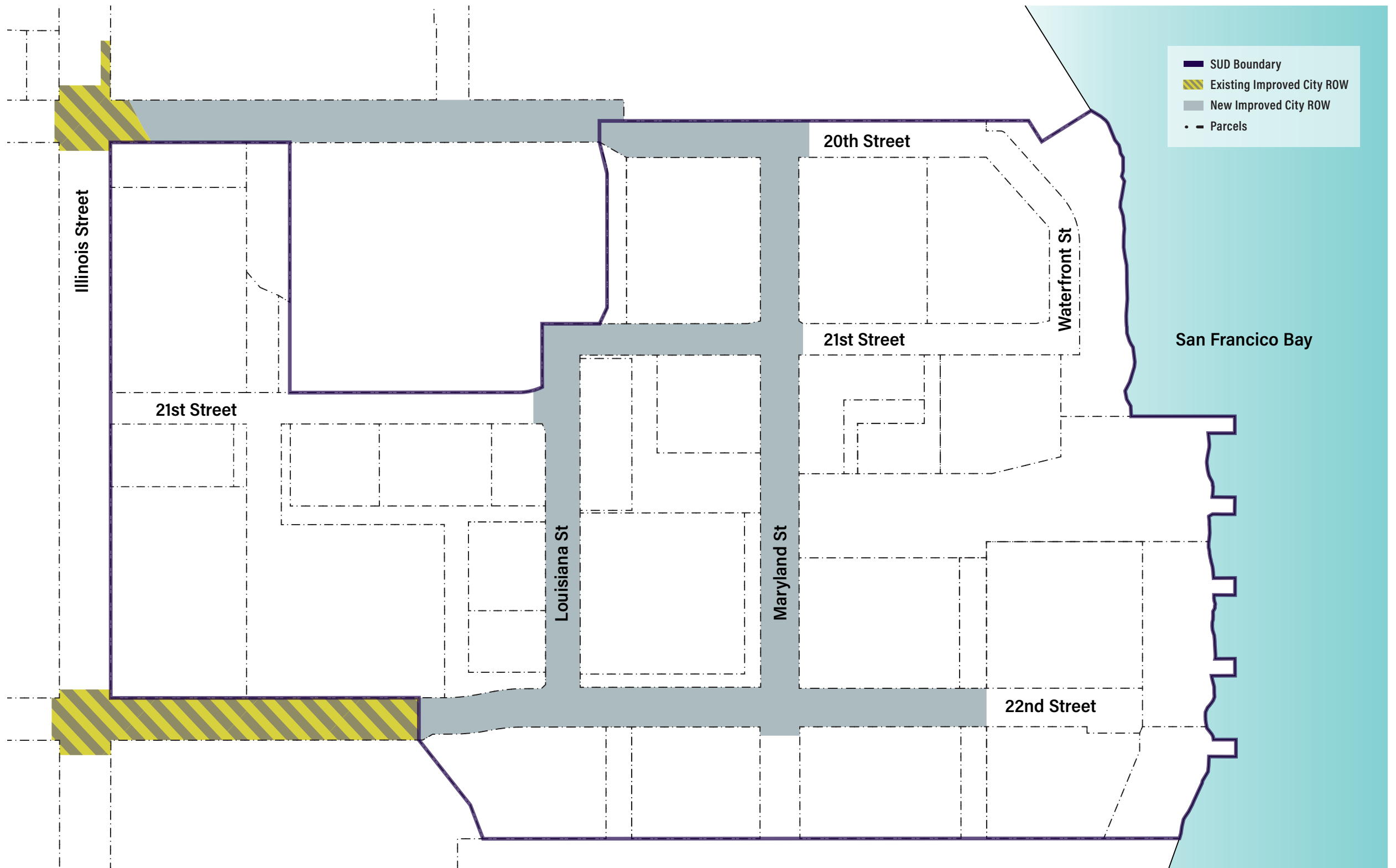
**Attachment 4: Operations Manual List.** Permittee shall submit a document or manual describing how to operate any specialized equipment necessary for continued operation of the Improvements along with manufacturer’s instructions for operation and maintenance (“**O&M Manuals**”) and other pertinent information about the equipment. These documents are for Public Works file purposes and not attached to this Agreement.

The City Engineer has reviewed and certified the description of the **Permit Area** (Attachment 2), **Maintenance Matrix** and **Maintenance Plan** (Attachment 3), and **O&M Manuals** (Attachment 4), and any necessary updates submitted with a Notice of Annexation.

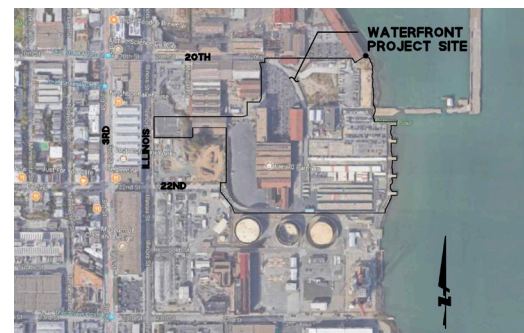
## **5.1 Permits, Permissions, and Approvals**

### **5.1A Requirement to Obtain all Regulatory Permits and Approvals.**

Permittee and Master Developer have obtained all permits, licenses, and approvals of applicable regulatory agencies (“**Regulatory Permits**”) required to commence and complete construction of the Phase 1 Improvements in the PROW and performance of the Permitted Activities, with the exception of deferred improvements. All such Regulatory Permits have been delivered to the Department.



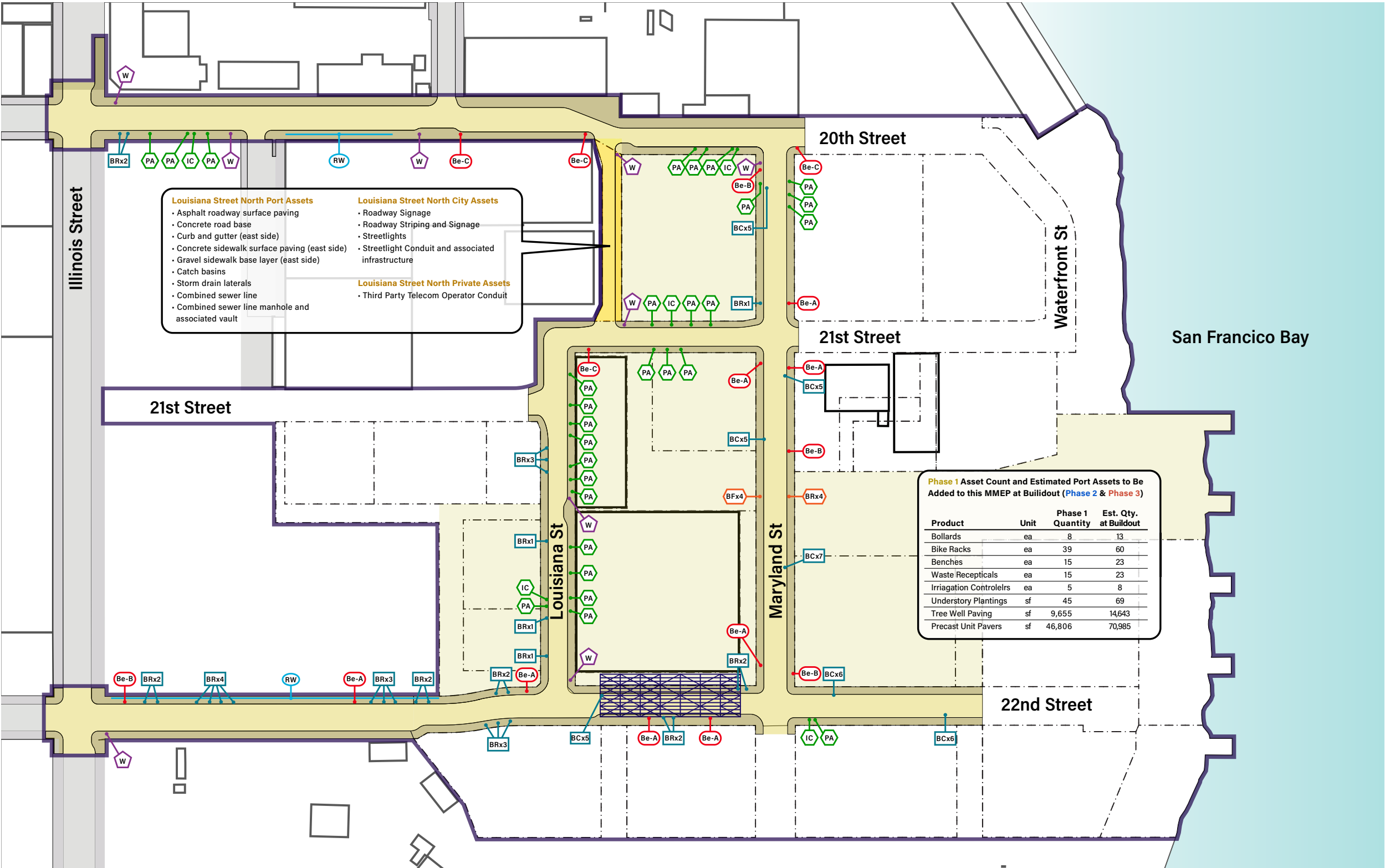
**Attachment 1:  
Pier 70 Phase 1 Area Map**



**Pier 70  
Vicinity Map**



*NOT TO SCALE*



Attachment 2A: Pier 70 Phase 1  
Description of Encroachments

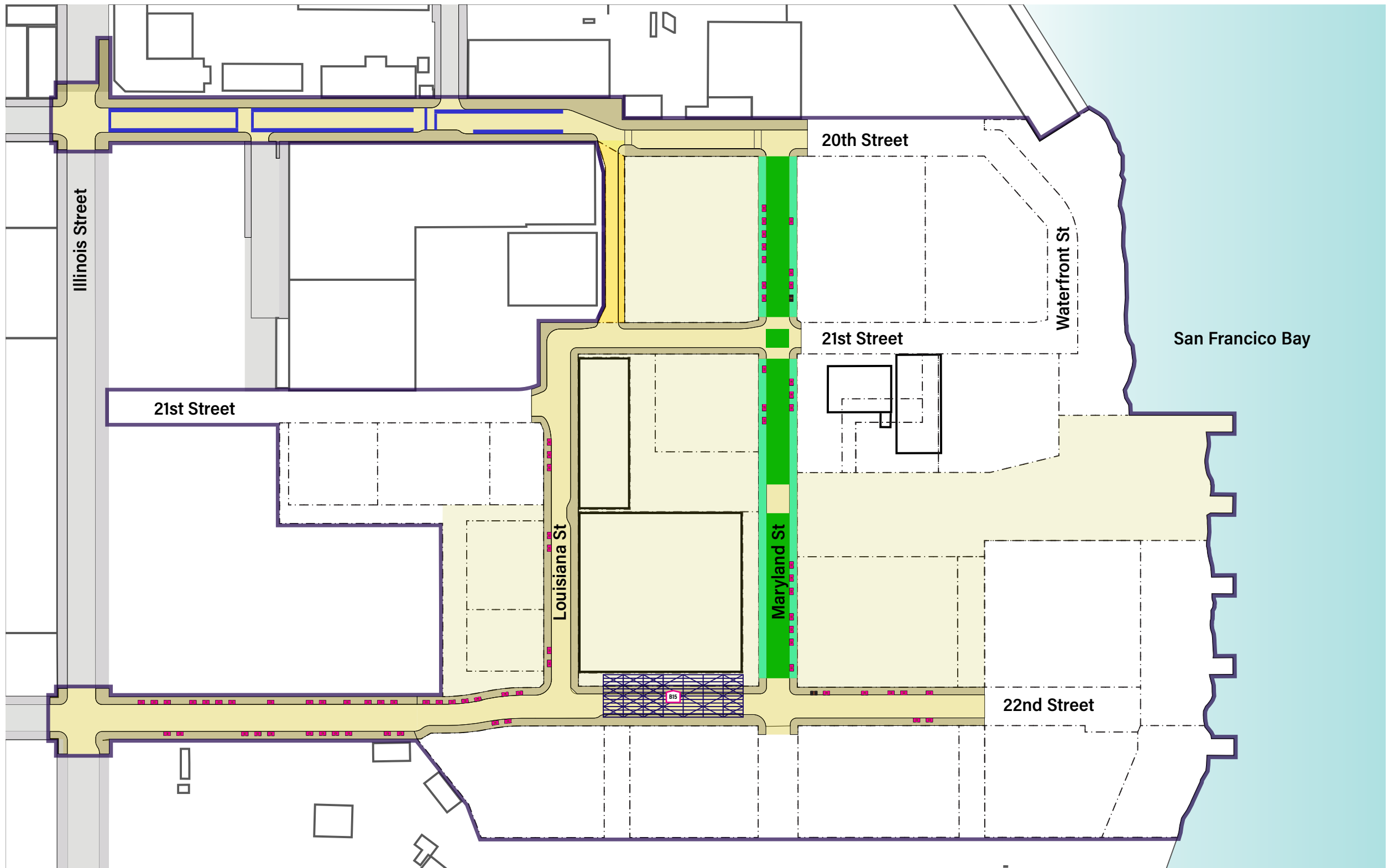
Notes: 1. Map does not show non-standard Paving installed in Phase 1. For Special paving areas, see Map 2

- Be-A Bench Type A
- Be-B Bench Type B
- Be-C Bench Type C
- BFx4 Fixed Bollards (4 Bollards)
- BRx4 Removable Bollards (4 Bollards)
- BRx3 Sidewalk Bike Racks (3 Racks)
- BCx6 In-Street Bike Corral with 6 Racks

- W Waste Receptacle (Trash/Recycling)
- PA Planting Area
- IC Irrigation Controller
- RW Retaining Wall
- B15 Building 15

- Louisiana Street (North Block)
- Phase 1
- Phase 1 ROW (Completed)
- Louisiana St. North (Port ROW)
- Phase 2
- Phase 2 ROW (Future)
- Phase 3
- Phase 3 ROW (Future)





Attachment 2B:  
 Pier 70 Phase 1 – Port Maintained  
 Special Paving

- |   |  |
|---|--|
| <span style="color: blue;">■</span> 20th Street Cobble Stones in Parking Lane and Crosswalks      | <span style="border: 1px solid pink; padding: 0 2px;">B15</span> Building 15 |
| <span style="color: green;">■</span> Maryland Street Sidewalk Unit Pavers                         | <span style="color: orange;">■</span> Louisiana Street (North Block)         |
| <span style="color: green;">■</span> Maryland Street Roadway Unit Pavers                          | <span style="color: yellow;">■</span> Phase 1                                |
| <span style="color: cyan;">■</span> Waterfront Street Special Paving (To be installed in Phase 3) | <span style="color: gold;">■</span> Phase 1 ROW (Completed)                  |
| <span style="color: pink;">■</span> Tree Well Unit Pavers   | <span style="color: orange;">■</span> Louisiana St. North (Port ROW)*        |
|   | <span style="color: blue;">■</span> Phase 2                                  |
|   | <span style="color: lightblue;">■</span> Phase 2 ROW (Future)                |
|   | <span style="color: brown;">■</span> Phase 3                                 |
|   | <span style="color: tan;">■</span> Phase 3 ROW (Future)                      |



# Attachment 3:

## Pier 70 Phase 1 Maintenance Matrix and Maintenance Plan

Maintenance Item Number	Specific Improvement	Products	Maintenance Frequency	Maintenance Instructions	Approximate Quantities (Phase 1)	Approximate Quantities (Full Buildout)	Estimate of Annual Maintenance Costs (Phase 1)	Estimate of Annual Maintenance Costs (Full Buildout)
	Real Property underlying Dedicated Right-of-Ways and Open Space Lands							
	Street Improvements in Dedicated Right-of-Ways							
4.	Non-Standard Roadway Treatment	Cobblestones in 20th Street, Stepstone precast unit pavers in Maryland Street	Sweep and inspect for lift/cracks weekly Pressure wash annually/as needed	* Pressure washing Cobblestones, stepstone pavers with care, adjust pressure to the concrete paver manufacturer's permitted level to preserve the shape and color of concrete pavers. If a more aggressive cleaning is needed, a standard masonry cleaner can be used. * Cleaner should test a small inconspicuous area to ensure that the results are satisfactory; some masonry cleaners are acid based and may etch the surface of the concrete. * Always follow the cleaner manufacturer's application instructions. * Paver manufacturer and model numbers should be preserved properly for future restoration and repair work.	9,700 SF cobblestones 26,800 SF precast unit pavers (street)	14,600 SF cobblestones 40,600 SF precast unit pavers (street)	\$30,000	\$45,600
7.	Stationary Sidewalk Furniture	Streetlife benches, Dispatch trash receptacles, MaxiForce bollards	Control Litter & Empty Trash Receptacles daily Control litter after events as needed Remove posting/graffiti as needed Clean Benches, Bike Racks weekly Repair/replace Trash Receptacles, Bike Racks as needed Inspect bollards annually Repair/replace bollards as needed.	<b>Benches:</b> The slats can be cleaned with clear water and a soft brush or cloth. The use of detergents is discouraged. For removing algae or moss, recommend the use of biodegradable cleaning agents. Do not use a high pressure cleaner or similar; this will open up the wood grain and make the surface coarse. Bench wood can be replaced if it is burned, gouged with spear inventories on site. <b>Trash Receptacles:</b> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners. <b>Bollards:</b> Routine inspections and maintenance steps need to be carried out. The salt and moisture in the air at Pier 70 can create a damaging buildup of salt on the Bollards. This damaging build-up requires timely inspections of all Bollards to detect and subsequently remove the harmful residue. All bollards should be cleaned regularly, ideally with warm soapy water, or a solution of water and detergent, and a soft nylon brush. Once cleaned and rinsed, dry with a soft cloth.	16 benches 15 trash receptacles 8 bollards	25 benches 23 trash receptacles 13 bollards	\$15,000	\$22,800
10.	Non-standard Sidewalk Streetlife Zone	Stepstone precast unit pavers in Maryland Street sidewalk, irrigation system for sidewalk planting	Sweep and inspect for lift/cracks weekly Pressure wash annually/as needed. Irrigation system check monthly, repair/replacement as needed Check irrigation programing twice a year	For Stepstone precast unit pavers in Maryland Street sidewalk, same maintenance instructions as item 4. <b>Irrigation System:</b> Check Springkler head water pressure routinely. Adjust the springkler schedule to extend the system's lifespan and save water. Winterize the irrigation system once temperatures reach or are below freezing; clean/ repair/replace broken heads as needed	20,000 SF precast unit pavers (sidewalk) 5 irrigation controllers	30,300 SF precast unit pavers (sidewalk) 8 irrigation controllers	\$15,000	\$22,800
	Miscellaneous Elements							
20.	Building 15 Structural Frame	Building 15 frame Everbrite coating	Full inspection coating condition every 2 years Remove Posting/Graffiti weekly or as needed	* Remove all wax, silicone, oil, and grease with a stripper or solvent; remove chalk, rust, and dead or loose paint; wash the surface with Everbrite cleaners or other free-rinsing detergent; rinse well and allow to dry completely. * Rish thoroughly; do not allow the cleaners to dry on the surface. * If an acid cleaner is used, neutralize with EZ Prep Cleaner & Neutralizer or a solution of baking soda & water. Once clean, do not contaminate the surface with waxes, polish or silicone. * Apply three layer coats (Paint ID number: EB128) with paint sprayer with a fine finish tip, high-density form roller, sponge brush, nature bristled brush, applicator pad, dries to touch in 15-30 minutes. * Recoat before any tarnish or oxidation is seen or at the first sight of slight color change. * Conduct inspections by licensed structure engineers every 2 years with appropriate documentation showing the condition of the structure frame.	N/A	N/A	\$15,000	\$22,800
22.	Non-Standard Bike Rack/Corrals	Bike racks	Repair/replacement as needed Remove Posting/Graffiti as needed	The finish of the racks does not need to be maintained aside from postings/graffiti removal (as needed)	39 bike racks	60 bike racks	\$6,000	\$9,120

**Notes:**

1. Annual Estimated costs are based on proposed scope of work and frequency with industry average standard, unit costs given here are estimated and do not constitute a firm quote. These estimated costs are based on the quote provided third party service venders and subject to change if new requirement is forthcoming.

2. Under the Owners' Association, this Budget maintenance will be performed by various 3rd party vendors and therefore there will be no dedicated FTEs (Full Time Employee) for these services. The cost table reflected in the budget assumes maintenance contract costs for the appropriate 3rd party contractors. Contractors will determine the allocation of staff with hours and specialized equipment (such a Pressure Washer/Steamer, Lawn Mower, Maintenance Vehicle, etc.) in order to successfully fulfill the scope of work in the service agreements.

3. All costs presented in February 2024 dollars.

4. Full buildout quantities are estimates based on phases 2 and 3 using similar designs and materials. Phase 2 and 3 designs have not yet been completed and are subject to change.

Description	Manufacturer	Model Number	Description*	Phase 1 Quantities	Unit	Unit Cost* (Material + Installation)	Total (Material + Installation) Installation Cost*	With 20% Markup	% of Initial Construction cost to replace	Est. Replacement Cost	Life-Cycle (years)	No. of Replacements 40 years	Annual Contribution to Reserve Fund
Lights / Bollards													
Bollard	MAXIFORCE	MFSN-SS2-N (fixed) MCSP-SS2-S (collapsible)	Standard Body, Padlock Operated, Standard Style 2 Head, Simple Base Fix and Collapsible Bollard	8	ea	\$ 1,500	\$ 12,000	\$ 14,400	50%	\$ 7,200	20	2.0	\$ 720
Fixtures & Elements													
Bike Rack	URBAN ACCESSORIES	SFP	Custom 36" Ring, Surface Mount, ductile iron ASTM A536 class 65-45-12 Material with Baked Oil Finish, Cast in 1 piece.	39	ea	\$ 1,800	\$ 70,200	\$ 84,240	50%	\$ 42,120	10	4.0	\$ 16,848
Bench	STREETLIFE	DB-L2-300-TH /CT/ PC; DB-T-BR1-180-TH / TT / PC; DB-L1-300-TH /CT/ PC	Wooden bench nature color with 2 beams and steel supports; with 2 beams and steel supports, top mounted with 1 armrest; with 1 beam and steel supports	16	ea	\$ 9,500	\$ 152,000	\$ 182,400	50%	\$ 91,200	15	2.7	\$ 16,213
Trash Recepticals	FORMS+SURFACES	SLDIS-216	Dispatch Receptacle with ink blue texture powdercoat, 36-gallon, split-stream (litter & recycling), two 16-gallon half liners	15	ea	\$ 1,000	\$ 15,000	\$ 18,000	50%	\$ 9,000	10	4.0	\$ 3,600
Irrigation Controller	WEATHERTRAK	WTLC-C-06-PL-F	Covered by Irrigation and Landscaping O&M manual	5	ea	\$ 5,000	\$ 25,000	\$ 30,000	50%	\$ 15,000	15	2.7	\$ 2,667
Landscaping													
Low Planting	See SIP landscape drawings for planting plan			45	ea	\$ 500	\$ 22,500	\$ 27,000	100%	\$ 27,000	30	1.3	\$ 1,200
Concrete & Pavement													
Vehicular Cobblestone Pavement	ROMEX	ROMPOX - D2000	Apply stone gray color pavement jointing mortar with salvaged cobblestones.	9,655	sf	\$ 25	\$ 241,373	\$ 289,647	30%	\$ 86,894	20	2.0	\$ 8,689
Pavers	STEPSTONE	PA S1 & PA S2	Narrow Modular Pavers in light, medium and dark gray color, 6"X18"X2-1/2" size for Maryland Street Sidewalk & 6"X18"X4" size for Maryland Street	46,806	sf	\$ 35	\$ 1,638,210	\$ 1,965,852	30%	\$ 589,756	30	1.3	\$ 26,211
Permeable Paving at Tree Wells	SALVAGED COBBLESTONE PAVERS	4"x4"	Tree wells are filled with 4"X4" cobblestone pavers with rough crushed gravel	3,091	sf	\$ 55	\$ 170,005	\$ 204,006	30%	\$ 61,202	20	2.0	\$ 6,120
Vehicular Concrete	Please refer to Submittal #03-3000-11.0 - Vehicular Concrete Crosswalk - Concrete Mix Design 03-3000 - Cast-in-Place Concrete & Submittal #32-1316-5.0 - Seeded Vehicular Concrete Mockup 32-1316 - Exterior Landscape Concrete			9,753	sf	\$ 25	\$ 243,813	\$ 292,575	30%	\$ 87,773	30	1.3	\$ 3,901
Asphalt Concrete Pavement	Please refer to Submittal #32-1216-1.0 - Asphalt Paving 32-1216 - Asphalt Paving			5,916	sf	\$ 18	\$ 106,484	\$ 127,781	30%	\$ 38,334	30	1.3	\$ 1,704
Pedestrian Concrete/Sidewalk	Please refer to Submittal #03-3000-15.2 - Sidewalk and Street Base Concrete 03-3000 - Cast-in-Place Concrete			83,478	sf	\$ 20	\$ 1,669,552	\$ 2,003,462	35%	\$ 701,212	30	1.3	\$ 31,165
Retaining Wall	Please refer to Submittal #31-3516-8.1 - Concrete Mix Design 31-3516 - Shoreline Protection			467	lf	\$ 300	\$ 140,190	\$ 168,228	30%	\$ 50,468	30	1.3	\$ 2,243
Total for all items													\$ 121,282

\*Notes: Please refer to submittals for Concrete and Pavement's detail specifications

Estimated Maintenance Labor Cost

Staffing	Scope of Work	Frequency	Base Rate / Hr	Hours	Annual
Landscaper	Low planting maintenance, pest control on timely basis.	Service twice a month	\$ 28.00	192	\$ 5,376.00
Laborer	Site fixtures cleaning, inspection, inspect for lift/cracks, paver power washing,	Service Weekly & as needed	\$ 28.00	416	\$ 11,648.00
Plumber	Check Irrigation system on timely basis, repair/replace hardware as needed, programming irrigation system timely.	Service Once a month & Inspect Bi-Annually	\$ 75.00	106	\$ 7,950.00
Janitor	Control Litter and empty trash receptacles daily, control litter after events, clean benches, bike racks and site furnishings.	Clean daily & as needed	\$ 22.00	2,080	\$ 45,760.00
Painter	Clean site furnishing surface, remove graffiti including building 15	Service monthly & as needed	\$ 30.00	126	\$ 3,780.00
Iron Worker	Repair and replace hardware as needed, such as bike racks, trash receptacles, etc.	Service as needed		as needed	\$ 6,000.00
	Materials and Supplies				

## **Attachment 4:**

### **List of Pier 70 Phase 1 Operations and Maintenance Manuals**

1. Building 15 Everbrite Coating O&M Manual
2. Dispatch Trash Receptacle O&M Manual
3. Dispatch Trash Receptacle Cleaning Instructions
4. MaxiForce Bollards O&M Manual
5. Pier 70 - Irrigation and Landscaping O&M Manual
6. Stepstone Precast Paver Cleaning Instructions
7. Streetlife Bench Maintenance Instructions