

**REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL SERVICES FOR TRANSBAY BLOCK 6 and 7
545 UNIT HOUSING DEVELOPMENT, SAN FRANCISCO**

Mercy Housing California (**Mercy**) and Golub Real Estate Corporation (**Golub**) have been selected by the Successor Agency to the San Francisco Redevelopment Agency (“Successor Agency”) as co-developers of Block 6 and 7 (also known as the **Project**) in the Transbay Redevelopment Project Area in San Francisco. The Project will include a 402 unit market-rate tower, 7 adjacent market-rate townhomes, and an adjacent building of 70 affordable housing units on Block 6 and 4 buildings with 80 affordable housing units on Block 7. The Project will also include retail space, underground parking, child care, site/street improvements, and 28,000 square feet of common open space.

The Development team is requesting evidence of qualifications from firms interested in providing professional services, including engineering and related services, for the design and construction of Block 6 and 7 as more fully described below. Firms have the ability to send qualifications for Block 6 or Block 7 only. If firms want to submit qualifications for both, they must submit 2 separate packages. Depending on scope, consultants may be under contract with either the developer or with the project architect, Solomon Cordwell Buenz (SCB) for Block 6 or Santos Prescott and Associates (SPA) for Block 7.

The Project is administered by the Successor Agency. The Agency’s Small Business Enterprise (SBE) Program is applicable to the Project with a 50% SBE participation goal and a Construction Workforce goal of 50% for local San Francisco Residents. SBEs currently certified with the Agency and only Local Business Enterprises (LBEs) certified with the City and County of San Francisco (with three year average gross receipts under \$2 Million Dollars) will count towards the 50% SBE Professional Services Goal. SBEs are strongly encouraged to submit their qualifications. For information on LBE certification, please visit <http://sfgsa.org/index.aspx?page=5364>

Project Developers

Golub and Mercy are co-developers of Block 6 and 7. The long-term owners and operators of the project will consist of two (2) to-be-formed single purpose entities.

Golub, a privately-held firm founded more than 50 years ago, has developed, owned, managed or leased more than 45 million square feet of commercial office and 50,000 residential units. In addition to its domestic activities, the company has also developed projects in five foreign countries. Overall, the firm has been involved in more than \$7 billion in real estate transactions. With more than 100 employees dedicated to providing ‘best-in-class’ real estate services, Golub has earned a reputation as one of the most innovative real estate firms in the world.

Mercy Housing was founded in 1981 by the Sisters of Mercy of Omaha to provide adequate housing for low-income families. Today, Mercy Housing is a national organization that acquires and develops program-enriched housing for a variety of low-income populations, including families, seniors and people with special needs. With a track record of nearly \$2 billion of affordable housing

development, Mercy has the experience necessary to execute complex development. More than 115,000 people have benefited from Mercy's efforts.

Architect (Block 6 – Market Rate and Affordable Housing)

Solomon Cordwell Buenz (SCB) is an award-winning architecture, interior design and planning firm founded in 1931 that practices nationally and internationally from offices in Chicago and San Francisco. SCB has extensive design experience with urban mixed-use, multi-family residential, corporate office, higher education, retail and transportation facilities. In addition, SCB's leading vision for sustainability in design is an asset to the Project.

Architect (Block 7 – Affordable Housing)

Santos Prescott and Associates (Santos Prescott) is an architecture and urban design firm founded in 1979 that is acclaimed for the spatial inventiveness and social responsibility of its work, which focuses predominantly on housing, as well as institutional and civic facilities. With offices in San Francisco and Somerville, MA, the firm derives architectural solutions from knowledge derived from both professional practice and academic research, and has won numerous awards from its design projects.

Project Design Description

Block 6 is a 42,625 square foot parcel on Folsom Street between Fremont and Beale Street in San Francisco that is currently occupied by a surface parking lot.

The developer has proposed to construct a market-rate residential tower consisting of 402 market-rate apartments, an adjacent midrise tower consisting of 70 affordable units, 7 adjacent market-rate townhomes ancillary retail along Folsom Street, underground parking, and site/street improvements. Unit sizes of the Market-Rate tower and townhouses are an average of 715 square feet. Varying units include studios, JR-1, 1-bedroom and 1-bedroom plus den and 2 bedroom units. 2 bedroom units will comprise approximately 25% of the units. Affordable units will be the same size as Market-Rate units. Concrete frame, Type I building will be specified for the construction of Block 6.

Block 7 is a 27,728 square foot parcel located between Fremont and Beale Streets, adjacent to Block 6. The blocks will be separated by a new extension of Clementina Alley, which will be constructed as part of the project.

The developer will develop affordable homes consisting of 80 units in 4 buildings. The overall unit mix for the affordable development is 40% one, 35% two, and 25% three bedroom units. Wood frame building over a concrete podium will be specified for the construction of Block 7.

The design of the Project was prepared as part of the developer selection process with the Successor Agency and will be the basis of the on-going design process.

The Project goal will be LEED Gold rated. The Project presents a sustainable program centered on an integrated, high performance façade that reduces energy consumption, substantially reduces the

first cost and operating cost of the mechanical systems, and produces up to 70% of the energy needed for domestic hot water and heating.

Professional Services Requested (not an exclusive list)

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|---|---------------------------------------|
| Acoustical Consultant | Communication/Data Consulting |
| Civil Engineering | Security Consulting |
| Surveying | Smoke Control/ Life Safety Consultant |
| Permit Expediter | Parking Consultant |
| Environmental Consultant | LEED Commissioning Services |
| Geotechnical Engineering | Elevator Consultant |
| GreenPoint Rater | Waterproofing/Roofing Consulting |
| Title 24 Consultant | Wind Study |
| Landscape Architects | Enclosure |
| Lighting Design | Exterior Maintenance |
| Mechanical, Electrical and Plumbing Engineering | Interior Design/FF&E |
| Model making services | LEED Reporting |
| Structural Engineering | Signage and Graphics |
| Joint Trench Utility Consultant | Waterproofing Consultant |

Successor Agency certified Small Business Enterprises are encouraged to apply.

Process and Schedule for Selection of Professional Consultants:

Selection of Consultants/Engineers

Optional pre-submittal meeting on **Friday, September 21, 2012 at 9:30AM** at 1390 Mission Street, San Francisco, CA 94103

Qualifications are due by **Friday October 5, 2012 at 4:00 PM** at Project Management Advisors, 400 Oyster Point Boulevard, Suite 336, South San Francisco, CA 94080, Attn: Daryl Deller.

Qualifications received after the due date and time will not be accepted.

Schedule for Selection

Issue Consultant RFQ	Friday, September 7, 2012
Pre -Submittal Conference	Friday, September 21, 2012
Qualifications Due	Friday, October 5, 2012 @ 4:00 pm

Selection of Consultants

TBD, 2012

Schedule for Construction:

It is anticipated that construction of Block 6 will begin in the Fall of 2013. The anticipated construction date of Block 7 is T.B.D.

Submittal Requirements

All interested candidates must submit information about their firm that identifies at minimum the following qualifications. Please adhere to the following page limitations (pages are to be counted as one sided):

1. Firm introduction and services offered (1 page max.)
2. List your experience working on projects of similar size and scope. Experience with multifamily residential projects and supportive housing is preferred, and sustainability a plus. Experience in Type 1 construction also preferred. (2 pages max.)
3. List your experience with projects in the City and County of San Francisco. Please include information on your experience with obtaining permits and approvals from San Francisco Building Department as relevant (1 page max.)
4. A list of comparable projects you have worked on (3 pages max.). For each project, please note:
 - a. Project name and location
 - b. Brief description
 - c. Date completed
 - d. Total number of units
 - e. Total gross square footage
 - f. Construction cost
 - g. References (Contact name, title, company, relation to project, and phone number)
5. Include resumes from your project team. (3 pages max.)

Selection Criteria

Phase I Evaluation of Qualifications (100 pts)

Consultants will be selected based on the following criteria:

Experience with projects similar in size, scope, and construction type (where applicable) (25pts).

- Experience working with the Mayor's Office of Housing (MOH) (20pts)
- Familiarity with the permits and approvals process in the City of San Francisco (20pts)
- Project team members individual experience (25 pts)
- Completeness of qualifications in response to the RFQ (10pts)

Phase II Oral Interviews (50 pts)

Qualified firms may be asked to participate in an oral interview as part of the selection process.



The Successor Agency is responsible for ensuring that the procurement process is free of discriminatory practices which would exclude qualified small business enterprises in securing contracts funded by the Agency. For questions regarding contract compliance, please email Alma Basurto, Contract Compliance Specialist at Alma.Basurto@sfgov.org or call (415) 749-2422.

Qualifications Submission:

Please submit:

- **One (1) electronic copy to:**

daryld@pmainc.com

- **Six (6) written and bound copies of qualifications to:**

Project Management Advisors
Attn: Daryl Deller
400 Oyster Point Blvd. Suite 336
South San Francisco, CA 94080

BY Friday, October 5th, 2012, @ 4:00 p.m.