



MISSION BAY SOUTH BLOCK 9 REQUEST FOR PROPOSALS ADDENDA AND ISSUANCE OF REVISED RFP

ADDENDUM NO. 2

Project: Mission Bay South Block 9

Issue Date: June 7, 2017

Proposal Due Date: **July 27, 2017 by 4:00 pm**

Please be advised that the Office of Community Investment and Infrastructure (OCII) is revising the request for proposals (RFP) for the above-referenced project that was originally issued on April 6, 2017 with a deadline for submission of proposals by June 29, 2017. As a result of the revision described below, OCII is extending this deadline to July 27, 2017. Attached hereto is a redlined version of the revised RFP.

In an effort to address unprecedented construction costs, OCII amends the RFP to request that Applicants include in their submittals both a conventional construction base line scenario, as well as a scenario proposing alternative construction technologies, such as modular construction. Both scenarios should present a well-designed, high quality project that will positively contribute to the urban form of Mission Bay South.

Proposals should include a clear, side-by-side comparison of the development scenarios including development and construction schedules, hard and soft cost estimates, funding pay-in schedules, and other relevant factors.

OCII may, depending on information gathered through this RFP, require the use of construction technologies that provide cost savings and that may expedite the completion of the construction at Mission Bay South Block 9.

Applicants are required to respond to the request for both a conventional construction scenario and a non-conventional construction scenario in order to be deemed responsive to this RFP. If

an Applicant does not submit an alternative construction proposal because it has determined that an alternative construction scenario is infeasible or not advised, an explanation is required.

OCII has modified several sections of the RFP to reflect this change. The schedule has been revised to allow Applicants adequate time to review and modify their proposals. Applicants should note the following changes to the RFP:

1. **Project schedule** – The schedule has been updated to allow for an extended period for questions and requests for written information (questions are now due to OCII by June 21, 2017) and an extended deadline for proposal submission. Proposals are now due by 4 pm on July 27, 2017. Subsequent dates for review, evaluation, and consideration by the Mission Bay Citizens Advisory Committee and OCII Commission have also been modified. See **Section II.A Important Dates** in the updated RFP for a complete schedule.

2. **Alternative Scenario** – The RFP has been modified to state that Applicants should include an alternative scenario that utilizes non-traditional construction methods, such as modular construction, that may result in development cost and time savings. Direction relevant to this change is shown in redline in the attached RFP in the following sections:
 - Section I Summary
 - Section IV.A Housing Development Concept
 - Section IV. B Affordability Restrictions & Financing Plan
 - IV.G Design & Construction
 - IV.H Equal Opportunity Programs
 - VI.A Development Concept & Financing Proposal
 - I.X Applicant Expenses

ADDENDUM NO. 1

Project: Mission Bay South Block 9

Issue Date: May 11, 2017

Proposal Due Date: ~~June 29, 2017 by 4:00 pm~~

Applicants should note the following changes:

1. **2017 Income/Rent Limits** – The initial request for proposals, dated April 6, 2017, included the 2016 income and rent limits published by the Mayor’s Office of Housing

and Community Development (MOHCD) as an attachment for use in preparing a project financing plan. MOHCD has since released 2017 rent and income limits. Applicants should use the MOHCD 2017 rent and income limits and the updated MOHCD worksheet to prepare their financing plan.

The updated limits result in revisions to **Attachments 19A, 19B, and 20**. Please include the updated Attachment 20 in your submittal.

2. **Property Manager Narrative** – Section IV.E of the initial RFP, dated April 6, 2017, referenced a property management narrative, however, a narrative was not noted in the submittal requirements outlined in Section VI.E. Page 30 of the RFP has been amended to require the following with regard to Property Manager experience:
 - a. **Approach (Narrative):** Provide a written narrative (no more than one (1) page) describing the Property Manager’s experience and approach to serving high need resident communities.
 - Experience managing properties that house formerly homeless tenants, persons with mental illness, and other relevant issues.
 - Experience collaborating with on-site community service providers.
 - Anticipated policies and practices to ensure resident safety and stability.
 - Experience, if any, working with a third party service for rent collection.
 - b. **Property Manager’s Experience in Comparable Projects (Attachment #5):** Complete the Property Management Experience Form.

In addition to the changes stated above, Applicants should take note of the design direction below, which is consistent with but expands upon the standards described in the RFP.

When defining the siting and massing of the proposed building, take care to consider:

1. The impact of the proposed development of SWL-337 across Mission Rock Street between Third Street and Terry A Francois Boulevard, which includes a ten story garage structure to the west of Bridgeview Way and a 120’ high residential building to the east of Bridgeview Way.
2. The impact of the height (approximately 50’) of the adjacent wall on the western side of the site (the Public Safety Building).

3. Solutions that optimize the opportunities for solar exposure in the location of common usable open spaces.
4. Solutions that optimize the opportunities for views toward the Bay.
5. A design for the mid-block break that conveys a residential character and provides usable common space, while maintaining access for emergency vehicles and, potentially, an option for vehicle access to Block 9A.