



Hunters Point Shipyard

Request for Statements of Interest and Qualifications (“RFQ”) for Design, Engineering, & Professional Consulting Services

Issue Date: September 06, 2017

Issuing Entity & Address: Gensler (on behalf of FivePoint Development LLC)
Two Harrison Street, Suite 400 San Francisco, CA 94105

Location of Work: Hunters Point Shipyard Phase 2, Major Phase 1, Micro Phase 1
Prior San Francisco Naval Shipyard, San Francisco, CA 94124

Direct all inquiries for information via e-mail to:

E-mail: mark_mcminn@gensler.com; jessica_sheehan@gensler.com
Subject Line: SF Shipyard RFQ Inquiry

EMAIL PROPOSAL SUBMITTALS DIRECTLY TO:

Mark McMinn and Jessica Sheehan c/o Gensler
Two Harrison Street, Suite 400 San Francisco, CA 94105
E-mail: mark_mcminn@gensler.com; jessica_sheehan@gensler.com
Subject Line: SF Shipyard RFQ Submittal

Submittals for furnishing the services described herein must reach the above email address electronically by the deadline stated. **DEADLINE 5:00 p.m. PDT on October 05, 2017.**

RFQ SCHEDULE*

RFQ Released	Wednesday, September 6, 2017
Deadline for Questions & Clarifications on RFQ issued to Gensler	Friday, September 22, 2017
RFQ Pre-Submittal Meeting	Thursday, September 21, 2017, 9:30 am PDT at SF Public Library, Koret Auditorium
Gensler Distribute Written Response	Monday, September 25, 2017
RFQ Due Date	Thursday October 5, 2017 5:00 pm PDT
RFP Shortlist Notice	Late October, 2017

*FivePoint reserves the right to alter dates as necessary

A. PURPOSE OF THIS DOCUMENT

This Request for Qualifications (RFQ) seeks **statements of interest and qualifications** from professional services firms to consult on the design of Hunters Point Shipyard Phase 2, Micro Phase 1 projects in collaboration with Gensler and Primary Discipline Consultants. A shortlist of RFQ respondents will be invited to participate in a subsequent RFP process. Micro Phase 1 projects are Buildings 10, 9a and 9b.

Gensler has been retained by FivePoint Holdings, LLC (FivePoint) to serve as the Architect for the Micro Phase 1 Shipyard Site. Gensler, on behalf of FivePoint, is in the process of contracting with the following Primary Discipline Consultants, or Primes, for work related to these projects.

- BKF for civil engineering
- ZFA Structural Engineer
- Watry Design for parking consultant
- Meyers + Engineers for MEP engineering

“Prime consultants” in this context generally means engineering firms that will be Engineer-of-Record for the scope of work identified. Additional professional consultants are required for Micro Phase 1 projects for scopes of work in various disciplines, **including potentially those scopes listed above**. See Section I for a description of professional service opportunities associated with this RFQ. Note that responses to this RFQ should be submitted separately for each building project within Micro Phase 1, as outlined in subsequent sections of this document.

Shipyard projects must also comply with the San Francisco Office of Community Investment and Infrastructure’s (OCII) Small Business Enterprise (SBE) Policy, as further described in Section K of this document. The OCII SBE Policy requirements, and existing contracts with Gensler and Prime consultants described above, create opportunities for substantial associations between professional service consultants. Local Business Enterprises (LBEs) and SBEs are strongly encouraged to respond to this RFQ, with an understanding that teaming and substantial associations will be entertained only during a forthcoming RFP process.

FivePoint and Gensler will evaluate responses to this RFQ and invite shortlisted firms to respond to a Request for Proposal (RFP), which will include an interview process.

The project delivery method is expected to include FivePoint’s on-boarding of a Construction Manager/General Contractor (CM/GC) to perform cost estimating, construction strategy, and schedule input during early Schematic Design Phase. The current design delivery approach is to complete building design and construction documents for permit and bidding. Design-Assist, Design-Build and similar delivery methods are not currently planned.

B. ABBREVIATIONS USED IN THIS REQUEST FOR PROPOSAL

Add Alt	Additive Alternative Fee for discretionary scope that may or may not be contracted
Architect	Gensler
BIM	Building Information Model
CA	Construction Administration
CCSF	City & County of San Francisco
CD	Construction Documents
CLT	Cross Laminated Timber
D4D	Design for Development Document (Design guidelines and standards for the districts)
DD	Design Development
DRDAP	Design Review and Document Approval Procedure (Approval process description)
HPS2	Hunters Point Shipyard Phase 2
HPS #	Hunters Point South block number indicated on masterplan
LBE	Local Business Enterprise
MEP	Mechanical, Electrical & Plumbing Engineering
OCII	Office of Community Investment & Infrastructure, San Francisco
Owner	FivePoint
R+D	Research and Development
RFP	Request for Proposal
RFQ	Request for Qualifications
SD	Schematic Design
SBE	Small Business Enterprise
SFFD	San Francisco Fire Department
TCO	Temporary Certificate of Occupancy

C. INTRODUCTION

CP Development Co., LLC (“FivePoint”) is the Master Developer of the Hunters Point Shipyard Phase 2 (HPS2), located on approximately 420 acres along the southeastern waterfront of San Francisco. HPS2 will be a model of integrated planning and sustainable design. The site, a former naval base, is part of the larger Bayview Hunters Point neighborhood, an area characterized by well-established residential neighborhoods, commercial uses, and industrial areas. The transformative redevelopment of Hunter’s Point Shipyard will introduce new infrastructure, state-of-the-art amenities, parks and open space, neighborhood retail centers, and a diverse range of housing and employment opportunities along the picturesque waterfront – all conveniently situated near downtown San Francisco and the Peninsula.

The San Francisco Shipyard is a revitalized waterfront neighborhood with a bold new vision offering a mix of residences, retail, entertainment, research and development/ office space and hundreds of acres of parks. The San Francisco Shipyard is being crafted from the culture of a historic San Francisco neighborhood, featuring contemporary design with amenities such as car charging stations, pocket parks, private patios and rooftop decks. Residents of The San Francisco Shipyard are being drawn to its walkability and acres of manicured parks and trails as well as the homes’ stylish architecture, design features, and easy access to San Francisco, the Peninsula, and the East Bay. The San Francisco Shipyard is on the forefront of sustainable “green” development practices, as the community is pre-certified LEED-ND Gold from the US Green Building Council. The Navy, which currently owns the land, is conveying the land to the City (and in turn to FivePoint) in phases after it completes any required environmental remediation.

The San Francisco Shipyard, and the neighboring Candlestick Point development to the south, are the largest redevelopment effort in San Francisco since the 1906 earthquake and are changing the face of the City’s southeastern waterfront. FivePoint aims to engage locally based businesses to join us in our endeavor to create thriving communities within the San Francisco Shipyard.

D. OVERALL PROJECT CONTEXT

NOTE: This section describes the vision of the Hunters Point Shipyard development. Descriptions below are provided for context and background reference, and are not included as final or unchanging information in the RFQ. Projects specific to this RFQ are outlined in greater detail in Section J.

The Hunters Point Shipyard Masterplan

The advancement and development of HPS2 will contribute a unique piece of city-making to the rich tapestry of San Francisco. The masterplan for HPS2 (Exhibit B), prepared by Adjaye Associates, celebrates the many layers of history that remain evident in the neighborhood while maximizing access to the San Francisco bay. In recognition of the Shipyard’s evolution - from its rural origins, to its naval heritage, to its increasingly urban character – the masterplan proposes to retain key legacy buildings and features to root the development in the neighborhood’s past, while establishing new infrastructure and built form to support the Bayview, Hunters Point and San Francisco communities as they develop into the future.

The framework for the Shipyard masterplan is established around two key elements:

1. An urban grid with a geometry that reinforces its historic industrial fabric; and
2. Two public urban spaces that provide the backdrop for the public life within the Shipyard – a smaller, intimate “Water Room”, and a larger “Green Room”.

The urban grid has been adjusted to a human, pedestrian-friendly scale inspired by key residential and greenspace references from across San Francisco. Retaining this heritage allows for maximum retention of existing buildings, and creates a logical sequence of phasing consistent with the progressive transfer of land parcels from the US Navy.



The Green Room and Hunters Point Shipyard South

The Green Room is a large privately owned public open space that is a civic counterpart to the Water Room. While the more urban Water Room describes a vision of sustained activity, the Green Room promises a place of respite for the community unique within the boundary of development. Firmly grounded within the context of the Shipyard's legacy buildings and located at a common entry for various transportation types, the Green Room's spaces are a source of protection against the harsh bay winds. Along with native vegetation and careful design of the ground-scape, the park's rolling mounds acknowledge the site's original uses by the Ohlone Tribe.

Surrounding the park, the Hunters Point Shipyard South (HP South) neighborhood is a mixed-use residential and commercial district that provides more traditional urban character than the adjacent R+D District to the north-east. Lending recreational support to the main park, the southern neighborhood provides a range of sports fields for soccer, baseball, basketball and tennis, as well as tapping into the Shipyard's network of bike paths and pedestrian allées.

As further described in following sections, this RFQ is specific to building sites within the Hunters Point Shipyard South district.

The Water Room and Hunters Point Shipyard North

The Water Room functions as the heart of the Shipyard. Taking the form of a new public arena encasing Dry Dock 4, the Water Room provides a central focus for the Shipyard and establishes an entirely unique destination for local residents and the wider city. Flanked by an anchor retail space and new residential units, the dry dock is reinforced with pedestrian bridges, water access, and a new amphitheater that preserves the historic dock edge, thereby creating opportunities for public gatherings, sponsored programming and cultural life along the active waterway. The retention and enhancement of the dry dock ensures that its function is modernized in a manner that retains its historic character. To the north-east of the Water Room and Dry Dock 4 is a historic R+D District programmed with Research and Development land uses and activities. A lively, mixed-use commercial district, the R+D district is uniquely suited for innovative start-ups, expanding tech leaders, forward-thinking enterprises, and creative office/lab tenants. To the north-west of the R+D district is a diverse residential neighborhood – Hunters Point Shipyard North.

HP North is an intimate residential neighborhood punctuated by two residential towers on its southern edge. The residents in this area will enjoy expansive views north towards Downtown San Francisco, the Bay Bridge and East Bay, and convenient access courtesy of an integrated transit, bicycle, pedestrian and road network.

Shipyard Village Center

The creative backbone of the development, the Village Center is a mixed-use neighborhood that includes the largest artist community in North America. The artist community will remain in both an

existing building and a future building. The main street, Fischer Street, will be lined with urban manufacturing and retail uses in the form of Maker Spaces.

Hunters Point Shipyard Innovation District

Adjacent to the Shipyard Village Center, Hunters Point will be the site of a dynamic new innovation district that combines the resources and potential of K-12 education, higher education, and private enterprise. On Crisp Road, a Science, Technology, Engineering and Math (STEM) Academy for secondary students will open up collaborative possibilities across technical and scientific platforms. The STEM Academy will also promote collaboration and the sharing of resources with the R+D activities in the R+D District. Complementing the STEM Program, a private K-12 school is also proposed, surrounded by recreation space and sports facilities. An SFUSD elementary school may also be located within HPS2. Together they will bring synergy to the residential and working communities of the neighborhood in a manner that captures San Francisco's distinctive innovative spirit.

E. PROJECT ENTITLEMENTS

The 2010 Shipyard Design for Development (D4D), Exhibit C which contains design guidelines and standards for the districts described above, and the Design Review and Document Approval Procedure (DRDAP) Exhibit D which describes the approvals process, are the two principal governing documents for vertical design standard and process at HPS2. The design of buildings specific to this RFQ (HPS 9A, HPS 9B and HPS 10/Bldg 411) must meet all design requirements established within the D4D and DRDAP, as well as all applicable codes, laws, and regulations in the City of San Francisco.

The 2010 D4D is currently undergoing revisions, with a new version expected to be issued in the coming months. Further information will be shared during the forthcoming RFP phase. For more information: <http://sfdbi.org/codes>.

F. SUSTAINABILITY GOALS

The owner is considering developing the site as an Eco-Grid, taking a holistic approach to the sustainable deployment of resources including renewable energy, water reuse, building efficiency and smart city technologies to create a new paradigm for healthy, innovative and ecologically responsible communities. The commercial and residential buildings will be part of a district HVAC system and will need to be designed and equipped accordingly.

The site is required to meet LEED Neighborhood Development Gold standards. The D4D requires that all R&D buildings individually also meet LEED BD&C Gold standards or higher. The Respondent will work with FivePoint and Gensler to determine if LEED credits are required or if optional credits are desired. The intent is to incorporate any LEED requirements into the project design criteria at the earliest stage possible.

G. CONSTRUCTION TYPES

Several different construction types are being considered for use including cast-in-place concrete, precast concrete, and steel construction. Cross Laminated Timber (CLT) or other commercially available modular systems may also be considered, and the design team will explore automated parking systems for parking uses. Relevant project experience with such systems, as it relates to the respondents' disciplines, should be included in the statement of qualifications.

H. TIMELINE

The anticipated timeline for services rendered on the scope of work is four to five years. Refer to current project schedule Exhibit G, although schedule is subject to modifications.

Qualifications are requested for the following disciplines. Please specify which disciplines the RFQ submittal is addressing, and address each of the 3 buildings with a separate submittal, if applicable. A single consultant may qualify for several disciplines and/or a consultant may focus on only a portion of the scope of a particular discipline.

Contracted with FivePoint

- Expeditor
- Special Inspection
- Surveyor
- Geotechnical Engineering

Subconsultants contracted under Architect or Primary Discipline Consultant

- Acoustical and Vibration Engineering
- ADA and other applicable Disability Codes
- Associate Architect
- AV (Audio Visual)
- Building Enclosure
- Building Energy Modeling
- Civil Engineering
- Code Consultant/ Fire & Life Safety*
- Cost Estimating
- Electrical Engineering
- Expeditor
- Exterior Building Maintenance/façade maintenance
- Fire Alarm
- Fire Protection
- Green Roof Consultant
- Hardware Consultant
- Interior Design*
- Irrigation Engineering
- Landscape Architect/ Water Features
- LEED Administration
- Lighting Designer
- Low Voltage

- Mechanical Engineer
- Model Maker
- Parking Design
- Plumbing Engineer
- Printing and Reprographics
- Security Consultant/Telecom
- Signage: interior and exterior/ code compliant and wayfinding
- Site Utility Consultant
- Solar/Photovoltaic
- Specification Consultant
- Structural Engineer
- Vertical Transportation
- Visualizations
- Waterproofing
- Wind Consultant

*Note: Consultant may be contracted with FivePoint. Final contracting arrangement to be determined.

FivePoint and Gensler anticipate selecting one or more consultants from each discipline, though we reserve the right to not select any for an individual discipline. Further description of the expected scopes of services are included in the attached Exhibit A.

As previously noted, respondents for disciplines contracted by the Architect (Gensler) and Primary Discipline Consultants will be considered for substantial association with the appropriate consultant during the forthcoming RFP phase.

OCII recognizes Joint Ventures (JVs) and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work defined in a written JV or Association agreement, and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association. Under this arrangement, OCII will deem the JV or Association to be an SBE for the purposes of meeting the SBE goal. **However, as mentioned previously, no teaming is to occur at the RFQ stage of the selection process. Partnerships/Joint Ventures will be entertained during the RFP process, but not in this RFQ.**

I. PROJECT SCOPE

This RFQ is specific to three commercial building projects within HPS2 Micro Phase 1, generally described as follows:

EXISTING BUILDING 411 / HPS10 - Adaptive Reuse

HPS 10 is an existing building that will be adaptively reused and expanded. The scope includes renovation of the existing building to create Class A R+D / Office space and retail space.

- Conceptual Program includes:
 - 212,380 GSF Block size (187,500 SF building footprint)
 - 440,000 GSF R+D/Office Space
 - 50,634 GSF Retail Space
 - 490,634 GSF Total concept program
- Delivery conditions: Warm Shell. Respondents should identify a base Cold Shell fee and the added fee for Warm Shell delivery. See Exhibit I for definitions.
- Building 411 is a 200,000 sf former shipbuilding manufacturing facility constructed in 1949. The building is comprised of one large principle manufacturing shop floor area with two adjacent 2-story ancillary accommodation additions originally containing former offices, locker and restrooms, storage areas, former washrooms, and other ancillary accommodations. There is also a 1 story (double height) former furnace enclosure adjacent to north addition. The main shop floor building volume is constructed with a structural steel frame bearing onto concrete grade beams and pile foundations. (Drawings of the existing building are available upon request.)
- The existing building envelope consists in part of asbestos cement corrugated cladding, linear glazing, large bye-parting sliding doors, and cast-in-place concrete walls. The building roof is split into 2 sections, the north section being approximately higher than the south section. Both roofs feature north-facing "sawtooth" fenestration.
- Preliminary concepts include the adaptive reuse of a significant portion of Building 411. The existing 2-story portion of the structure at the east is anticipated to be demolished and replaced by new construction approximately 50' wide by the building length of 525 feet.
- Adjacent grade will be raised (addressed under a separate project) five to seven feet requiring new foundation construction.
- Space is likely to include one or more atriums.
- Existing exterior skin will be largely replaced.
- It is not understood if seismic upgrades have been performed on Building 411 since the Loma Prieta Earthquake of 1989.

- Active Use/Retail program will be located at grade level adjacent to the 'Green Room' and pedestrian walks.

HPS 9A - New R+D / Office

- Conceptual program includes:
 - Block size: 83,017 SF
 - 310,000 GSF of New R+D / Office
 - 32,000 GSF ground level Retail
 - 342,000 Total GSF
- Delivery conditions: Warm Shell. Respondents should identify a base Cold Shell fee and the added fee for Warm Shell delivery. See Exhibit I for definitions.
- All levels above grade. Will be sited on five to seven feet of raised grade (addressed under a separate project).
- Approximately 75 to 85 feet in height. (pending OCII's master plan approval).
- Assumed Floor-to-floor heights: 20' ground floor, 15' for higher floors
- The R+D program may include dry lab, tech spaces, but no wet lab utilities are currently anticipated.
- Active Use/Retail program at grade level

HPS 9B – Parking

- Conceptual program includes:
 - Block size: 50,292SF
 - 302,100 GSF including about 840 spaces,
 - 10,500 GSF retail at ground level
 - 312,600 Total GSF
- New Parking Structure with all levels above grade.
- Sited on five to seven feet of raised grade (addressed under a separate project).
- Approximately 65 feet in height (pending OCII's master plan approval)
- Assumed floor to floor heights level 1 at 20', level 2 at 11'-6", levels 3+ at 10'-4"
- Parking on the roof level.
- Parking within the development must conform to Design for Development ("D4D") requirements, including façade articulation and screening of vehicle headlights. Parking must also be screened, likely, in part by solar panels to satisfy renewable power resource

requirements. Portions of the façade not including retail or other active uses must be treated in a way to improve the ground-level pedestrian experience as specified in the D4D.

J. COMPLIANCE WITH OCII'S SMALL BUSINESS ENTERPRISE (SBE) POLICY

This project is administered by the San Francisco Office of Community Investment and Infrastructure ("OCII"). The OCII Small Business Enterprise ("SBE") Policy (Exhibit F) is applicable to the Project with a 50% SBE participation goal (Professional and Personal Services Contracting) and a trainee hiring goal for design professionals with contracts greater than \$100,000. Owner and Gensler are committed to making a good faith effort to contract with professional service consultants certified as SBEs. First consideration will be given in awarding contracts to Project Area SBEs and San Francisco-based SBEs pursuant to the OCII SBE Policy. Non San Francisco-based SBEs will be used to satisfy participation goals only if San Francisco-based SBEs are not available, not qualified, or if their bids or fees are significantly higher than those of non San Francisco-based SBEs.

OCII will recognize Joint Ventures (JVs) and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work defined in a written JV or Association agreement, and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association. Under this arrangement, OCII will deem the JV or Association to be an SBE for the purposes of meeting the SBE goal. However, no teaming is to occur at the RFQ stage of the selection process. Substantial associations, Partnerships, and/or Joint Ventures will be entertained during the forthcoming RFP process, not in this RFQ process.

OCII no longer directly certifies SBEs, however OCII will honor firms certified with the City and County of San Francisco as Local Disadvantaged Business Enterprises (LBEs) that are consistent with the SBE certification standards. In order to be recognized as an economically disadvantaged SBE, the business must have an average gross receipt income based on the three most recent tax returns that does not exceed \$2.5 million dollars for Professional Services.

OCII will also accept the information on documented small economically disadvantaged businesses (SBE, MBE, and WBE) certifications from the following jurisdictions: State of California – Small Business Enterprises (SBE), Federal and any other local jurisdiction. Staff will make the final determination on the consistency of the certification standards and acceptance or denial of certifications listed above.

For more information on LBE certification with the City and County of San Francisco, please visit the following site: <http://sfgov.org/cmd/lbe-certification>

Please contact George Bridges, Senior Contract Compliance Specialist for additional information: George.bridges@sfgov.org

K. PRE-SUBMISSION CONFERENCE

Respondents are encouraged to attend a Non-Mandatory Pre-submission Conference where representatives of the development team will briefly present the project and answer questions. The meeting will take place as follows:

LOCATION (Koret Auditorium – Main Library)
September 21, 2017
9:30 AM

L. CLARIFICATIONS AND INTERPRETATIONS

In advance of the deadline stated in the RFQ Schedule above, all questions and requests for clarification for this RFQ shall be submitted in writing to:

Mark McMinn and Jessica Sheehan
E-mail: mark_mcminn@gensler.com; jessica_sheehan@gensler.com
Subject Line: SF Shipyard RFQ Inquiries

All questions and clarifications received prior to September 20 will be responded to at the Pre-Submission Conference. All questions and clarifications received after the Pre-Submission Conference and before the deadline for questions and clarifications on will be responded to by September 25 at 5:00 pm. Any clarifications or interpretations that materially affect or change RFQ requirements will be distributed by Gensler or FivePoint as an addendum to Respondents and will be deemed part of this RFQ.

M. RFQ COSTS BORNE BY RESPONDENT

All costs related to the preparation of a submittal to this RFQ and any related activities are solely the responsibility of the Respondent. FivePoint assumes no liability for any costs incurred by the Respondent throughout the entire selection process.

N. RESPONDENT'S RESPONSIBILITIES

Each Respondent shall study this RFQ, including all exhibits and governing documents whether stated herein or not, and become familiar with the package's contents and the location, nature of the sites and scope covered by the RFQ package. Any failure to understand completely any aspect of this RFQ or the proposed sites is the responsibility of the Respondent. It is the responsibility of the Respondent to request any additional documents, including but not limited to OCII regulations that were not provided in this RFQ, such that the Respondent fully understands the requirements related to the Project.

O. SUBMITTAL REQUIREMENTS

Submittals should be prepared simply and economically, providing a straightforward and concise description of the Respondent's capabilities for satisfying the requirements of the RFQ. Emphasis should be on completeness, and clarity of content and substance.

Submittals shall be signed by an authorized representative of the Respondent and shall include Respondent’s certification that all information provided in its response to this RFQ is true and accurate. Failure to provide information required by this RFQ may result in rejection of the submittal.

1. There shall be one respondent submittal for **each building project separately**, as applicable. Each submittal shall include the following sections, separated by page breaks:
 - a. **A cover letter** indicating the Scope(s) of Work identifying the discipline(s) in Exhibit A for which the Respondent is submitting qualifications. Should Respondent cover multiple scopes, please identify all areas in which Respondent is qualified to perform services provided they are relevant to this RFQ.
 - b. **A description of Respondent’s qualifications** to perform the work briefly described in the Scope of Work. Identify up to five (5) completed projects that best demonstrate firm qualifications to perform the work. While built projects are generally preferred as relevant examples of experience with similar building types, Respondent is free to portray unbuilt projects when they better demonstrate relevant experience. Describe the project, identify specific services provided, and provide reference contact information.
 - c. **Describe the organizational structure of the team** and identify the type of services for which they will likely be directly responsible, their experience level, and the amount of time they will be dedicating to the project. Personnel presented in the submittal are expected to be the same personnel involved throughout the life of the project.
 - d. Consultant **fee rate schedules** for staff that are expected to work on the project. Please follow the table format shown below.

Name	Position/ Role	Rate

- e. **If applicable, evidence** that the Respondent qualifies as a Local and/or Small Business Enterprise pursuant to the requirements of the OCII SBE Policy.
2. **One PDF** document in one file with a clear and legible copy of the entire submittal. The digital file must be provided in a PDF file format.

3. Any information thought to be relevant, but not specifically applicable to the enumerated Scope of Work, may be provided as an appendix to the submittal. However, any additional information should be concise and focus only on the requirements of the RFQ.

P. QUALIFICATIONS, EVALUATION CRITERIA, AND SELECTION PROCESS

1. FivePoint and Gensler are looking for a diverse pool of candidates experienced with similar building types and scales, in the city of San Francisco, with offices in San Francisco being strongly preferred.
2. After the RFQ Due Date, FivePoint and Gensler in consultation with OCII will review each qualification submittal and create a shortlist of consultants to participate in the Request for Proposal (RFP) process.
3. All firms wishing to be considered for the Project must satisfy the following conditions:
 - a. Applicable business and professional licenses in good standing; and Satisfactory insurance coverage. Evidence of satisfactory insurance coverage per Exhibit H is not required in a response to this RFQ, but will be requested during the forthcoming RFP process for those contracting directly with FivePoint, Gensler or a Primary Discipline Consultant.
4. RFQ respondents will be evaluated based upon, but not limited to, the below factors:
 - a. **Strength of consultant's qualifications** to undertake the subject scope of services
 - b. **Ability to collaborate** as part of an expansive team
 - c. **Experience in working with the jurisdictions** affecting this project, including experience working with OCII and meeting OCII's Small Business Enterprise requirements
 - d. **Individual project team members' experience** with projects of similar size/scope in Jurisdictions affecting this project
 - e. **Professional references** from developers, general contractors, and/or design professionals. References may be contacted.
 - f. **Experience with similar product type** (i.e. construction type, etc.)
 - g. **Résumés**
 - h. **Other criteria** deemed to be in the best interest of the Project.
5. Consultants will not execute a project specific Consultant Agreement until the Forthcoming RFP process is complete.
6. The shortlist for consultants invited to participate in Phase 1 the forthcoming RFP process will be announced in late October 2017 (subject to change).

Q. RESERVATION OF RIGHTS

FivePoint and Gensler reserve the right to increase or decrease scopes of services, to reject any and all qualifications without providing reason for such rejection and re-solicit for new qualifications at any point in time during the term of this RFQ. Neither this RFQ nor subsequent communications during the evaluation process shall be deemed to imply or be part of any binding agreement on the part of FivePoint, its affiliates, any Respondent or any of their respective FivePoint, employees, or representatives. No contract shall be awarded, if at all, unless and until FivePoint enters into a separate written agreement for such services. FivePoint has no obligations, whether expressed or implied, to enter into any agreement for such services.

R. NO EXCLUSIVITY

FivePoint and Gensler have an interest in seeing that the Project team is comprised of diverse and competent consultants and subcontractors retained in compliance with the OCII Jobs and Equal Opportunity Program. Therefore, for the purposes of the RFQ, Respondents shall not form contracts with consultants or subcontractors, or request or enter into exclusivity arrangements that would preclude them from participating in the Project as part of another team, nor should any contact be made with such consultants.

S. ATTACHMENTS

- Exhibit A. Description of Primary Scopes of Work
- Exhibit B. Shipyard Master Plan and Illustrative Project Site Plans
- Exhibit C. Design for Development (D4D)
- Exhibit D. Design Review and Document Approval Procedure (DRDAP)
- Exhibit E. BAYVIEW HUNTERS POINT Employment and Contracting Policy
- Exhibit F. San Francisco OCII Small Business Enterprise (SBE) Policy
- Exhibit G. Preliminary Project Schedule
- Exhibit H. Insurance Requirements for Consultants and Sub-Consultants
- Exhibit I. Cold Shell and Warm Shell Definitions

End of RFQ, Exhibits Follow