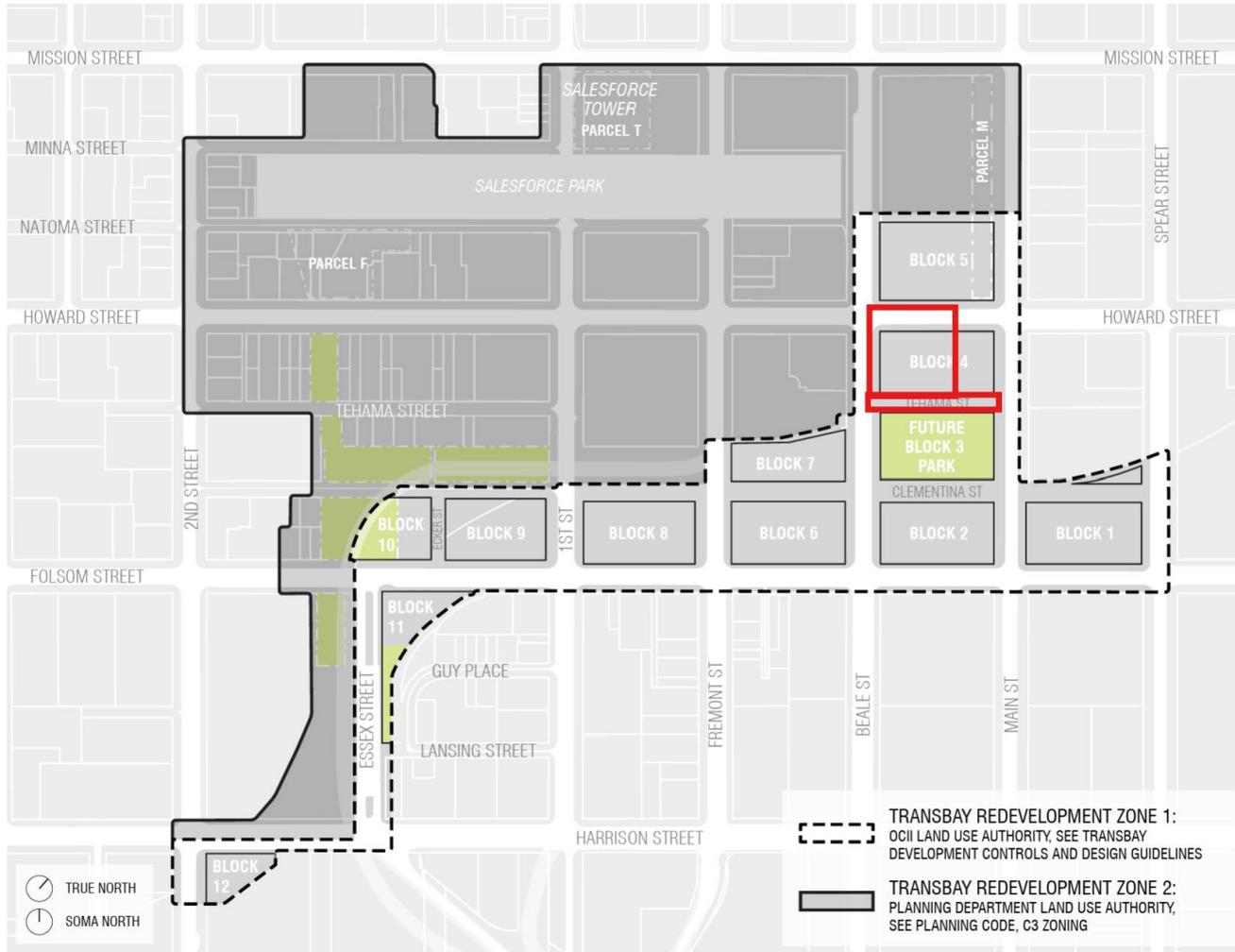


Transbay Block 4 RFQ

Mercy Housing and Young Community Developers

March 20, 2026

Site Location



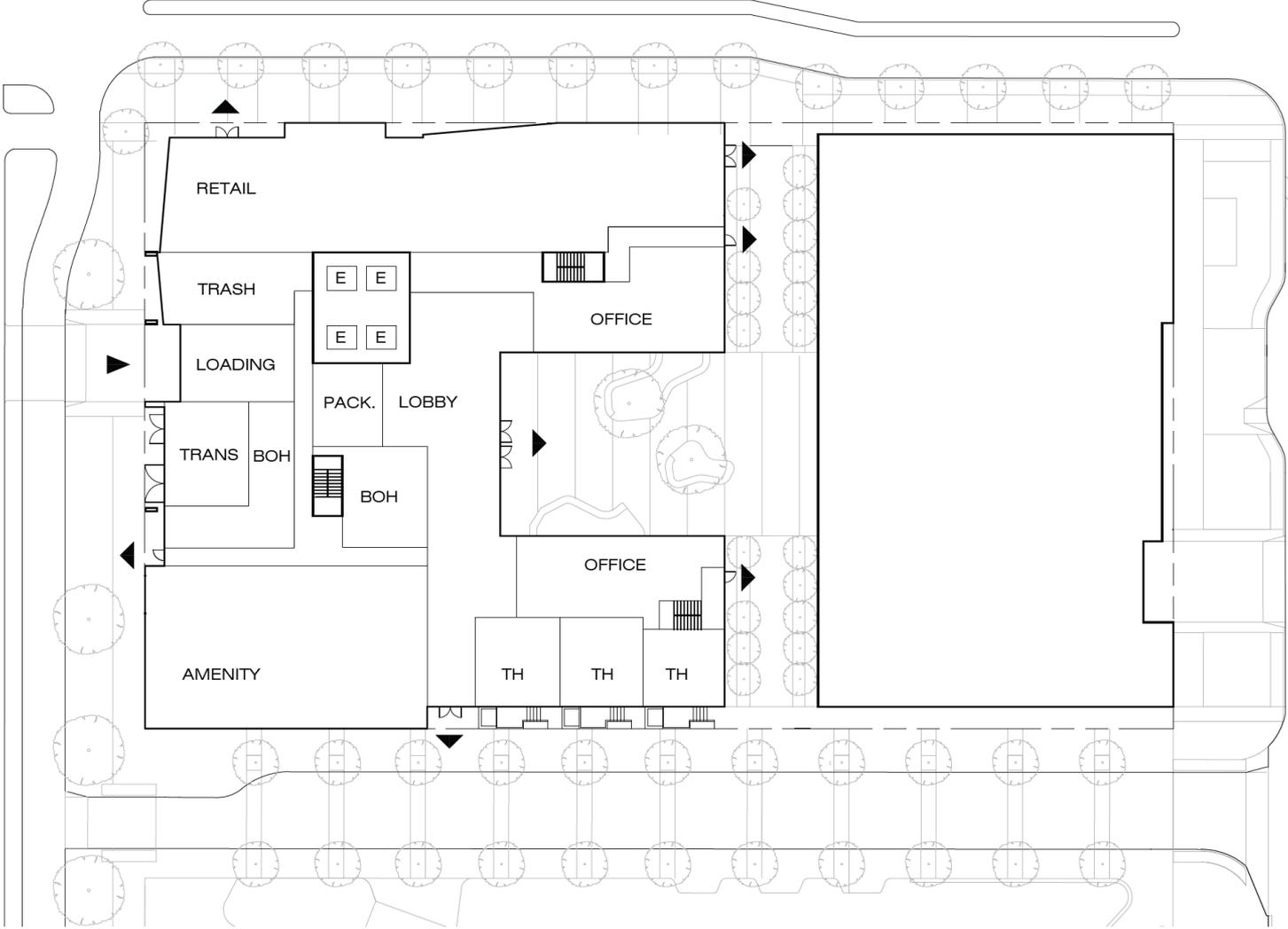
Project Overview

- 24-story, high-rise construction
- Type-I Construction
- 314 units
- Mixed-use with ~4200 sqft of commercial space.
- Includes a new eastern extension of Tehama St.
- Mid-block mews between Howard and Tehama St.
- 20% PSH Units

Development Program

Number of units	314
AMI Restrictions	30-80% AMI
Unit sizes	<ul style="list-style-type: none">• 80 – 1 bds:• 156 – 2 bds:• 78 – 3 bds:
Parking	~157 Spaces for bikes
Amenities	<ul style="list-style-type: none">• Community room• Outdoor courtyard and roof deck• Multiple Laundry Rooms

Design



Design

VIEWS

from Beale & Tehama St



from Howard St



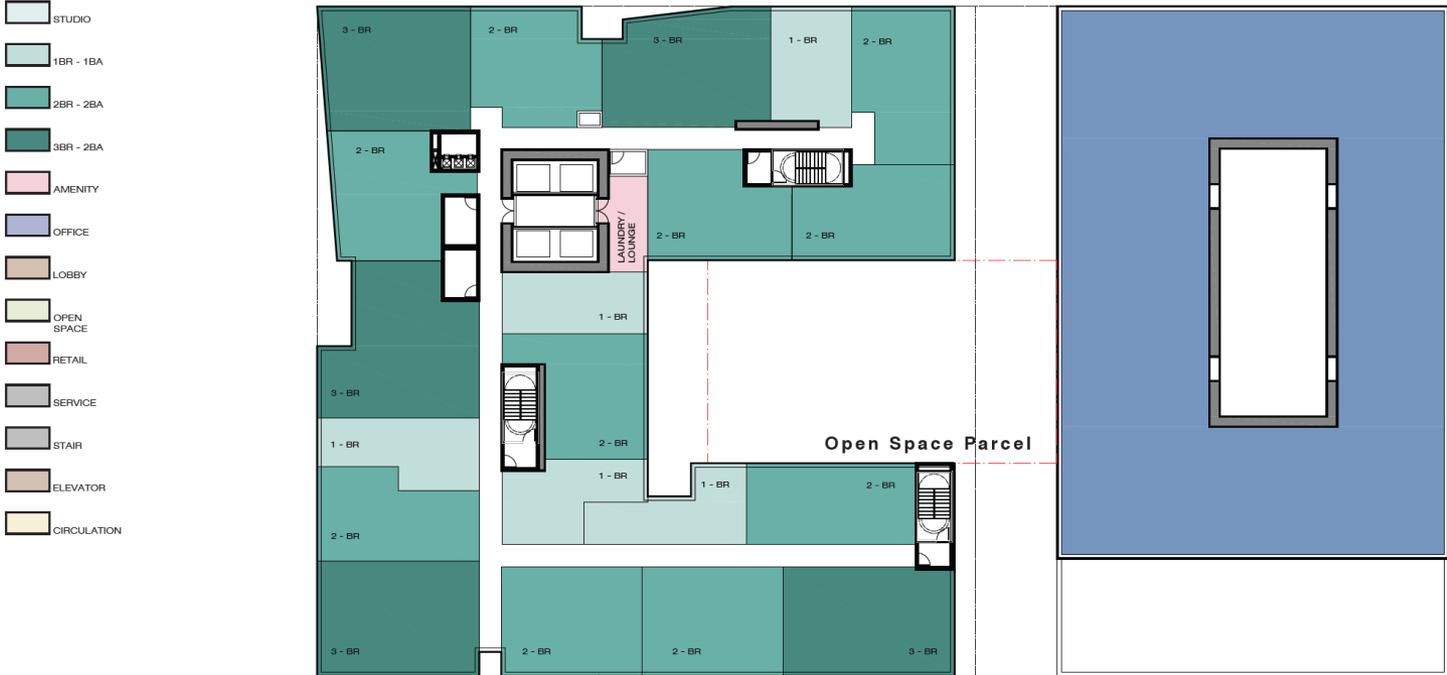
Design

Concept Floor Plans



Design

Concept Floor Plans



LAUNDRY @ EVERY FLOOR

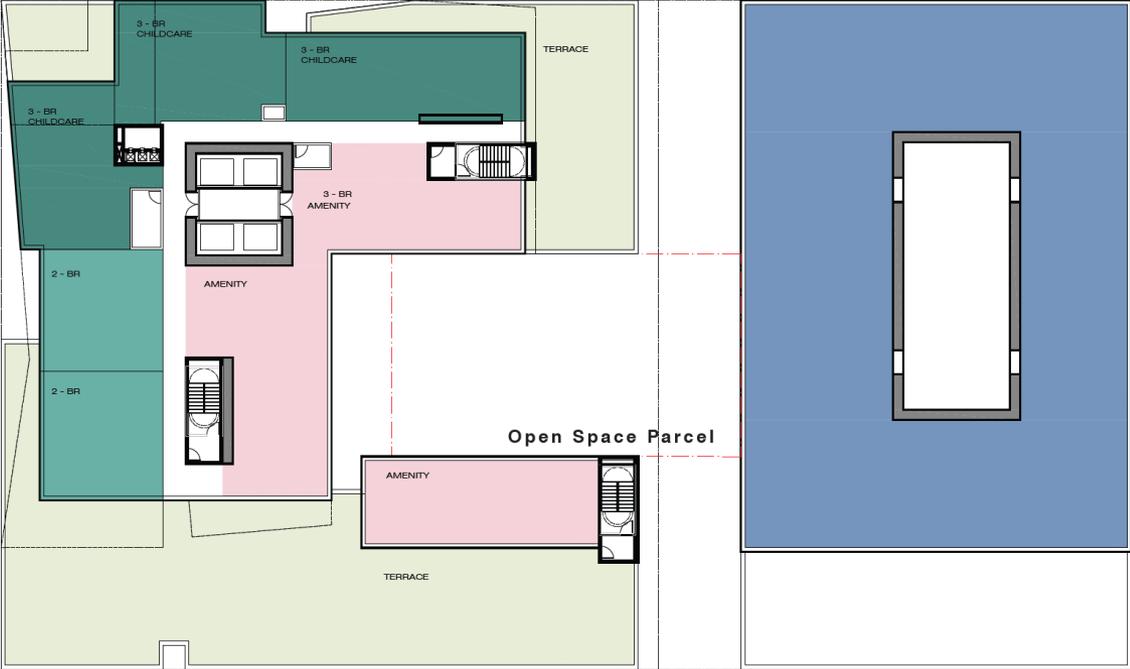
LEVEL 2-7



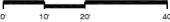
Design

Concept Floor Plans

- STUDIO
- 1BR - 1BA
- 2BR - 2BA
- 3BR - 2BA
- AMENITY
- OFFICE
- LOBBY
- OPEN SPACE
- RETAIL
- SERVICE
- STAIR
- ELEVATOR
- CIRCULATION



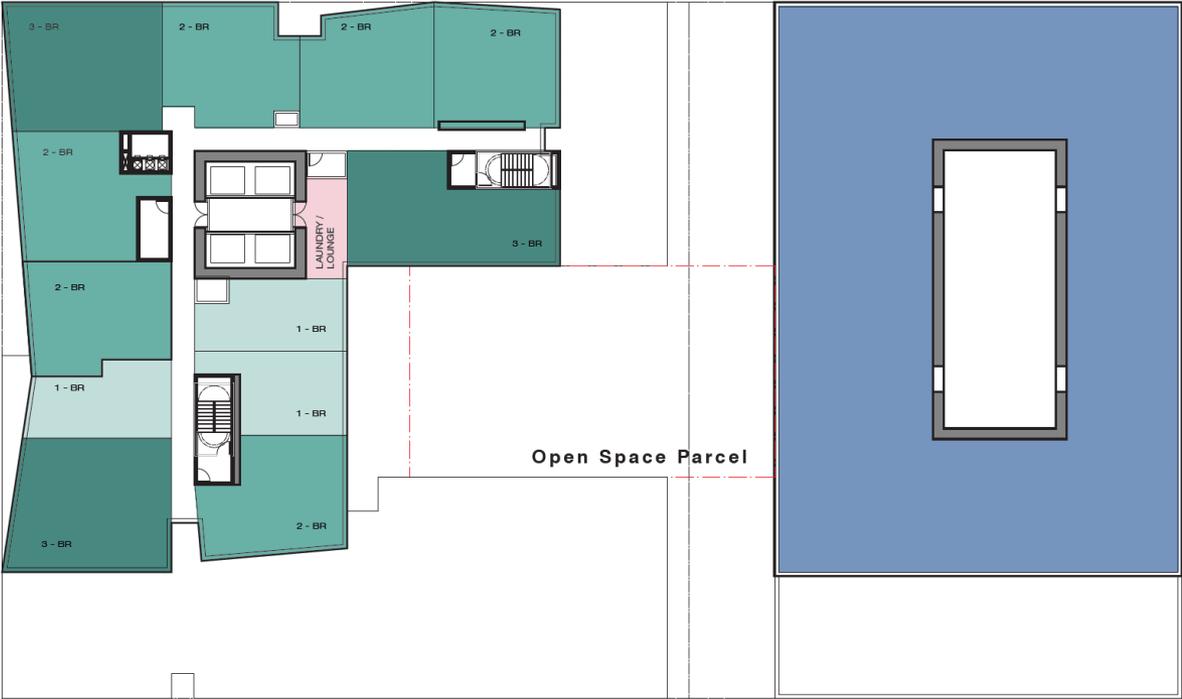
LEVEL 8



Design

Concept Floor Plans

- STUDIO
- 1BR - 1BA
- 2BR - 2BA
- 3BR - 2BA
- AMENITY
- OFFICE
- LOBBY
- OPEN SPACE
- RETAIL
- SERVICE
- STAIR
- ELEVATOR
- CIRCULATION



LAUNDRY @ EVERY FLOOR

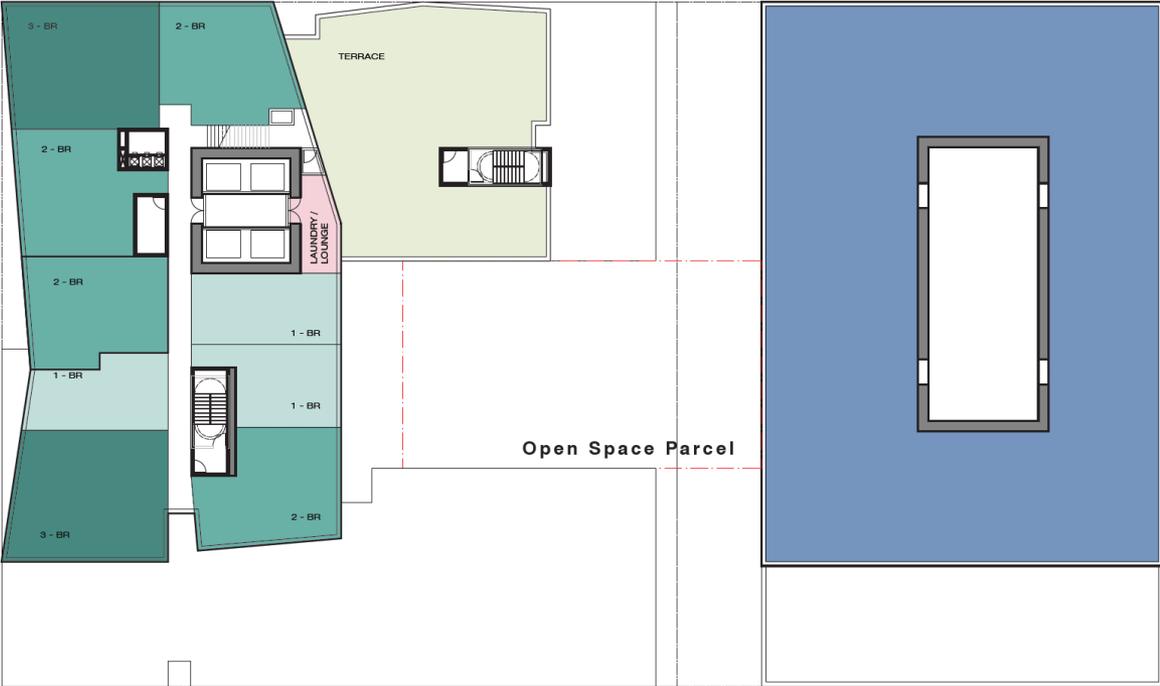
LEVEL 9-22



Design

Concept Floor Plans

- STUDIO
- 1BR - 1BA
- 2BR - 2BA
- 3BR - 2BA
- AMENITY
- OFFICE
- LOBBY
- OPEN SPACE
- RETAIL
- SERVICE
- STAIR
- ELEVATOR
- CIRCULATION



LEVEL 23-24



Project Schedule

- **June 2026:** Schematic Design Kick-off
- **December 2026:** 100% SD
- **February 2027:** Entitlements Approval
- **February 2027:** Design Development Kick-off
- **June 2027:** Construction Document Kick-off
- **October 2028:** Start construction
- **October 2030:** Construction complete

Consultant Phasing

- Phase 1 will be shortlisted for RFP process immediately
 - End of April RFP release
- Phase 2 consultants to be shortlisted end of May
 - RFP to follow beginning of June
- Phase 3 consultants to be shortlisted early 2028

RFQ/RFP Timeline

- **March 23 at 2:00pm PST:** Questions due to sean.wils@mercyhousing.org
- **March 27:** Responses to questions posted to OCII website.
- **April 9:** Responses to RFQ due
- **Phase I**
 - **April 17:** Phase I firms shortlisted
 - **April 20:** Phase I RFP released
 - **May 1:** Phase I RFP due
- **Phase II**
 - **May 30:** Phase II firms shortlisted
 - **June 1:** Phase II RFP released
 - **June 12:** Phase II RFP due

RFQ Submission Requirements

1. Cover Letter & Contact Person – *2 pages max*
2. Experience with Projects of Similar Size and Scope – *3 pages max*
3. Experience with projects in San Francisco – *1 page max*
4. Comparable Projects – *up to 4 projects, 4 pages max*
5. Project Team Resumes – *3 pages max*
6. Insurance Certificate
7. SBE/LBE Status

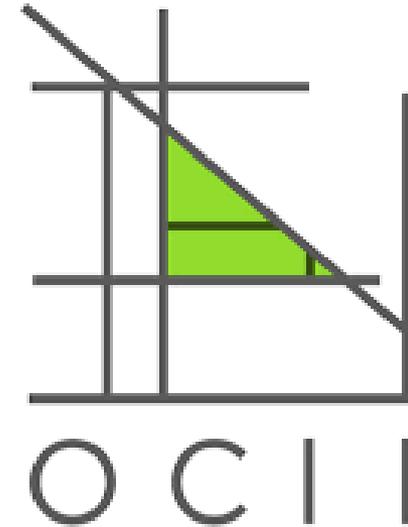
OCII SBE/LBE Policy

SBE/LBE Goals

This project is subject to OCII SBE Policy, which requires that Good faith efforts be made to award 50% of all contract dollars to small business enterprises (SBEs).

OCII's SBE Policy further requires that first consideration shall be given in the following order:

- San Francisco- based SBEs(LBEs)
- SBEs outside of San Francisco.
- Non-San Francisco-based SBEs
 - Note: SBEs outside of SF will be used to satisfy participation goals only if San Francisco- based SBEs are not available, qualified or if their fees are significantly higher than those of non-San Francisco-based SBEs.



office of
COMMUNITY INVESTMENT
and **INFRASTRUCTURE**

SBE Certifications

- Only firms certified as SBEs will be counted toward meeting the participation goals described.
- OCII does not certify SBEs but accepts SBE certifications from the City and County of San Francisco's Contract Monitoring Division (CMD), the State of California & all other jurisdictions so long as OCII's Size Standards are met.



Joint Ventures & Associations

- OCII recognizes JVs and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work, and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association.
 - The Project Team may request Respondents to explore Joint Venture (JV) Association with other successful respondents.
 - For the purposes of the RFQ, respondents shall submit their individual qualifications only and should not enter arrangements which would preclude them from participating in the Project as a part of another team.



Compliance Contact

- For further information on OCII's SBE Policy, or other Economic Opportunity Program (EOP) Policies, please contact:
 - julia.hernandez2@sfgov.org
 - maria.pecot@sfgov.org





Q&A

March 20, 2026