

# TRANSBAY BLOCK 4 WEST

## Request for Qualifications – Professional Services

### Questions & Answers Addendum

Issued: March 27, 2026 | Mercy Housing California & Young Community Developers

---

**Note:** Questions are shown in **blue**. Responses are shown in **green**.

## PRE-SUBMITTAL CONFERENCE QUESTIONS

---

*The following questions were raised during the optional Pre-Submittal Conference held on March 20, 2026.*

**1. Q: If submitting for two areas of expertise, can we submit three resumes for each?**

**A:** Yes. Firms submitting qualifications for more than one discipline may include up to three resumes per discipline.

**2. Q: Could you please clarify the MEP Engineering scope? The online posting references "MEP Engineer Shadow Consultant," the RFQ lists MEP only, and Exhibit B describes MEP and Fire Protection together.**

**A:** We apologize for the inconsistency. MEP Engineering, Shadow Consulting, and Fire Protection Engineering are each separate scopes of work. Firms should submit qualifications for the specific discipline(s) for which they are qualified. These scopes will be clarified in the updated RFQ materials.

**3. Q: The RFQ states comparable projects should include four projects (four pages) plus one page of photos per project, which appears to total eight pages. Is that correct?**

**A:** Yes, that is correct. Firms may present photos on a single page or on separate pages, at their discretion. Photo pages are not subject to the general page limits outlined in the RFQ.

**4. Q: As an SF-LBE structural engineering firm, we typically develop a proposal for the portion of work negotiated with the structural prime. If shortlisted, will we be required to prepare a proposal for the entire structural engineering scope?**

**A:** No. The Development Team intends to work collaboratively with the prime structural engineer to identify an appropriate teaming arrangement with an SF LBE subconsultant. Shortlisted LBE structural firms will not be required to propose on the full structural scope.

**5. Q: For MEP, the RFQ describes an Engineer of Record scope. Has the delivery method been determined, or is design-build delivery being considered?**

**A:** Design-build delivery is currently under consideration. The Development Team has not made a final determination on delivery method at this time.

**6. Q: Similar to the question above regarding multiple disciplines: if a firm wishes to submit for multiple disciplines, may the qualifications package include a separate set of four comparable projects and three resumes per discipline?**

**A:** Yes. Firms submitting for multiple disciplines may include up to four comparable projects and up to three resumes per discipline.

**7. Q: Are you seeking qualifications for a Civil Engineer?**

**A:** Yes. Civil Engineering is listed as a Phase 1 consultant scope in the RFQ. Firms with relevant civil engineering experience are encouraged to apply.

**8. Q: Is there any FF&E scope included in this RFQ? If not, will it be added later?**

**A:** FF&E is not included in this RFQ. The Development Team will release a separate, subsequent RFQ that will address FF&E scope.

**9. Q: Who will Phase 1 consultants be contracted to? Can you share the scope split between KAP and SCB?**

**A:** Contract structure will vary by discipline. Some consultants will be contracted directly to the Owner; others will be subconsultants to the Prime Architect. Final contracting decisions have not yet been made for each discipline, but the arrangement will be consistent with standard industry practice. The scope split between KAP and SCB will be determined in part based on the selected Associate Architect. Additional detail will be provided as the team structure is finalized.

**10. Q: Wi-Fi and ERRCS are listed in the RFQ, but AV, telecom, and security are not. Will those disciplines be part of a future RFQ?**

**A:** Yes. The Development Team will be releasing an updated RFQ that will solicit qualifications for a Low Voltage Consultant, who will handle telecom, AV, security, and Wi-Fi/internet infrastructure as a consolidated scope. Firms interested in those disciplines should respond to that upcoming RFQ. Please disregard the Wi-Fi Consultant scope listed in this RFQ, as it will be fully addressed in the forthcoming solicitation.

**11. Q: Will you potentially hire more than one Associate Architect?**

**A:** That is a possibility. The Development Team will evaluate qualifications received and determine the appropriate team structure, which may include more than one Associate Architect.

**12. Q: What is the total building height, and will it be considered a Tall Building under applicable code?**

**A:** The building is planned as a 24-story structure. The Development Team is actively working to avoid triggering "Tall Building" code requirements, which would significantly affect project scope and cost. Further information will be provided as the design is advanced.

**13. Q: Has a utility master plan or preliminary joint trench layout already been developed for Block 4? Are there any known constraints or conflicts from adjacent Transbay blocks?**

**A:** The Development Team is in the process of compiling historical investigations and subsurface documentation for the project area. Some information regarding subsurface conditions is available and will be released to shortlisted consultants in the future. Known constraints will be communicated as part of the RFP process.

**14. Q: Will a list of Pre-Submittal Conference attendees be made available?**

**A:** Yes. The attendee list is available as Addendum 2c and is available on SF City Partners Website & the Contracting and Opportunities section of OCII's Website. (see Question 33 for link)

**15. Q: Can we get a copy of the presentation from this meeting?**

**A:** Yes. The Pre-Submittal Conference presentation is included as Addendum 2b and is available on SF City Partners Website & the Contracting and Opportunities section of OCII's Website. (see Question 33 for link)

**16. Q: Will the attendee list include contact information?**

**A:** No. The attendee list will not include individual contact information for attendees.

**17. Q: Is there a practical scope breakdown of what a small architectural firm can reasonably perform independently on an OCII-related project? Specifically, is there a way for small architectural firms to participate meaningfully in this large project, including the ability to access and contribute to the project's Revit model?**

**A:** The Development Team is committed to meaningful participation by small and local firms. Firms are encouraged to describe their relevant experience across all applicable scopes, and to specifically identify any carve-outs or portions of a scope they are best positioned to perform. The Prime Architects are open to exploring approaches that allow smaller firms to be integrated into the BIM/Revit workflow, including the use of plug-in modules or other coordination tools that have been used successfully on similar projects. Please describe your relevant experience and proposed approach in your qualifications submittal.

**18. Q: Will a transcript of the Pre-Submittal Conference be made available?**

**A:** No. A transcript of the Pre-Submittal Conference will not be published. This Q&A Addendum captures the substantive questions raised and responses provided.

## QUESTIONS SUBMITTED VIA EMAIL

---

**19. Q: I do not see an estimating consultant listed in the RFQ for the early design process, including conceptual design and design development stages. Is one required?**

**A:** The Development Team is not soliciting an estimating consultant through this RFQ at this time.

**20. Q: To whom should Certificates of Insurance (COIs) be addressed?**

**A:** Certificates of Insurance should be addressed to: Transbay Block 4 West, L.P.

**21. Q: Can you provide an overview of the expected scope of Special Inspections for this project?**

**A:** The following provides a general overview of the anticipated inspection and testing scope for the project:

- Geotechnical/Foundation: Deep soil mixing, soldier piers, mat slab, elevator pits, and tank pits
- Concrete: Post-tensioned deck pours, walls and columns, slabs, ramps, and ACI sampling and testing
- Structural Steel: Erection verification, bolting, field welding, UT/MT testing, and precast/GFRC elements
- Fireproofing: Substrate inspection, thickness, density, cohesion, and adhesion testing
- Specialty: Epoxy rebar and anchor installation observation and pull testing, expansion anchors

## Addendum 2A

- Lab Testing: Cylinder compression tests, DSM core testing, mix design review, and WPS review
- Engineering Oversight: Staff engineer, field supervision, project manager involvement, and final compliance letter

### **22. Q: Are preliminary drawings available for this project?**

**A:** Conceptual massing plans have been developed and are included in the RFQ posting as Addendum 1. (see also Question 33). These drawings are intended to provide context regarding building massing, unit mix, and ground-floor programming.

### **23. Q: Page 18 of the RFQ states that consultants must furnish an original COI. What information should be included in the Certificate Holder section?**

**A:** Firms submitting qualifications at the RFQ stage should demonstrate the ability to meet the insurance requirements set forth in Exhibit C of the RFQ. Specific information regarding Certificate Holder name/format will be requested upon contract execution.

### **24. Q: Does Mercy/YCD have an approximate timeline for onboarding a General Contractor, or would you like the selected CM/Owner's Rep to assist in developing that strategy?**

**A:** The Development Team plans to release a General Contractor RFP in April 2026, with selection anticipated by early June 2026. The selected CM/Owner's Representative is expected to be actively involved in the GC selection process, including review of budgets, schedules, and contractor qualifications.

### **25. Q: Is FF&E included in this RFQ?**

**A:** No. FF&E is not included in this RFQ. However, a supplemental RFQ will be released for that scope.

### **26. Q: Is there a page size and orientation requirement for the digital PDF submission?**

**A:** There is no mandatory page size or orientation requirement, and submissions will not be disqualified for format. However, the Development Team prefers standard 8.5" x 11" letter-size pages in portrait (vertical) orientation.

### **27. Q: For firms submitting for multiple disciplines, may we include up to four comparable projects per discipline, or is the limit four projects total for the entire submittal?**

**A:** Firms submitting for multiple disciplines may include up to four comparable projects per discipline. The page limits apply on a per-discipline basis.

### **28. Q: Please confirm whether the three-resume limit applies per discipline when submitting for multiple scopes.**

**A:** Yes. Firms submitting qualifications for multiple disciplines may include up to three resumes per discipline. Additional resumes relevant to each specific scope are permitted.

### **29. Q: The RFQ does not explicitly list 'Interior Design' or 'FF&E.' Should firms with a hybrid design-and-kit-supply model submit under Phase 2 'Specification Consultant,' or would a separate submittal for Interior Design and Kit Supply be preferred?**

**A:** The Development Team intends to release a I Supplemental RFQ to address FF&E and Interior Design scope. The Specification Consultant role in this RFQ is intended for a specification writer responsible for coordinating the Project Manual. If your firm has experience performing that function, please submit qualifications for that discipline.

**30. Q: Given this high-rise project's emphasis on Revit-based workflows, is the team considering an Integrated Project Delivery (IPD) approach for interiors to resolve clashes during design development rather than during construction?**

**A:** The Development Team is open to an IPD approach for interiors but has not yet evaluated or committed to that method. We welcome input from qualified consultants as the design process advances.

**31. Q: Given the 26-month construction and lease-up estimate, is there interest in 'kit-of-parts' strategies to compress the interior fit-out schedule and mitigate local labor volatility?**

**A:** The Development Team is open to exploring kit-of-parts strategies and would welcome a conversation with the team about how such approaches might serve the project's schedule and sequencing objectives. Firms with relevant experience in this area are encouraged to describe it in their qualifications.

**32. Q: Given the project's 50% AMI target, does the team prefer products or systems that utilize Design-for-Manufacturing (DfM) principles to ensure budget certainty and reduce upfront waste?**

**A:** The Development Team is open to both DfM-oriented systems and more conventional approaches, depending on what best serves the project's budget and design goals. We encourage firms to describe relevant experience and proposed strategies in their qualifications.

**33. Q: It appears that Exhibit D: Design Drawings is missing from the RFQ posting. Can this be provided?**

**A:** The conceptual design drawings have been issued as an addendum to the RFQ. They are available for download on San Francisco's City Partners Procurement Website and OCII's Contracting Opportunities Website as Addendum 1 to the Transbay Block 4W RFQ.

Link to San Francisco's City Partners Procurement Website:  
<https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx>

*\*note for the SF City Partners Procurement website, event name is EXT CII | Transbay Block 4 West*

Link to OCII Contracting Opportunities Website:  
<https://sfocii.org/rfps-rfqs-bids>

**34. Q: Can you confirm whether all consultants are required to use a Revit-based workflow? We typically work in AutoCAD but are experienced in coordinating with Revit users.**

**A:** A Revit-based workflow is strongly preferred and is consistent with how the Development Team has managed coordination on recent projects. Firms that work primarily in AutoCAD but have demonstrated experience coordinating effectively with Revit-based teams are encouraged to describe that experience in their qualifications.

**35. Q: Does the project require a market study? No reference is made to a market study or market analyst in the RFQ.**

**A:** A market study is not included in this RFQ. The Development Team intends to include a market analyst scope in an upcoming RFQ, which will be released shortly.

**36. Q: If a market study is required, will it need to adhere to TCAC and CDLAC requirements?**

**A:** Yes. Any market study required for this project will need to comply with TCAC and CDLAC requirements, consistent with the project's anticipated financing structure.

**37. Q: Page 2 of the RFQ references both seniors and families, while page 3 references families only. Will units be targeted to seniors as well? If so, will separate market studies be required for each component?**

**A:** The reference to seniors on page 2 was a typographical error. This project is a family housing development only. No senior component is planned. We apologize for the inconsistency.

**38. Q: Will there be a Supportive Housing component? If so, what will be the target population?**

**A:** Yes. Current project plans include a Permanent Supportive Housing (PSH) component for individuals who have previously experienced homelessness, served through the Local Operating Subsidy Program (LOSP). The inclusion of PSH units is subject to the availability of LOSP or a comparable rental or operating subsidy. Further details regarding unit count and program requirements will be provided as the project advances.

## **OCII COMPLIANCE AND PROGRAM QUESTIONS**

---

**39. Q: Does the OCII goal requiring SBE/LBEs to perform 35% of the work mean that the expectation for the Associate Architect position is that the selected firm will perform 35% of the total project scope of work?**

**A:** The Prime Architect is a joint venture between Kennerly, an SF SBE(LBE) and SCB, a non-SBE firm. Through this procurement, the Development Team seeks to identify an additional SBE Architect (Associate Architect) to be awarded approximately 20% of the total Architect scope and fee for the project. The Associate scope of work will be a meaningful opportunity determined in collaboration with prime architect, developer, and OCII.

**40. Q: Will additional consideration be given to MBE-certified LBEs in the City and County of San Francisco as compared to LBEs that do not hold MBE certification?**

**A:** A genuine effort will be made to give First Consideration to San Francisco Based SBEs before seeking firms outside of San Francisco. There is no M/WBE goal on OCII projects. However, we encourage the consultant team to reflect the gender and ethnic diversity of the City and County of San Francisco.

**41. Q: Regarding the 50% SBE/LBE participation goal: if a responding firm is itself a certified San Francisco LBE, does that status satisfy the 50% participation requirement on its own? Or is the expectation that the prime consultant must still engage additional SBE/LBE subconsultants to meet the goal?**

**A:** The project has a 50% SBE participation goal for all Professional Service Contracts. 100% of contract dollars awarded to an LBE subconsultant would count towards the overall 50% SBE goal. The Prime consultant for this project is soliciting additional participation from SBE firms therefore the SF Based SBE would count towards SBE goal.

**42. Q: Will approval from the Mayor's Office of Housing and Community Development (MOHCD) be required for this project?**

**A:** All funding requests, including OCII's gap funding, must be approved by the Citywide Affordable Housing Loan Committee, of which the Mayor's Office of Housing and Community Development (MOHCD) is a member.

**43. Q: What is the role of OCII on this project? Will OCII serve as the planning authority?**

**A:** OCII is providing the gap funding for this project. OCII also has sole land use authority over this project, and the project will be subject to OCII's review and approval.

**44. Q: Is the Associate Architect required to carry Workers' Compensation Insurance?**

**A:** Yes. All consultants retained on this project, including the Associate Architect, are required to maintain Workers' Compensation Insurance at the statutory coverage levels specified in Exhibit C of the RFQ.

**45. Q: It was noted during the pre-submittal conference that the Associate Architect may account for approximately one-third of the labor and therefore one-third of the architectural fee. Without knowing the full scope split between the three architecture firms, it is not possible to prepare an accurate fee proposal at the RFP stage. What is the total architectural fee allocated for the combined services of the architectural team?**

**A:** It's estimated that the Associate Architect fee will be approximately 20% of the total Architect fee. More information will be provided if you are shortlisted after submitting qualifications and asked to provide a proposal.

**46. Q: What does integration into the architectural team look like for the Associate Architect? Will team members be expected to work in-person at the Prime Architect's offices? Will the Associate Architect be subcontracted to the Prime Architect, or will the arrangement be structured as a joint venture among the three firms?**

**A:** Associate Architect team members may work from either the Prime Architect's offices or from their own office; the Development Team will not mandate a specific work location. The Associate Architect is expected to carry a meaningful portion of project scope—approximately 20%—which will require dedicated full-time staff commitment. The anticipated contracting structure is that the Associate Architect will be engaged as a subconsultant to the Prime Architect, who will hold the contract with the Owner. The Development Team is not anticipating a formal joint venture arrangement among the three architecture firms, though that structure could be explored if appropriate.

## Addendum 2A

---

*This Q&A Addendum is issued as part of the RFQ for Transbay Block 4 West Professional Services. All responses herein are incorporated into the RFQ and supersede any inconsistent provisions. Questions regarding this addendum should be directed to Sean Wils, Senior Project Manager, at [Sean.Wils@mercyhousing.org](mailto:Sean.Wils@mercyhousing.org).*