

REQUEST FOR PROPOSALS (“RFP”) FOR GENERAL CONTRACTOR SERVICES

TRANSBAY BLOCK 4 WEST | SAN FRANCISCO, CA

ISSUED BY:
Mercy Housing California
Young Community Developers

REQUEST FOR PROPOSALS

TO: Prospective Firms
FROM: Mercy Housing California & Young Community Developers
DATE: April 10, 2026
SUBJECT: General Contractor Services for Transbay Block 4 West, San Francisco

I. RFP INTRODUCTION

This Request for Proposals (“RFP”) is issued for a General Contractor on behalf of the development team by Mercy Housing California (“Mercy” or “Sponsor”).

The RFP includes the following:

1. RFP Introduction
2. Project Overview
3. General Contractor Services Required
4. Submission Requirements
5. Evaluation of Proposals
6. Terms and Conditions
7. Developer’s Rights and Options
8. Contractor’s Expenses
9. Attachments, as follows:

Attachment A	AIA Document A305 – Contractor’s Qualifications Statement Substitute A305. Section 3.4 and 3.5 - General Conditions Worksheet Format
Attachment B	Contractor Pre-Construction Scope Services
Attachment C	Draft Preconstruction Services Agreement
Attachment D	AIA A102-2017 and A201-2017 Addendum
Attachment E	Insurance Requirements: Sponsor and OCII
Attachment F	OCII Small Business Enterprise Policy
Attachment G	Construction Workforce Policy
Attachment H	Prevailing Wage Provisions
Attachment I	Nondiscrimination in Contracts
Attachment J	Preliminary Conceptual Design
Attachment K	Cost Estimate Template
Attachment L	Design Standards

DEADLINE FOR SUBMISSION OF PROPOSALS IS:

Due Date: **Thursday May 21, 2026, 2:00 pm**
Proposals will **only** be accepted by email in .pdf (Max 10MB) or a PDF via link to download in an email.
Ideally the submission is one file. Please send a copy to:

Sean Wils
sean.wils@mercyhousing.org

Robert Abbott
rabbott@ycdjobs.org

In cooperation with OCII, the Developer is competitively soliciting a General Contractor with the intent of creating a joint venture or similar partnership opportunity, to the extent practicable and economically feasible, between the General Contractor and an OCII-recognized SBE contractor. A non-SBE General Contractor is encouraged to joint venture or associate with an SBE in response to this RFP. San Francisco-based SBEs should be given first consideration as JV partners. It is expected that the selected General Contractor team will work collaboratively with the Sponsor and other Development Team members to further define the project design within the resources available for the project. The Sponsor seeks a General Contractor with experience in multifamily, high rise new construction and with current capacity to actively provide input on value engineering and construction efficiencies shortly after selection.

Sponsor is selecting a General Contractor for preconstruction services. However, when the Project proceeds to construction, the Sponsor proposes to enter a negotiated Guaranteed Maximum Price contract for construction with the selected General Contractor. If the collaborative Pre-Construction effort is unsuccessful, the Sponsor will reserve the right to terminate the relationship immediately without claim for damage or compensation of any kind from either the Sponsor or selected General Contractor except as noted below.

II. PROJECT OVERVIEW

Mercy Housing California (“Mercy” or “MHC”) and Young Community Developers (“YCD”) have been selected by Office of Community Investment and Infrastructure (“OCII”) as the developers for Transbay Block 4 West (the “Project”) located at the corner of Howard and Beale Street in the Transbay District in San Francisco. Mercy, on behalf of the Development Team, is requesting proposals from firms interested in providing General Contractor services for the construction of the Project as more fully described below.

The Project will consist of one building: Transbay 4 West, with approximately 314 units of family housing, which will be developed and owned by Mercy and YCD. Additional amenities include resident services spaces, childcare, ground floor retail, pedestrian mews, and street improvements via a new extension of Tehama St. The building is anticipated to be Type I construction, though input from GCs on determining the optimal final building type is expected. Part of the development team’s evaluation of general contractors will be experience with high-rise building design and systems, experience with projects of this large size, complexity, and capacity for this development

PROJECT DEVELOPERS

Mercy Housing California – Co-Developer

Mercy Housing California (“MHC”) is a California-based non-profit housing development corporation with the mission of creating and strengthening healthy communities through the provision of quality, affordable, service-enriched housing for individuals and families who are economically poor. MHC has been developing and owning affordable housing in San Francisco for 35 years. MHC owns and operates 51 buildings that it developed in San Francisco for families, disabled and the formerly homeless in San Francisco, including two properties in Transbay. MHC is an affiliate of Mercy Housing, Inc. (MHI), a national non-profit housing development, management, and resident services with sponsorships from eleven congregations of women religious. www.mercyhousing.org

Young Community Developers – Co-Developer

Founded in 1973 and based in San Francisco, Young Community Developers (“YCD”) is rooted in racial equity and economic empowerment. For over 50 years, YCD has worked to break the cycle of poverty, with college prep programs and an extensive workforce development platform for a spectrum of City residents. YCD’s real estate development staff provide co-development services on 4 affordable housing developments. YCD is growing its experience and track record by partnering with well-established development organizations, with the vision to be able to independently develop housing on its own in the future. Its leadership and staff reflect the communities they serve in Bayview-Hunters Point, Potrero Hill, and the Western Addition. YCD provides a continuum of workforce development, housing stabilization, and educational services that support individuals and families throughout their lifetimes. www.ycdjobs.org

ARCHITECTS

Kennerly Architecture and Planning (“KAP”) – Project Architect

Kennerly Architecture and Planning has made the design of innovative urban buildings the cornerstone of its practice for over 20 years. Working across all of San Francisco, the projects reconcile the sensitivities of neighborhood context with the high level of design and amenity that stakeholders demand. Each project is a thoughtful synthesis of the end-user’s needs, community aspirations, and a broad vision for the neighborhood, the city, and environment. It is a synthesis born from rigorous design iteration, collaboration and problem-solving. Kennerly Architecture looks forward to collaborating with a fantastic team on this exciting project. <https://kennerlyarchitecture.com/>

Solomon Cordwell Buenz (“SCB”) – Project Architect

SCB is one of the Bay Area’s most prolific residential architects, with 60 completed or active housing communities and over 20,000 residential units in its regional pipeline. To date, they have delivered 7,000+ homes, with another 1,100 under construction, 2,700 entitled, and 9,500 in design. These figures speak to their unmatched capacity and long-standing role shaping San Francisco’s skyline and neighborhoods. Backed by 90+ years of national practice, SCB is made up of specialists in high-density urban housing, particularly tall residential towers in complex infill environments. SCB comes with a strong history of collaboration with city agencies including OCII. <https://scb.com/>

PROJECT DESIGN

Transbay Block 4 is a keystone site that will define the fourth wall of Transbay Park and mark the transition from the high-rise commercial district to the mixed-use residential neighborhood. Our proposal will enhance the character of the Transbay district through the diversity of its residents, its active street level uses, and high-quality architecture to create a place of belonging for residents and neighbors alike. Our design approach builds community at all scales: between proximate neighbors on a floor, among the residents throughout the building, and between the new building and the larger district beyond their walls. These aspirations are realized through thoughtfully designed spaces inside and out, enveloped by a rich materiality and transparency.

The building will be a 24-story, 240’ high-rise building. The building and will have roughly 314 family units, with 25% one bedrooms, 50% two bedrooms, and 25% three bedrooms. The building contains a range of affordability levels to create a diverse community, from 30% AMI units up to 60% MOHCD AMI, with an average of 50% MOHCD AMI. Mirroring the adjacent building, townhomes with private entries and stoops face the park along Tehama. Accessed from the mid-block passage between Howard and Tehama Streets, the Building Lobby wraps down the Mid-block mews and is flanked by the retail space along Howard Street.

Street activation, spatial delight and surprise wrap the new Block 4-West development. The 4,200 square foot commercial space, envisioned to be a grocery store, will serve as a new community anchor

energizing Howard Street and the Beale Street corner. With a 15-foot glass facade scaled by canopies and entries, this retail frontage offers a welcome foil to the office lobbies across Howard. A 25-foot-wide mews divides the block creating a pedestrian link to the adjacent future Block 4-East development as well as the new park. Activated on both sides by retail, residential lobbies, and townhome stoop entries at both affordable and market-rate buildings, the mews, as well as the new extension of Tehama Street, connects the mid-block Open Space parcel to Howard, Beale, and Main streets. A verdant and welcoming set of spaces, the mews and courtyard form an amenity and shared entry sequence for residents. The townhome stoops along Tehama, lobby entry, and shared community space form an active frontage with appropriate scale and use to front the new park. Street level back of house spaces along Beale are minimized with the use of partial basements. A loading dock will serve both the residential areas of the building as well as the retail space. Below is the proposed unit mix:

	Studios	1-Bdr	2-Bdr	3-Bdr	Total
Family Building	0	80	156	78	314

Please note that Mercy and YCD are exploring additional concepts on the site, so this unit mix is subject to change within the goal of producing a minimum of 300 multifamily units.

This project will also include constructing Tehama Street improvements. The south side of the site is bounded by Tehama Street, and this team will be responsible for building the street stretching from Beale Street on the West, to Main Street on the East. Tehama Street can be used for staging, and should be completed and opened simultaneously upon housing construction completion and opening.

THE SITE

The OCII parcel on Block 4W is an approximately 26,400 square foot rectangular site located on the western portion of Transbay Block 4 (“Block 4”), bounded by Howard Street to the north, the planned Tehama Improvements to the south, Beale Street to the west, and an approximately 18,975 square foot eastern portion of Transbay Block 4 to the east (“Block 4E”).

ADDITIONAL PROJECT INFORMATION

Scope

Concept massing design is shown in **Attachment J: Preliminary Conceptual Design**.

Transbay Redevelopment Project Area Information

The site is located in the Transbay Redevelopment Project Area. OCII’s website provides links to the Redevelopment Plan, the Development Controls and Design Guidelines, the Design for Development, and other planning and environmental information that should be considered.

<http://sfocii.org/transbay>

ANTICIPATED PROJECT SCHEDULE

Below is the anticipated project schedule for Transbay Block 4 West. Please note that because of challenges securing funding sources, it is possible that there will end up being a different construction schedule, therefore the following durations are only an estimate: Affordable housing financing timelines are frequently subject to delays, and it is not uncommon for construction start to shift by one or more years from the dates shown. The General contractor should consider assuming a full three years from selection to start of construction. In addition, this schedule may differ if the project goes with a full design-build approach. **The selected General Contractor must acknowledge this schedule flexibility in the Preconstruction Services Agreement and shall not be entitled to additional preconstruction fees solely due to schedule delays arising from financing or permitting challenges.**

Scope	Duration	Estimated Start Date	Estimated Completion
Conceptual Design	2 Months	April 2026	June 2026
Schematic Design	4 Months	June 2026	October 2026
Schematic Approval	4 Months	October 2026	February 2027
Design Development	4 Months	February 2027	June 2027
Construction Documents	8 Months	July 2027	March 2028
Bid Negotiation	3 Months	March 2028	June 2028
Demolition	2 Months	June 2028	August 2028
Construction	24 Months	October 2028	October 2030

III. GENERAL CONTRACTOR SERVICES REQUESTED

SERVICES REQUESTED

At the completion of this RFP process, the Developer will select a General Contractor to provide preconstruction services. Selection under this RFP is for preconstruction services only and does not constitute an award or guarantee of a construction contract. The Developer intends to negotiate a Guaranteed Maximum Price (GMP) contract with the selected General Contractor upon successful completion of preconstruction but reserves the right to competitively bid the construction phase or select a different contractor if the preconstruction collaboration does not meet the Developer's expectations for cost, schedule, or quality. To be unambiguous: selection as the preconstruction General Contractor is in no way a guarantee or commitment to award the construction contract. A Joint Venture or other teaming arrangement with an SBE is strongly encouraged. The GC must continue to demonstrate performance, cost competitiveness, and alignment with project goals throughout preconstruction to be considered for the construction phase. **Attachment B** outlines the scope of Pre-Construction services that will be expected of the General Contractor. The cost of Pre-Construction services will be incorporated into the GMP for the building. If the Sponsor does not contract with the General Contractor for the construction of the building, the Sponsor will compensate the General Contractor for the pre-construction services based on a Time and Material, Not to Exceed Basis. Otherwise, any Pre-Construction services costs shall be part of the General Contractor's overall fee or its General Conditions.

While the team is working on schematic designs, the General Contractor will work with the Project team to further refine the Project's design to meet the Sponsor's budget. During pre-construction, the General Contractor will be required to attend team meetings, participate in conference calls, reference pre-construction materials, provide input on various structural systems and cost saving measures, and attend site visits as may be required. The Developer will require the General Contractor to provide cost estimating and value engineering/constructability reviews at the following benchmarks:

- Concept Design (part of this RFP)
- Updated Concept Design (2 months after RFP)
- 100% Schematic Designs
- 100% Design Development
- 50% Construction Documents
- 90% Construction Documents/GMP

At the completion of the construction documents, the General Contractor will competitively bid the Project in compliance with OCII's requirements. If the Developer and the General Contractor are unable to negotiate a GMP contract within 5% of the approved 50% construction documents estimate, the Developer reserves the right to competitively re-bid the project or select another contractor with whom to negotiate.

The Developer (also referred to as Owner) anticipates that the form of construction contract will be the AIA 102-2017 and AIA 201-2017 with modifications (**Attachment D**). Please see "Terms and Conditions" Section 6 in this RFP below for some of the specific contract provisions/modifications that the Developer will require to be incorporated into the AIA contracts. General Contractor is to include any proposed changes/comments to the AIA 102 and 201 in their proposal for the Development Team to evaluate, as part of the acknowledgement section below.

The Development Team has determined that, at a minimum, Mechanical, Electrical, Plumbing, and Fire

Protection (MEPF) systems will be procured on a design-build basis. This is an important distinction: regardless of the overall project delivery method selected, MEPF design-build is confirmed as the baseline approach for this Project. Beyond MEPF, the Development Team is actively seeking input from Respondents on the merits, risks, and feasibility of pursuing full design-build delivery for the entire Project, and this RFP is intended in part to gather that input from qualified General Contractors to inform the Development Team's final determination.

In responding to this RFP, all Respondents are asked to address the following questions regarding design-build delivery. Please respond to each question specifically and directly:

- What is your firm's direct experience with MEPF design-build delivery on multifamily high-rise projects of comparable scale? Please list specific projects, the MEPF design-build subcontractors used, and the outcomes.
- What is your firm's experience with full design-build delivery (beyond MEPF) on projects of similar scale and complexity? Please describe the project, your role, the scope of design responsibility assumed, and the measurable outcomes in terms of cost and schedule.
- In your view, what are the primary benefits of a full design-build approach for a project of this scale and type? How would design-build specifically benefit Transbay Block 4 West in terms of cost certainty, schedule, and constructability?
- At what point in the predevelopment process, relative to schematic design completion, would it be most advantageous for the GC to take on design responsibility, and why? What would need to be true about the design documents at that point to support a successful transition?
- How does your firm achieve and demonstrate cost certainty under a design-build delivery model? What mechanisms, contractual, process-based, or otherwise, do you use to protect the Owner from cost escalation during the design phase?
- Please note that under any design-build delivery approach for this Project, the Development Team's existing architects, Kennerly Architecture and Planning ("KAP") and Solomon Cordwell Buenz ("SCB"), will remain as design team of record. The GC will not select or substitute its own architects or engineers for the overall building design. However, particularly if this project becomes full design-build, Sponsor hopes the GC has a robust in-house design team. With that as the baseline, please describe: (a) your experience working in a design-build or design-assist structure alongside an Owner-retained architect; (b) how you would manage the design-build relationship, coordination, and design liability under that arrangement; (c) how you maintain cost certainty and constructability influence while working within an Owner-controlled design team; and (d) what is your in-house design team capacity and how would you deploy that portion of your staff?
- How would design liability and professional services insurance (E&O) be structured under your proposed design-build approach? What is your firm's track record regarding design errors and omissions claims on design-build projects?

Regardless of delivery method, Respondents must demonstrate specific experience with: (1) high-rise residential construction at or comparable to 24 stories, 314 units, and the density of the Transbay District; (2) streetscape and public right-of-way improvements comparable in scope to the Tehama Street extension, including coordination with the City and utility agencies; and (3) MEPF design-build procurement and, where applicable, experience working in a design-build or design-assist structure alongside an Owner-retained architect and managing design coordination and liability under that arrangement. Please note that if a full design-build approach is selected, the form of construction contract may be modified accordingly (e.g., AIA A141 Design-Build or similar), and KAP and SCB will remain as the design team of record.

IV. SUBMISSION REQUIREMENTS

The following items must be provided in a Proposal. Where explicitly requested, information must be included with your Proposal. Incomplete or missing information will constitute grounds for rejection of the submission.

1. **Cover Letter.** Briefly describe your qualifications to act as General Contractor, state why you are interested in working with the Sponsor on this construction opportunity and how you are best suited to manage the construction of a new development in an urban infill neighborhood like Transbay, with its unique site characteristics. Describe your experience working in a design-build or design-assist structure alongside an Owner-retained architect. State if the firm is an SBE, LBE, MBE or WBE, including whether it is (or may be) certified by the San Francisco Contract Monitoring Division (CMD).
 - a. If the respondent is an affiliation or a Joint Venture of more than one General Contractor, the cover letter should clearly describe the respective roles of the parties included and each firms' status as an S/L/M/WBE and its percentage share of the Joint Venture.

2. **Experience Profiles.** Experience of company (or companies) and staff assigned to the project in construction of projects of similar construction type, size, scope, site conditions, and funding sources, especially experience constructing high rises and constructing multiple buildings at the same time. To be considered for this project, the company (or companies) must have completed, within the last five years, a minimum of 2 projects of similar construction type and scope to the proposed project. At least one of the two required projects must be a Type I residential high-rise of at least 15 stories or 150 feet in height with 175 or more units. Please do not profile more than 6 projects. (*If a Joint Venture please provide 'Experience Profiles' for each General Contractor. Experience of Joint Venture will be scored as the firms' collective experience.)
 - a. Project Profile:
 - i. Project Information: Please include a summary of the project including photos, location, number of units, unit mix, construction type, affordable or market rate.
 - ii. Similarities to Project including construction challenges and approach to addressing/solving them.
 - iii. Current Contacts for Developer/Owner, Architect.
 - iv. Initial estimate at concept or schematic design, initial GMP, final GMP, general explanation for major Change Orders.
 - v. Where relevant, Green building elements or Green building certification attained (The Contractor shall provide evidence of its experience with residential green building, including a minimum of one project with significant green elements or green certification.
 - vi. Detailed demonstration meeting SBE/LBE subcontracting goals, and first source local work force hiring goals.
 - vii. Experience with high-rise building systems, including concrete structural systems, high-rise MEP distribution, fire/life safety systems for high-rise occupancy, elevator installation and coordination, curtain wall or other high-rise envelope systems, and tower crane logistics in dense urban settings.
 - viii. Experience with streetscape and public right-of-way improvements, including utility relocation, sidewalk and roadway construction, and coordination with municipal agencies. The Tehama Street extension is a significant scope element of this project.
 - ix. Experience with design-build or design-assist project delivery, including projects where the General Contractor worked alongside an Owner-retained architect. Describe how the GC managed design coordination, how design liability and professional services insurance were structured, and how constructability and cost

certainty were maintained under that arrangement.

b. **Company Profile**

- i. Track record in completing projects within design, budgetary and schedule constraints.
- ii. Financial stability and current capacity to complete project.

3. **Contractor's Qualifications Statement** (AIA Document A305) (See **Attachment A**). Fill out completely for each General Contractor proposed. Financial statements are required and may be submitted under separate cover. For Section 3.5 (projects completed), you may limit information to projects completed in the past 10 years. For each project listed in Section 3.5 (projects completed) and for Section 3.4 (projects underway), please also provide the names of key staff (principal, project manager, superintendent) assigned; names and phone numbers for representatives of Owner/Sponsors and Architect (References); original contract amount, final contract amount and a brief explanation of the most significant change orders; any contracting goals or workforce hiring goals and actual accomplishments. At least three of the above references must be for projects worked on by the proposed project manager/cost estimator and/or superintendent.

4. **Resumes of Key Staff Proposed.** Provide resumes for the key staff proposed for the Project including, at a minimum, the Project Executive overseeing the building through to completion, Pre-Construction Lead Person(s), Cost Estimator (if different from PreCon Lead), proposed Project Manager, and proposed Site Superintendent and any other Contractor personnel not listed here that will be key staff members. Please include who will be your local workforce coordinator. Note that the personnel proposed are a key consideration for Sponsor and if selected, Contractor may risk being dropped from the team if they substitute key staff without prior approval from Developer. We ask that you specify staffing for both Pre-Construction and construction. If selected for an interview, the Project Executive, Pre-Construction Lead, Cost Estimator, Project Manager, and Superintendent must attend. The proposed Project Manager and Site Superintendent(s) must have direct experience with high-rise residential construction of comparable height and density to this Project.

- a. Contractor shall indicate its current capacity to complete the proposed Project by providing a summary of its current workforce and staffing, and a complete list of projects i) currently under construction, ii) under contract, and iii) in negotiation.

5. **Conceptual Cost Estimate.** Cost containment is the number one issue for the development team. Provide a cost estimate based on the conceptual and narrative specification document that lays out the materials and systems.

Please use the template found in **Attachment K** when preparing your cost estimate. Please also make sure to fill out the General Conditions and General Requirements break out on the second tab as well. Please submit this template in Excel in addition to your complete RFP response in .pdf form. Contractors may also submit additional pricing documentation, but at a minimum both tabs in **Attachment K** need to be fully completed.

The cost estimate must be submitted in two separate parts: (1) Part 1 – Residential Building Construction, covering all costs associated with the 24-story residential building and associated site work; and (2) Part 2 – Tehama Street Improvements, covering all costs associated with the Tehama Street extension and public right-of-way improvements. These two components must be priced independently so the development team can evaluate each scope on its own. Assume

the building will be all-electric, and that PG&E will service the building, not SFPUC. Assume the foundation soil will be improved, and the soil below the groundwater level will not be susceptible to liquefaction, Site Class D is appropriate. Assume a deep foundation will be used, and liquefiable soil will remain below the basement/ground slab, the Site Class would be F and site-specific response spectra will be needed.

For more costing assumptions, please see the design standards in **Attachment L**.

6. **Cost Savings Narrative.** Cost containment is the number one issue for the development team (stating it again so we are clear!). Provide a narrative describing innovative approaches to reducing construction costs that the contractor could implement for this project. Ideally this narrative would give constructability recommendations based on the attached conceptual drawings as well as discuss cost savings methods during the construction period. As part of this narrative, please include any insights into the pricing exercise, highlighting most innovative cost-effective strategies. Clearly articulate your proposed basis for the building envelope and your experience with the proposed system. Additionally, please address your recommendations for structural system selection (the development team expects GC input on optimal Type I construction approach), vertical transportation strategy, and high-rise-specific construction phasing. Describe how costs may change if the project moves towards a progressive, full design-build structure. Also describe at what point in the predevelopment process would be most ideal for contractor to take responsibility for design and why.

In addition, please describe relevant experience with innovative cost control methods. Narrative should also describe proposed use of subcontractor input for cost estimates and recommended escalation that contractor advises for estimates in current market conditions.

7. **Design-Build Narrative.** As described above in Section III.
8. **Staging/Logistics Plan and Schedule.** The Transbay District is a dense urban environment. However, given, Tehama Street Improvements are included as part of this project, you may use that area for staging and logistics. Please provide a staging plan given the attached conceptual drawings, and a logistics narrative for how you propose to construct the building. Please provide a schedule and state how many months construction is expected to take. Please also describe how you would sequence the Tehama Street extension/improvements relative to the building construction, and how you would coordinate any concurrent city infrastructure work in the area.
9. **SBE, LBE, MBE, WBE, or other Small Business Certificate if applicable and associated SBE forms per Attachment F, if applicable**
10. **Proposed Fee and General Conditions.** Include overhead and profit fee in the proposal. Also, include proposed line item general conditions and general requirements budget. Applicants should use the template included in **Attachment K** (please do not modify this template). The submission must include:
 - a. A proposed fee based on a percentage of the estimated construction contract amount. The fee should include overhead and profit.
 - b. General conditions based on the stated construction amount. Applicants should propose a construction term that they believe is reasonable for successfully completing the Project. Please provide hourly rates for the relevant office staff and field labor.
 - c. General requirements if above and beyond general conditions.

- d. Proposed fees, general conditions, general requirements, overhead and profit may not exceed the limits set in the underwriting guidelines and regulations of the California Tax Credit Allocation Committee, California Department of Housing and Community Development, and the City of San Francisco.
11. **Proposed Pre-Construction Services Fee.** General Contractor will enter into the Preconstruction Services Agreement found in Attachment C. As stated in the Agreement, the pre-construction fees will be included as part of the GMP contractor's fee. However, if the Sponsor does not execute a construction contract for this project with the General Contractor, then the contractor would be compensated for preconstruction services provided, up to a certain maximum amount. Please provide your pre-construction budget if a construction contract was not executed. **The pre-construction services fee shall be proposed on a not-to-exceed basis and shall not be subject to increase due to schedule delays, extended preconstruction timelines, or changes in project funding timelines.** Respondents should assume that the preconstruction phase may extend beyond the durations shown in the Anticipated Project Schedule and should price their services accordingly.
 12. Proof that your company or companies can comply with the insurance requirements listed in **Attachment E**.
 - a. Proof from bonding company showing a bonding capability of at least \$60,000,000.
 - b. List and describe any litigation, arbitration or mediation that your company or companies are engaged in currently or within the last five years.
 13. **Acknowledgement of Terms and Conditions of RFP**
 - a. Please also include:
 - i. Statement that within the last five (5) years of business activities, the contractor(s) has had no record of unresolved complaints registered or filed with the Contractors State License Board of the California Department of Consumer Affairs.
 - ii. Indicate your willingness to enter into the Draft Preconstruction Services Agreement included as **Attachment C**. Provide feedback and comments on this agreement. If you wish to redline the agreement, that would be welcomed.
 - iii. Indicate your willingness to enter into the modified A102 and A201 found in **Attachment D**. Please include any proposed comments/changes to these forms as part of your acknowledgement. Future changes to the forms, except due to extenuating circumstances or owner programmatic changes, will not be accepted, so all comments must be included up front as part of the proposal and will be evaluated as part of the selection process by the Development Team.

V. EVALUATION OF PROPOSALS

SELECTION PROCESS AND TIMELINE (dates subject to change)

RFP released to Contractors	April 10, 2026, 4:00 pm
Pre-Submission Meeting	April 23, 2026, 9:00 am. Please use the following link: https://teams.microsoft.com/meet/221407763037685?p=SpRegIsiYDQuB4RFho
Deadline for RFP Questions	April 24, 2026, 2:00 pm
RFP Answers Posted	May 1, 2026, 2:00 pm
Proposals Due	May 21, 2026, 2:00 pm
Short listed contractors notified (anticipated)	May 29, 2026, 2:00 pm
Short listed contractor interviews (anticipated)	Late May/Early June, 2026
Selected firm notified (anticipated)	Mid-June, 2026

EVALUATION OF PROPOSALS

Contractor proposals will be evaluated by a selection Panel. Contractor selection will be conducted through a two-step process: (1) the Evaluation of the Response to the RFP, and (2) Interview of shortlisted firms.

Proposals will be evaluated by the Panel using the criteria listed below. General Contractors will be notified of the results at the end of the initial round. **The Sponsor will require selected General Contractor(s) to commence pre-construction services soon after selection in order to complete preliminary evaluation of the Concept Designs and continue into the Schematic Design phase.**

Proposals will be evaluated according to the criteria below:

1. Applicable Experience and Skills. Does the proposal demonstrate that the candidate has the skills and experience to act as General Contractor on this project?
 - Construction Experience, High-Rise and Streetscape Experience, Design-Build/Design-Assist Capability, Statement/Quality of work samples, LBE/SBE hiring performance and Green Building Experience: **30 pts**
 - Value Engineering/Cost Estimating/Cost Savings Narrative: **20 pts**
 - Proposed staff and capacity: **20 pts**

2. Cost Estimate and Fee. Are the cost estimates complete and reasonable? Is fee and General Conditions reasonable? **20 points**
 As stated above, cost containment is our number one issue in creating a development that is financeable. However, while pricing is important, the purpose of the pricing exercise is not to select the candidate with the lowest estimate. In addition to assessing whether the costs are reasonable, we are also interested in evaluating the GC’s insight into how best to build the building, schedule and logistics approach, cost estimating process, and identification of approaches to take to be more cost effective.

3. LBE status. Is the General Contractor a San Francisco Based SBE (LBE) or joint venturing with a San Francisco Based SBE (LBE)? **10 pts**

MAXIMUM SCORE POSSIBLE 100 POINTS

A Selection Committee composed of representatives from Mercy Housing, YCD, an Owner’s Representative, and a representative from OCII will evaluate the proposals based on the criteria as outlined above.

VI. TERMS AND CONDITIONS

This section outlines the terms and conditions which will be set forth in the construction contract. **In submitting the contractor qualifications, the contractor acknowledges that he/she has read and understands that these terms and conditions apply to the Project.** Owner reserves the right to revise and/or add any terms and conditions beyond those set forth below.

INSURANCE AND BONDS

Bonds: The Contractor must post a Payment and Performance Bond (minimum standards - AIA Document A312) in an amount equal to 100% of the Construction Contract. General Contractor(s) must have a bonding capacity of at least \$60 million. Firms that do not have sufficient bonding capacity should seek a joint venture arrangement with another firm with this bonding capacity. The bond shall be issued by a firm listed in the US Treasury Department Circular No. 570.

Insurance: The Sponsor and OCII have standard insurance requirements for General Contractor(s). Attached in **Attachment E** include the Sponsor's and OCII's insurance requirements respectively. The most restrictive of either of these requirements shall apply. All policies will include as additional insured:

1. Sponsor (Mercy Housing California & Young Community Developers);
2. OCII and their commissioners, officers, agents and employees, and the City of San Francisco and their officers, agents and employees;
3. Mercy Housing California and their directors, Young Community Developers and their directors;

The Contractor may be required to include additional lenders as additional insureds as well as the Owner's Representative, the Architect and their consultants, as requested.

EQUAL OPPORTUNITY POLICIES

Respondents shall comply with OCII's Equal Opportunity Policies as listed below and further detailed:

- I. Small Business Enterprise (SBE) Policy (See below and **Attachment F**)
- II. Prevailing Wage Policy (See below and **Attachment H**)
- III. OCII's Construction Workforce Policy (See below and **Attachment G**)

Copies of the aforementioned policies are available on the OCII website at <http://sfocii.org/policies-and-procedures>

I. SMALL BUSINESS ENTERPRISE CONTRACTING

The Project is administered by the Office of Community Investment and Infrastructure ("OCII"). OCII's Small Business Enterprise ("SBE") Program is applicable to the Project with a 50% SBE participation goal. The Development Team and Design Team are committed to making a good-faith effort to contract with firms certified as SBEs. When awarding contracts, first consideration will be given to OCII project area SBEs, followed by San Francisco-based SBE/LBE's. Non-San Francisco-based SBEs will be used to satisfy participation goals only if San Francisco-based SBEs are not available, qualified, or if their bids or fees are significantly higher than those of non-San Francisco-based SBEs.

The Developer and OCII strongly desires a contracting team that represents the diversity of the City and County of San Francisco. As such, General Contracting firms certified as LBEs, SBEs, MBEs, WBEs and DBEs are strongly encouraged to reply to this request.

In cooperation with OCII, the Developer is competitively soliciting a General Contractor with the intent of creating a joint venture or similar partnership opportunity, to the extent practicable and economically feasible, between the General Contractor and an OCII-recognized SBE contractor. Furthermore, the General Contractor is required to exercise good faith efforts to select subcontractors who either are SBEs or, if they are not SBEs, are willing to create joint ventures or similar partnership opportunities with SBEs for both preconstruction and construction services. OCII will recognize JVs and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work defined in the 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. Due to the technical nature of the disciplines and the various standards of each industry, OCII will not require a standardized agreement. However, each JV and Association agreement must be in writing and contain certain key terms. A comprehensive summary of OCII's Joint Venture program and contract requirements can be found in OCII's SBE policy (see **Attachment F**). **A non-SBE General Contractor is encouraged to joint venture or associate with an SBE in response to this RFP. San Francisco-based SBEs should be given first consideration as JV partners.**

OCII no longer directly certifies SBEs, however OCII will honor firms certified with the City and County of San Francisco as a 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:

- \$28,100,000 Construction Contractors
- \$14,050,000 Specialty Construction Contractors
- \$14,050,000 Suppliers (goods/materials/equipment and general services)
- \$5,860,000 Trucking

In addition, an economically disadvantaged business shall meet the other certification criteria described in the SBE policy in order to be considered an SBE by the Agency. In order to determine whether or not a firm meets the above economic size definitions, the Agency will use the firm's three most recent business tax returns (i.e., 1040 with Schedule C for Sole Proprietorships, 1065s with K-1s for Partnerships, and 1120s for corporations).

OCII will accept the information on documented small economically disadvantaged business certifications from the following jurisdictions: the City and County of San Francisco's Contract Monitoring Division (CMD), the State of California, the Federal government, and any other local jurisdiction, so long as size standards are met. OCII will make the final determination on the consistency of the certification standards and acceptance or denial of certifications listed above. For more information, please reference Attachment F.

For information on LBE certification with the City and County of San Francisco, please visit the following site: <https://www.sf.gov/14b-local-business-enterprise-lbe-program>.

Please contact Julia Hernandez, Contract Compliance Specialist, for additional information at Julia.hernandez2@sfgov.org.

The selected General Contractor will be required to comply with the Small Business Enterprise Policy (Attachment F) rules and enable the Owner to meet the requirements of the Construction Workforce Agreement (Attachment G).

II. STATE PREVAILING WAGE REQUIREMENTS

The Project is subject to the State prevailing wages requirements. The Selected Contractor and all subcontractors will be required to pay the State prevailing wage levels on a trade-by-trade basis pursuant to the wage determinations issued by the Department of Industrial Relations (DIR). The appropriate State wage determination shall be incorporated in the Project Manual to become a part of the Contract Documents. Certified payroll reports will be required and submitted weekly through LCPTracker, the electronic certified payroll system. See **Attachment H** for more information.

III. OCII's CONSTRUCTION WORKFORCE POLICY

This project is subject to OCII's Construction Workforce Policy has a goal that fifty percent (50%) of construction workforce hires for each trade be made available to residents of the City and County of San Francisco. See **Attachment G** for more information.

MEMORANDUM OF UNDERSTANDING (MOU)

The selected Contractor will be required to enter into a Preconstruction Services Agreement with the

Sponsor prior to commencing preconstruction work. A draft of this agreement is included as **Attachment C** for reference. This is a draft document and is subject to change prior to execution.

VII. DEVELOPER'S RIGHTS AND OPTIONS

Owner reserves the right to postpone the Project for its convenience, to withdraw this Request for Proposals at any time, to reserve the right to waive irregularities in the selection process, to reject any and all submissions as indicated below in Grounds for Rejection, and to negotiate with any or none of the applicants. This Request for Proposals does not commit Owner to enter into a contract for constructing the Project.

Grounds for rejection by Owner or its representatives may include the following reasons:

- The contractor does not demonstrate the minimum project experience required
- The submission of qualifications does not contain all the information requested in the section titled "Submission Requirements"
- The contractor is not qualified to perform the services required, as determined by the scored ranking of the qualifications
- Owner decides to withdraw this Request for Proposals
- The contractor qualifications are received after the designated deadline
- Acceptance of contractor qualifications would entail a violation of law or City codes
- The contractor is suspended or disqualified from projects funded by HUD, MOHCD, OCII, the State of California, or other applicable agencies.

VIII. CONTRACTOR EXPENSES

Bidders responding to this RFP do so at their own expense. The Sponsor will not consider any contractor costs related to this RFP or to negotiating an MOU as reimbursable or as eligible costs under the MOU or Contract.

END OF RFP