

AMENDED REQUEST FOR QUALIFICATIONS

TO: Prospective Firms

FROM: MERCY HOUSING CALIFORNIA and YOUNG COMMUNITY DEVELOPERS

DATE: April 02, 2026

SUBJECT: TRANSBAY BLOCK 4 WEST

This Amendment dated April 02, 2026, is made to the Request for Qualifications issued on March 06, 2026, for Transbay Block 4 West. The *Schedule* on page 7 of the Request for Qualifications has been amended to reflect the correct due date and time for **Bids/ Proposals is Due By: April 9, 2026, Time at 2:00 PM via email.**

REQUEST FOR QUALIFICATIONS

TO: Prospective Firms

FROM: MERCY HOUSING CALIFORNIA and YOUNG COMMUNITY DEVELOPERS

DATE: March 6, 2026

SUBJECT: TRANSBAY BLOCK 4 WEST

I. PROJECT OVERVIEW

Mercy Housing California (“Mercy” or “MHC”) and Young Community Developers (“YCD”) have been selected by Office of Community Investment and Infrastructure (“OCII”) to develop Transbay Block 4 West (the “Project”) and an extension of Tehama Street adjacent to the Project for subsequent acceptance by the City and County of San Francisco (the “Tehama Project”), located in the Transbay District in San Francisco (see Figure 1 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. Part of the development team’s evaluation of firms will be experience with high-rise building design and systems, experience with projects of this large size, complexity, and capacity for this development. The Tehama Project will include a new roadway, crosswalks, sidewalks, and related streetscape improvements, designed and constructed in accordance with City standards.

PROJECT DEVELOPERS

Mercy Housing California – Co-Developer

Mercy Housing California 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, seniors, 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, 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, developed and owned by Mercy and YCD with Kennerly Architecture & Planning as Prime Architect, will be a 24-story, 240' high-rise building. The building will have roughly 314 family and senior 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 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 eastern 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 both seniors and families alike. 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.

The proposed unit mix, as illustrated in **Exhibit C**:

	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 and density is subject to change. Interested firms should describe any experience with high-rise building design and systems.

Additional Project Information

Scope

Concept design drawings are outlined in **Exhibit D: Design Drawings**.

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

The following development durations are currently estimated:

<u>Scope</u>	<u>Duration</u>	<u>Estimated Start Date</u>	<u>Estimated Completion</u>
Conceptual Design	3 Months	May 2026	July 2026
Schematic Design	5 Months	July 2026	December 2026
Design Development	4 Months	February 2027	June 2027
Contract Documents:			
Permit Set	5 Months	June 2027	November 2027
Bid Set	3 Months	November 2027	February 2028
Demolition	3 Months	April 2028	July 2028
Construction/Lease Up	26 Months	October 2028	December 2030

II. PROFESSIONAL SERVICES REQUESTED

This section includes the professional services requested. Please refer to **Exhibit B: Sample Scope of Services** for additional information. Please note that the scope below and in Exhibit B can be broken out into separate smaller scopes to encourage participation from small businesses. All who have experience in at least a portion of the scope of work requested are encouraged to apply. Please note that Request for Proposals following this RFQ will be issued in three phases. **Phase 1 consultants** RFP will be issued immediately following the RFQ. **Phase 2 consultants** RFP will be issued 2 months following the RFQ. **Phase 3 consultants** RFP will be issued Q1-Q2 2027.

Phase 1 Consultants:

- Archaeologist
- Associate Architect
- Civil Engineer
- Construction Manager
- Elevator Consultant
- Environmental Consultant
- Fire/Life Safety Code and Smoke Control Consultant
- Geotechnical Engineer / Settlement Engineer
- Joint Trench Consultant
- Landscape Architect
- Mechanical, Electrical, and Plumbing (MEP) Engineer
- Shadow Consultant
- Structural Engineer
- Surveyor
- Waterproofing/Building Envelope Consultant

Phase 2 Consultants:

- Arborist
- Accessibility Consultant
- Acoustic Consultant
- Commissioning Agent
- Corrosive Soils Consultant
- ERRCS Consultant
- Exterior Building Maintenance Consultant
- Door Hardware Consultant
- Fire Service Access Elevator Consultant
- Hazardous Materials Consultant
- Lighting Designer
- Solar Consultant
- Specification Consultant
- Sustainability Consultant
- Title 24 / Energy Modelling
- Traffic / Transportation Engineer
- Trash / Waste Management
- Wi-Fi Design Consultant
- Wind Study Consultant

Phase 3 Consultants:

- Special Inspection

III. OCII SMALL BUSINESS ENTERPRISE GOAL

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% LBE/SBE participation goal. The Development Team and Design Team are committed to making a good-faith effort to contract professional services consultants certified as LBE/SBEs.

When awarding contracts, first consideration will be given to San Francisco-based SBEs(LBEs), followed by all other SBEs. 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

OCII no longer directly certifies SBEs, however OCII will honor firms certified with the City and County of San Francisco as a Local Business Enterprises (LBEs). OCII will also recognize SBEs outside of San Francisco who meet OCII’s SBE size standards. In terms of income thresholds, in order to be recognized as an SBE, a business must have an average gross receipt income based on the three most recent tax returns that does not exceed \$5,860,000 for Professional Services.

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 Exhibit E.

To search for certified Local / Small businesses in the City and County of San Francisco, and for information on LBE certification with the City and County of San Francisco, please visit the following site: <http://sfgov.org/cmd/lbe-certification>.

In addition to LBE/SBE goals, all design professionals with contracts over \$100,000 must make a good-faith effort to meet trainee-hiring goals in accordance with the OCII’s SBE Policy. Good-faith efforts include working directly with OCII’s Contract Compliance staff to meet trainee-hiring obligations.

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

IV. SELECTION PROCESS AND SCHEDULE:

Qualifications Requirements

The Development Team is requesting submittals from individual firms only. Please **DO NOT** include team submittals (e.g. including two or more firms, joint ventures, and/or associations with other firms). All interested candidates must submit information about their firm that identifies the following components. Please adhere to the following page limitations – each side of a double-sided sheet counts as one page.

1. Cover Letter & Contact Person. Firm introduction, service(s) offered and years of experience (minimum of **three** years). If the firm intends to provide services covering several disciplines, please clearly state all disciplines. Please clearly list the main point of contact and their contact information (name, address, phone, email). *2 pages maximum*.
2. List your experience working on projects of similar size and scope. Experience with multifamily housing

projects is required and sustainability/GPR/LEED a plus. Include experience in Type I and high-rise construction. *3 pages maximum.*

3. List your experience with projects in the City and County of San Francisco. Please include information on your experience with obtaining permits and approvals from OCII, the former San Francisco Redevelopment Agency and San Francisco Department of Building Inspection, as relevant. Experience working in the Transbay District strongly encouraged. *1 page maximum.*
4. Comparable Projects. List of no more than four comparable projects you have worked on. Comparable projects are those with Construction Costs greater than \$35,000,000 and/or at least 75 residential units within the last 10 years. Associate Architect respondents must provide at least one Comparable Project as described above and may provide examples of interior work comparable to the project's ground floor uses. *4 pages maximum (or 1 page per project).* In addition, please provide three images for each comparable project: *1 page per project maximum.* For each project, please note:
 - a. Project name and location.
 - b. Brief project description/Scope of Work, and your role and scope of work.
 - c. Date completed.
 - d. Total number of units, total gross square footage, and construction cost.
 - e. References (contact name, title, company, relation to project, and phone number).
5. Resumes. Include resumes from your project team. *3 pages maximum.*
 - a. List the Principals and employee's professional licenses, accreditation, and memberships
6. Insurance Capabilities. Copy of Insurance Certificate listing general liability, workers' compensation, professional liability, crime policy, excess/umbrella, automotive coverage commensurate with the project type.
7. SBE/LBE Status. Confirmation of current SBE/LBE status certification, as available.

SCHEDULE

The RFQ process and timeline includes the following key milestones:

Issuance of RFQ: March 6, 2026

Pre –Submittal Conference (Optional): March 20, 2026 - 11:00 am-12:00 pm PST.

Location: This conference will take place via online video conference.

Please RSVP at the following link: [Pre-Submittal Conference RSVP](#)

Please use this public link to access the conference at the above time and date:

<https://teams.microsoft.com/meet/25462506354223?p=koRdnnqFWwF4KbH8Nz>

Question & Answer Period

The Development Team is committed to providing additional feedback to assist firms with questions they may have. The Question & Answer Period includes the following:

Questions Due: **March 23, 2026 at 2:00PM PST.**

Questions must be submitted by email and directed to:

- Consultants: submit questions only to Sean Wils, Senior Project Manager (Sean.Wils@mercyhousing.org)

Responses to Questions Posted: **March 27, 2026 at 2:00PM PST.** Responses to all questions will be posted as an RFQ Addendum at the following site: <https://sfocii.org/rfps-rfqs-bids>

Submittal Requirements

Responses to this RFQ must be by email only. To respond to this RFQ for any of the disciplines listed herein, please submit one PDF soft copy (via email: 10MB max, if greater than 10MB, send a sharefile link) of your response by **April 9, 2026 at 2:00PM PST** to:

- Consultants: submit responses only to Sean Wils, Senior Project Manager (Sean.Wils@mercyhousing.org)

Physical hard-copy, fax or verbal responses will not be accepted. All documents and attachments are to be bound together in a single file. Please use the following naming convention for the PDF response: *Transbay 4_Professional service applying for_Name of firm*

(example: Transbay4_StructuralEngineer_ABCEngineers.pdf). All documents will become the property of Owner and Architect.

Shortlist and Evaluation Process

The Development Team will evaluate and rank RFQ submittals (including SBE participation) and select a shortlist of consultants. This RFQ shortlisting process is anticipated to be completed by **April 2026**. The Developer will invite shortlisted firms to respond to a Request for Proposal (RFP).

V. SELECTION CRITERIA

The Development Team will evaluate all completed, responsive, and qualified submittals. Evaluations will be based on the information provided in conjunction with the Selection Criteria as noted below. Upon completion of the evaluation, the Developer will select firms to submit proposals on the Project and may request in-person interviews. During the evaluation period, the OCII Contract Compliance Department will review the Developer's recommended shortlist. The Development Team reserves the right to accept or reject any and all proposals at their sole discretion. Consultants will be selected based on the following criteria:

Step 1: Evaluation of Qualifications

1. Strength of the consultant's qualifications to undertake the project and scope of services.
2. Experience with projects similar in size, scope and construction type (where applicable).

3. Experience working with the relevant jurisdictions affecting this project such as OCII, the former San Francisco Redevelopment Agency, and the San Francisco Department of Building Inspection.
4. Experience working in the Transbay area of San Francisco.
5. Project team member(s) individual experience.
6. GreenPoint Rating certification, as appropriate to the disciplines that you are submitting.
7. Ability to participate in Revit-based workflow (share experience participating in BIM coordination). Preference will be for the firms with experience in a BIM-based coordination process.
8. Ability to adhere to the project schedule.
9. SBE/LBE Certification.
10. Insurance.
11. Completeness of qualifications in response to the RFQ.

The Development Team, subject to OCII's review and recommendation, reserves the right to divide the project into multiple parts, to increase or decrease scope of services, reject any and all proposals, and temporarily abandon or permanently abandon the Project. The Development Team makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFQ for any project. No such representation is intended or should be construed by the issuance of this RFQ.

Respondent acknowledges and accepts that any costs from the respondent's participation in this RFQ shall be at the sole risk and responsibility of the respondent.

The Development Team has an interest in seeing that the Project Team is ultimately comprised of diverse and competent consultants and subcontractors retained in compliance with OCII's SBE Policy. **Therefore, for the purpose of the RFQ, respondents SHALL NOT form contracts with consultants or subcontractors or request or enter into exclusive or non-exclusive arrangements, which would preclude them from participating in the Project as a part of another team.** By submitting a response to this RFQ, Respondent acknowledges that the Project Team may request Respondent to explore Joint Venture (JV) Association, or other teaming arrangements with another successful respondent and agrees to cooperate with the Project Team to explore such arrangements prior to contract award. An award, if any, may be conditioned on such arrangement.

OCII recognizes 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.

Step 2: Shortlisting and RFP Phase

The Development Team will review all submitted and complete RFQ responses and will require scope and fee RFPs based on a shortlist of qualified firms. Qualified firms, as appropriate, may be asked to participate in an interview as part of the RFP selection process.

OCII and the Development Teams are responsible for ensuring that the procurement process is free of discriminatory practices which would exclude qualified small business enterprises in securing contracts.

VI. NO REIMBURSEMENT FOR COSTS

Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this RFQ shall be at the sole risk and responsibility of the respondent.

VII. EXHIBITS

- Exhibit A: CHECKLIST FOR QUALIFICATIONS SUBMITTAL
- Exhibit B: ABBREVIATED SCOPE OF SERVICES
- Exhibit C: INSURANCE REQUIREMENTS
- Exhibit D: DESIGN DRAWINGS
- Exhibit E: SBE POLICY

EXHIBIT A: CHECKLIST FOR QUALIFICATIONS SUBMITTAL

Please refer to the following checklist in the preparation of your submittal, including section number, submittal format and description, as well as page limits.

Section Number	RFQ Submittal Format	Section Description	Page Limit
1	Cover Letter	<p>Firm Introduction</p> <ul style="list-style-type: none"> • Professional Services Provided • Years in the profession • Number of employees • Legal status and IRS Employee ID Number <p>Contact Information</p> <ul style="list-style-type: none"> • Main Contact Name and Title • Company Address • Phone and Email <p>Scope of Work <i>List all disciplines you want to be reviewed and evaluated for, including any that may not be listed in this RFQ.</i></p>	2
2	Project Experience	<p>List firm experience working on projects of similar size and scope</p> <ul style="list-style-type: none"> • Multifamily Housing • Sustainability/Greenpoint Rated Projects • Type I construction • High rise construction • Retail • Streetscape construction (if applicable to scope) 	3
3	Regional Experience	List firm experience with projects in the City & County of San Francisco	1
4	Comparable Projects	<p>List four similar projects the firm has worked on</p> <ul style="list-style-type: none"> • Project name and location • Project description and consultant's scope of work • Date completed • Total number of units, total gross square footage and construction costs • References (contact name, title, company, relation to project, phone, email) <p>Provide up to three images of each comparable project; 1 page of project images per project</p>	4 4
5	Resumes	<p>Include resumes from the firm's project team</p> <ul style="list-style-type: none"> • Names of key staff and roles/responsibilities • Brief bio for key staff members • Relevant professional licenses, accreditation and memberships 	3

6	Insurance	Copy of the firm's current certificates of insurance	1
7	SBE Status	Provide documentation of current SBE status certification	1

EXHIBIT B: ABBREVIATED SCOPE OF SERVICES

I. The following represents a sample of the RFP Scope of Services by discipline to be issued to the candidates on the approved shortlists. As mentioned above, firms that are experienced in at least some of this scope are encouraged to apply. As a reminder, the list below does not represent all of the consultants we are currently soliciting Request for Qualifications from. Please reference Section II. PROFESSIONAL SERVICES REQUESTED for a complete list of consultants currently being solicited.

Consultants:

Accessibility Consultant

- Provide accessibility consulting services to review building and site design for compliance with ADA, CBC, and other applicable accessibility standards for the project.
- Prepare a technical report for project team with recommendations to ensure full accessibility and code compliance.

Arborist

- Provide arborist consulting services to assess existing trees, propose future tree planting on the site, evaluate potential impacts, and recommend preservation or mitigation strategies for the project.
- Prepare a tree assessment report with protection measures, removal guidelines, and compliance with local regulations.

Archaeologist

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Assess archaeological resources of development site, review historic documentation, perform field investigations, monitor construction activities, coordinate with SHPO and other entities as needed, generate reports as needed.

Associate Architect

- Design, documentation, coordination, and production as an integrated part of the team in Conceptual Design, Schematic Design, Design Development, Construction Documentation, Bidding/Negotiation and Construction Administration phases.
- Specifically, the development team is interested in exploring how the Prime Architect could mentor a small architectural firm located in the surrounding neighborhood.
- Ability to coordinate with Prime Architect through Revit.

Acoustic Consultant

- Provide building acoustical consulting to evaluate interior noise control, sound isolation, and vibration mitigation for the project.
- Provide environmental acoustics consulting during design and construction phases to assess and model noise impacts from exterior and interior sources for the proposed residential development.
- Prepare a technical report with mitigation recommendations to ensure compliance with local noise regulations and enhance occupant comfort.

Civil Engineering Consultant

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Civil engineering documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

Construction Manager/Owner's Representative

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Serve as a technical advisor to owners on design and construction issues through pre-construction,

- construction, and closeout phases
- Prepare recommendations that will enhance the design, constructability, value and cost and time efficiency of the development.
 - Attend design meetings and assist in the development of project plans and specifications and advise Owner as issues arise.
 - Work with Owner during preconstruction process to review contractor budgets and schedules. Attend preconstruction and related project meetings. Review architect's construction drawings at each phase.
 - Representing the owners during the building permitting process. Will coordinate with utility companies when necessary (AT&T, Comcast, satellite, City of SF free internet service, water& power) and lead the effort with utility contracts, approvals, and service.

Commissioning Agent

- Provide comprehensive verification and optimization of building systems for the project.
- Ensure mechanical, electrical, and plumbing systems operate efficiently, safely, and in full compliance with design intent and code requirements.

Corrosive Soils Consultant

- Provide soil sampling, field testing, and analysis to evaluate corrosivity for the building foundation and buried utilities.
- Assess corrosion potential on the site, and closely advise the design and construction teams throughout the design process.

Door Hardware Consultant

- Assist the design team in the selection, detail, and scheduling of all door hardware throughout the building.
- Advise the project team regarding hardware installation during construction.

Elevator Consultant

- Determine location, duty and sizing of proposed equipment and establish design criteria, financial estimates, and technical specifications.
- Recommend special services, accessibility features and security applications.

Environmental Consultant

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Phase 1, and if necessary, Phase 2 studies and reports.
- May include hazardous soil remediation planning, dust control, Maher-Article 22A documentation, Article 31 documentation, coordination, and production as an integrated part of the team in the Design Development, Construction Documentation, and Construction Administration phases.

ERRCS Consultant

- Provide Emergency Responder Radio Coverage System (ERRCS) consulting services to evaluate in-building public safety radio signal strength and code compliance for the proposed project.
- Assist project team with the design and installation of building ERRCS systems.

Exterior Building Maintenance Consultant

- Provide design consulting services for a complete, compliant, and cost-effective EBM system.
- Collaborate with project's structural engineers to develop roof layout, and coordinate with other trades impacting the roof, such as mechanical, solar and landscape.
- Develop complete OPOS, which dictates the policy, procedures, maintenance schedule, and other pertinent information for use by the window cleaning contractor and the building staff.

Fire/Life Safety Code and Smoke Control Consultant

- Provide fire safety and smoke control consulting for residential buildings, ensuring full compliance with

applicable codes and regulations.

- Review designs and evaluate systems to develop effective strategies that protect occupants and mitigate fire and smoke risks.

Fire Service Access Elevator Consultant

- Provide fire service access elevator consulting to evaluate code requirements for designated fire service access elevators within the proposed project.
- Prepare a technical summary outlining compliance criteria, equipment specifications, and coordination requirements with architectural, structural, and MEP systems.

Geotechnical Engineering Consultant

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Geotechnical engineering design, documentation, coordination, and production as an integrated part of the team in the Design Development, Construction Documentation, and Construction Administration phases.
- Provide analysis of predicted settlement at various locations, with design recommendations for expected settlement depths.

Hazardous Materials Consultant

- Assist the project team in the identification, management, and handling of potentially hazardous or sensitive materials.
- Ensure project's compliance with requirements of applicable regulatory bodies.

Landscape Architect and Irrigation Design

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Landscaping and Irrigation design, documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

Lighting Designer

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Provide architectural lighting consultation services as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases. for common areas and units.

MEP and Fire Protection Engineering Consultant

- MEP and Fire Protection engineering design, documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

Shadow Consultant

- Work with the project design team on design, documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.
- Provide analysis regarding the impact of sunlight, shade, and shadow patterns on the project's design as well as the surrounding neighborhood and environment.

Solar Consultant

- Advise the project team regarding the feasibility, design, and financing of solar energy systems.
- Guide the design and construction teams through installation of such systems during construction.

Special Inspection

- Provide special inspection consulting to perform code-required inspections of structural, concrete,

masonry, and other critical construction elements for the project.

- Prepare inspection reports and documentation to verify compliance with approved plans, specifications, and applicable building codes.

Specification Consultant

- Provide architectural specifications and coordinate Project Manual with sections provided by all members of the design team.
- Work with the project design team on design, documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

Structural Engineering Consultant

- Design, documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

Surveyor

- Anticipated to be for the full site – both Transbay 4 West and Tehama
- Site survey documentation, coordination, and production as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

Sustainability

- Provide assistance to the project team in identifying sustainability goals and certification programs to pursue, and lead certification efforts for the program chosen.
- Work with the design team throughout the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases to ensure sustainability standards are followed and integrated into the building.

Title 24 / Energy Modeling

- Provide Title 24 and energy modeling consulting services to evaluate building energy performance, code compliance, and efficiency measures for the proposed residential development.
- Prepare compliance reports and recommendations to support permitting and optimize energy efficiency strategies.

Traffic / Transportation Engineer

- Provide traffic and transportation engineering services to assess project-related impacts on adjacent roadways, intersections, and site access for the proposed residential development.
- Prepare a technical memorandum/report with trip generation, circulation analysis, and recommended mitigation measures as required by local agency standards.

Trash / Waste Management

- Provide solid waste management consulting services to evaluate refuse, recycling, and organics handling needs for the proposed residential development.
- Prepare a waste management plan outlining enclosure design criteria, collection logistics, and compliance with local hauler and municipal requirements.

Utility / Joint Trench Engineering Consultant

- Utility/Joint Trench design, documentation, coordination, and production as an integrated part

of the team in the Schematic Design, Design Development, Construction Documentation, and Construction Administration phases.

- Act as main point of contact with utility companies, compiling and submitting utilities applications.

Waterproofing Consultant

- Review, documentation, coordination, and detail/specification production for project exterior envelope as an integrated part of the team in the Schematic Design, Design Development, Construction Documentation, Bidding/Negotiation and Construction Administration phases.

Wifi Design Consultant

- Provide assistance to the project team in the planning, design, installation, and optimization of internet and related telecommunications infrastructure.

Wind Study Consultant

- Provide wind analysis services to evaluate pedestrian-level and building wind conditions for the project.
- Prepare a technical report with findings and design recommendations to address wind comfort and safety.

**EXHIBIT C: ARCHITECT/CONSULTANT/ENGINEER
INSURANCE REQUIREMENTS**

Prior to the commencement of any work for Mercy Housing, Inc. or its related entities, the Architect or Consultant or Engineer ("Consultant") shall purchase and maintain insurance as required by law and not less than the following insurance coverage and limits of liability. (Aggregate limits may be met through a combination of primary and excess policies).

A. Commercial General Liability (Occurrence Form with defense cost outside the limits):

Combined Bodily Injury and Property Damage Liability:

General Aggregate	\$ 2,000,000	Limit of Liability
Products - Completed Operations Aggregate	\$ 2,000,000	Limit of Liability
Each Occurrence	\$ 1,000,000	Limit of Liability
Personal Injury	\$ 1,000,000	Limit of Liability

B. Workers' Compensation and Employer's Liability:

Coverage A:

Statutory Coverage: As required by the State in which the project is located

Coverage B:

Employers Liability Coverage: \$ 1,000,000 Each Accident
\$ 1,000,000 Disease, Policy Limit
\$ 1,000,000 Disease, Each Employee

C. Business Auto Policy:

Combined Bodily Injury and Property Damage Liability
(Combined Single Limit): \$1,000,000 each accident

Liability Coverage for the following must be included: Any Automobile **OR**
Owned, Non-Owned and Hired
Automobiles

D. Professional Liability:

Minimum amount of coverage required is \$1,000,000 per occurrence / \$1,000,000 aggregate.. May be written on a claims-made form. However, if coverage is not renewed after any given policy year, a 3-year extended reporting period coverage extension must be provided.

E. SUCH OTHER INSURANCES (IF ANY) AS ARE REQUIRED FOR THE PARTICULAR PROJECT AS SET OUT ON THE LAST PAGE OF THIS ATTACHMENT.

ADDITIONAL REQUIREMENTS:

1. The Consultant shall furnish Original certificates of insurance to show that the insurance specified in this contract is in force, stating policy numbers, dates of expiration, limits of liability, coverages there-under and the name of the project.
2. Save as expressly provided herein all liability insurance policies shall be written on an occurrence basis.
3. All policies are to be written through insurance companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A-, VIII or better in the most recent Best's Key Rating Guide.
4. Approval, disapproval or failure to act by the Owner regarding any insurance supplied by the Consultant shall not relieve the Consultant of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency or denial of liability by the insurance company exonerate the Consultant from liability.
5. Owner shall make no special payments for any insurance that the Consultant may be required to carry; all are included in the contract price and in the contract unit prices.
6. Upon notification, Consultant shall add owner, lenders, investors and other parties of interest as additional insureds to the liability policies, and/or dual obligees to any bond required under the contract.

Exhibit D: Design Drawings

Exhibit E: SBE Policy