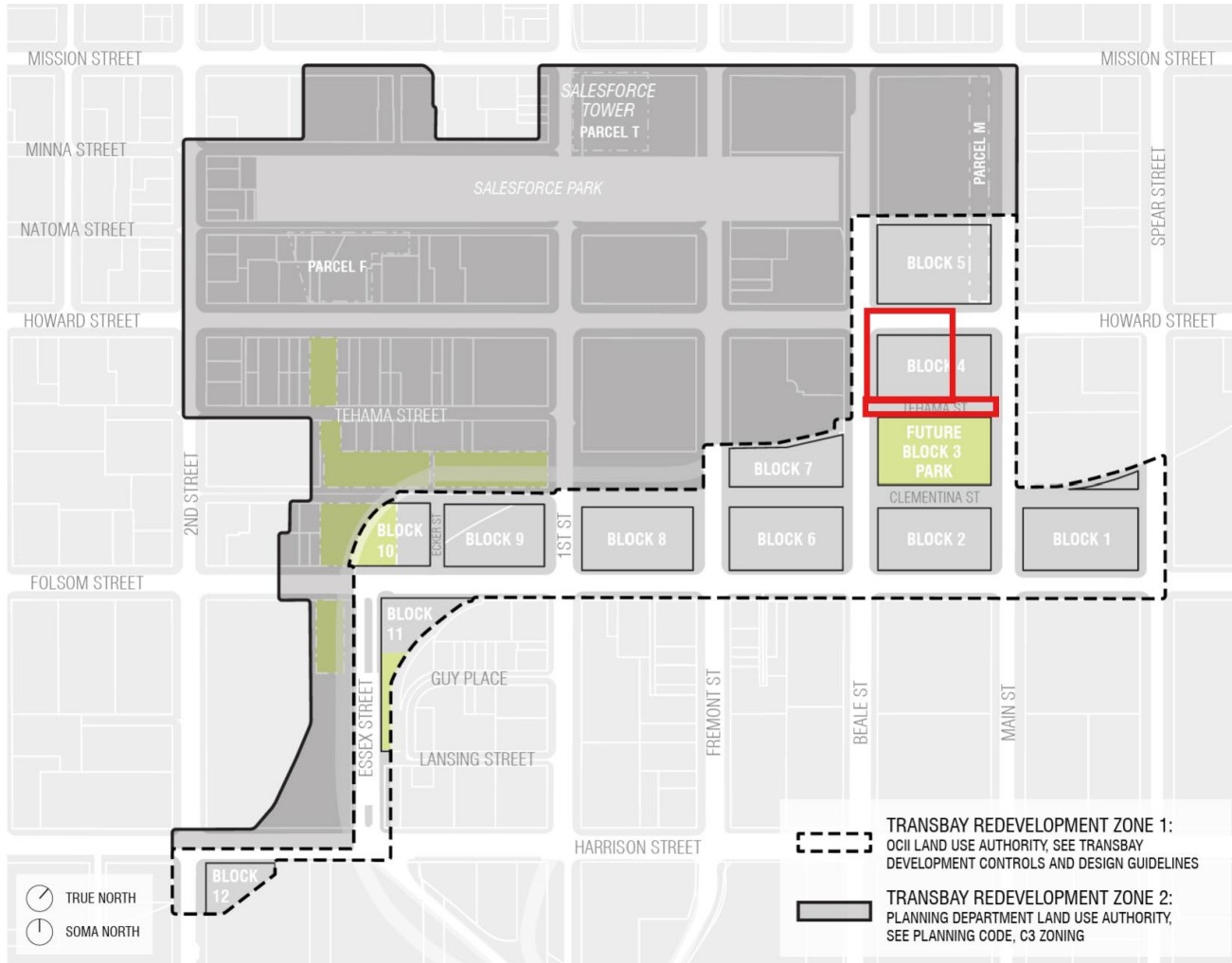


# **Transbay Block 4 RFP**

## **Mercy Housing and Young Community Developers**

**April 23, 2026**

# Site Location



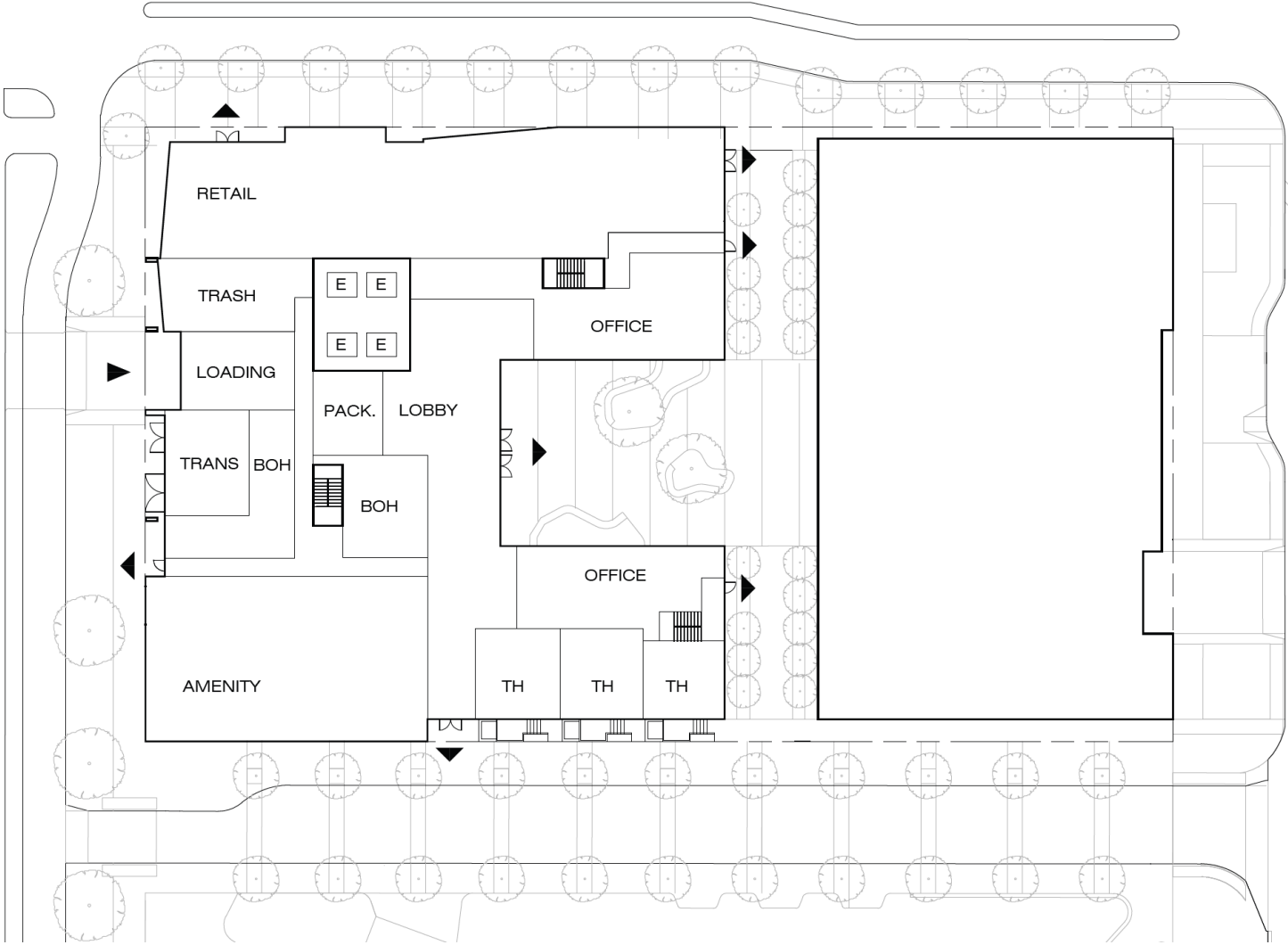
# Project Overview

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

# Development Program

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

# Design



# Design

## VIEWS

from Beale & Tehama St

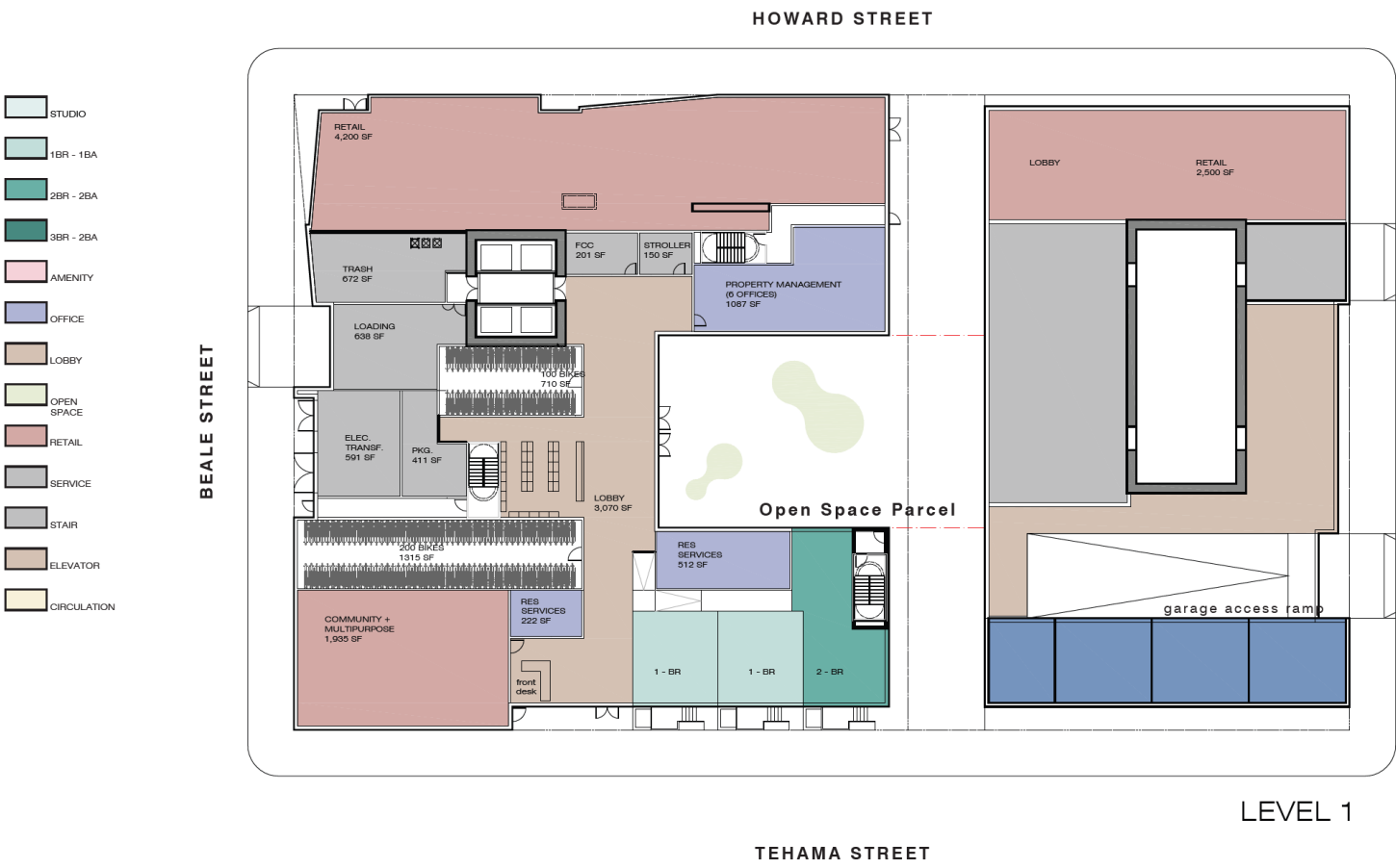


from Howard St



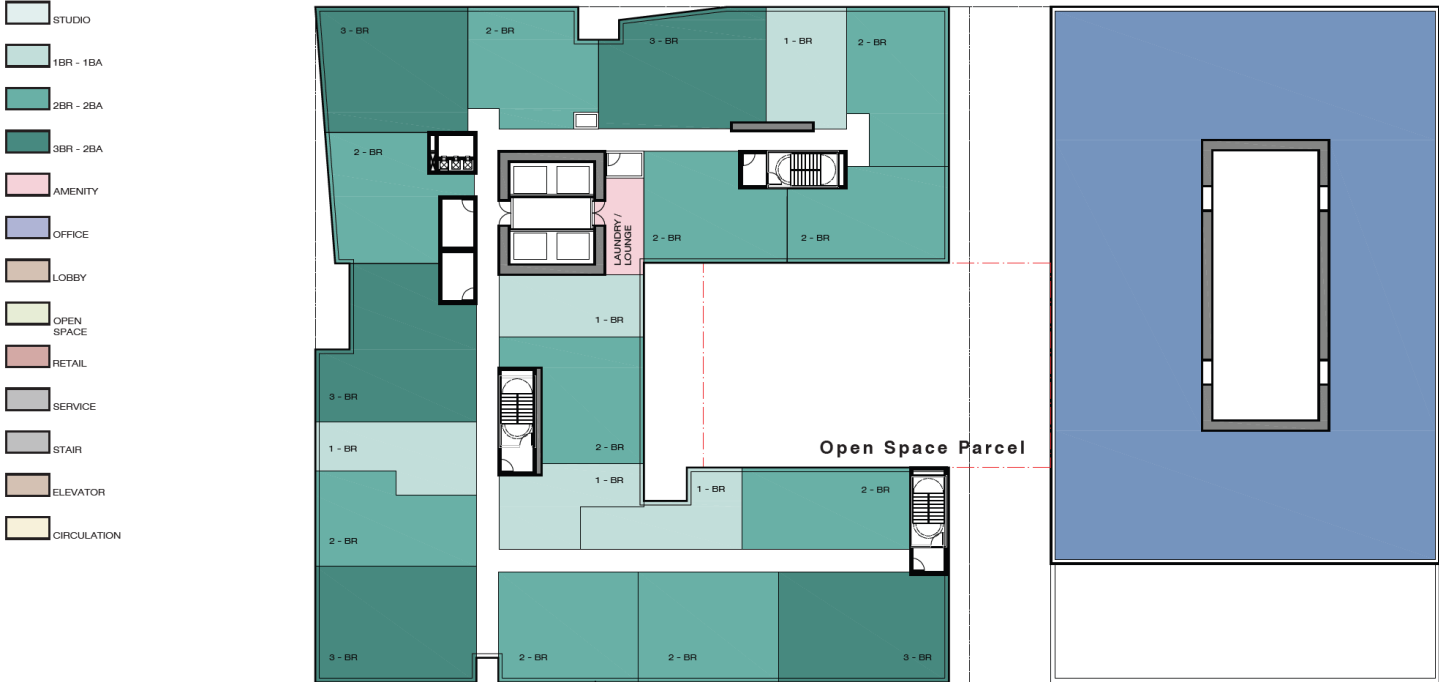
# Design

## Concept Floor Plans



# Design

## Concept Floor Plans



LAUNDRY @ EVERY FLOOR

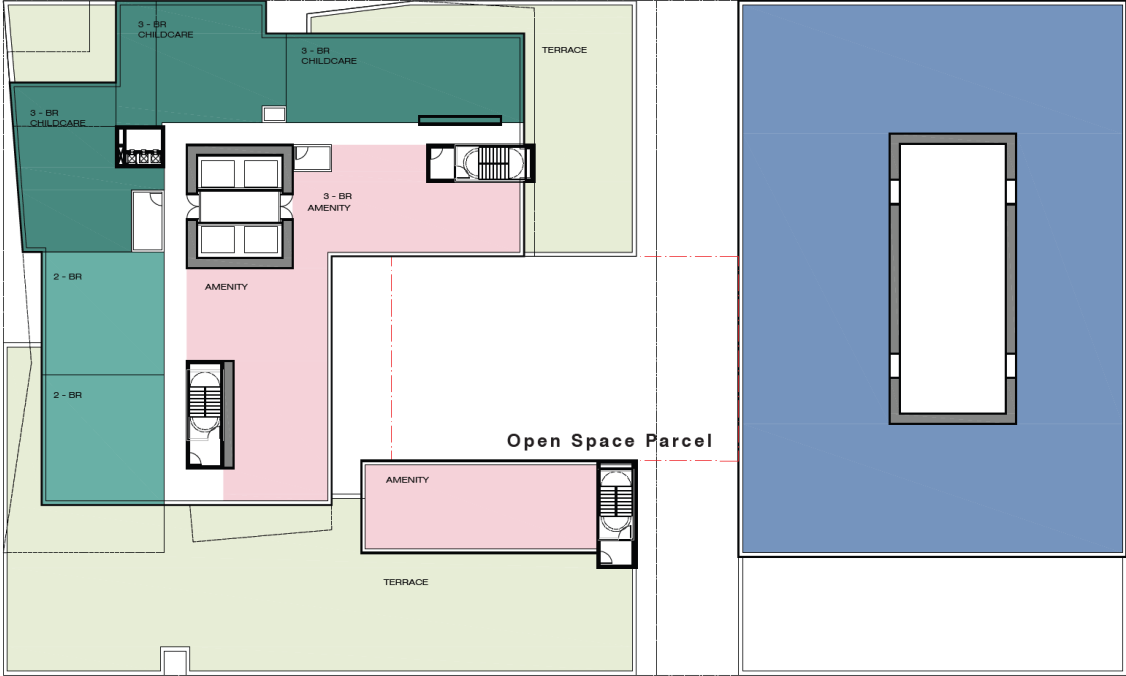
LEVEL 2-7



# Design

## Concept Floor Plans

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



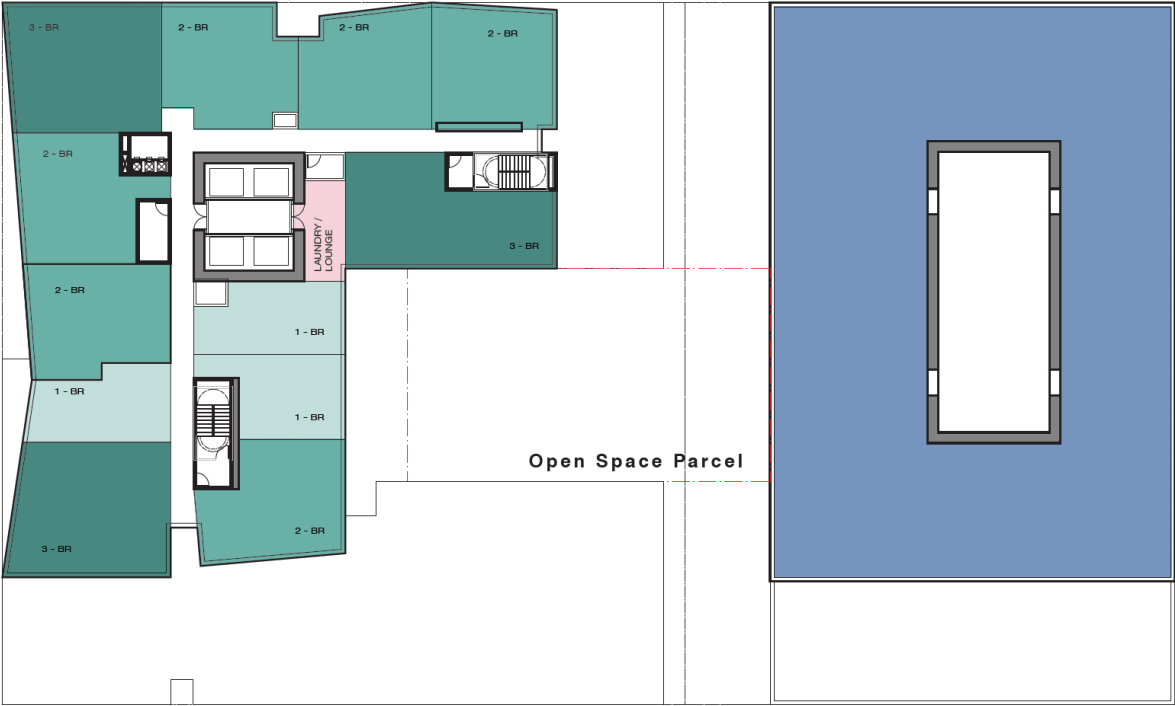
LEVEL 8



# Design

## Concept Floor Plans

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



LAUNDRY @ EVERY FLOOR

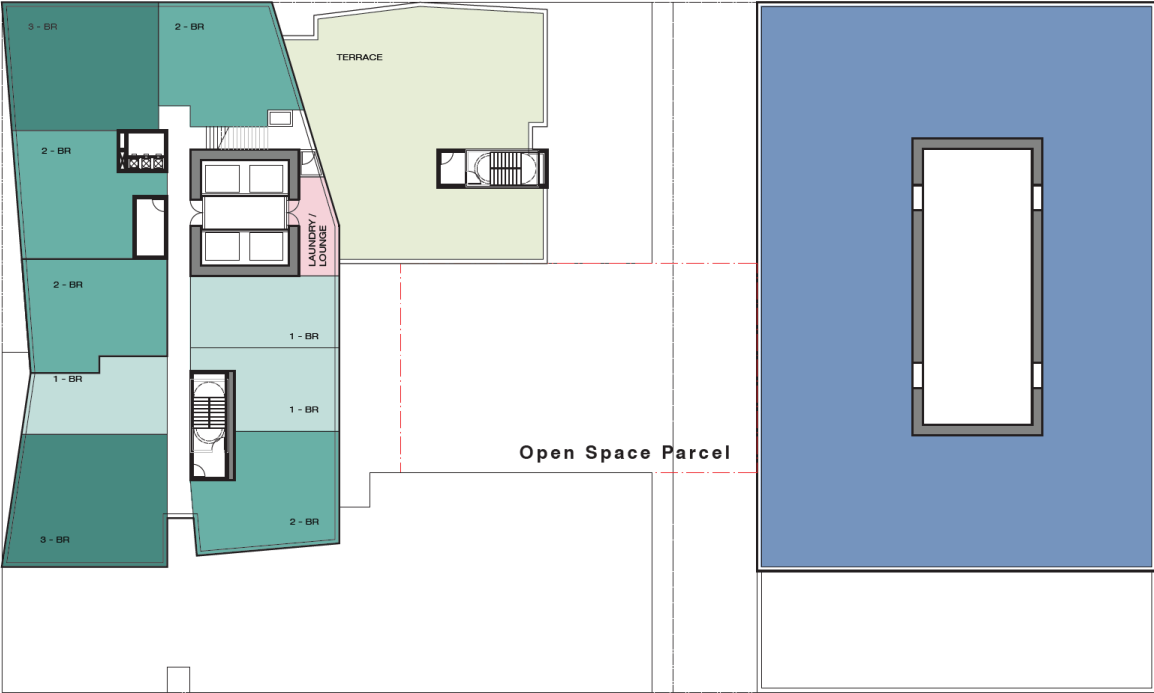
LEVEL 9-22



# Design

## Concept Floor Plans

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



LEVEL 23-24



# Project Schedule

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

# RFP Timeline

- **April 24 at 2:00pm PST:** Questions due to [sean.wils@mercyhousing.org](mailto:sean.wils@mercyhousing.org)
- **May 1:** Responses to questions posted to OCII website.
- **May 21:** Responses to RFP
- **May 29:** Short listed contractors notified
- **Late May/Early June:** Interviews for short listed contractors
- **Mid-June:** Selected contractor notified

# RFP Evaluation Criteria

1. Applicable Experience and Skills – **70 Points**
2. Cost Estimate and Fee – **20 Points**
3. SBE/LBE Status – **10 Points**

# OCII SBE/LBE Policy

## OCII SBE Policy

This project is subject to OCII's SBE Policy, which requires that good faith efforts be made to award 50% of all contract dollars to Small Business Enterprises (SBEs).

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

- Project Area SBE/LBEs located in zip code areas 94124, 94107 & 94134 followed by
- San Francisco- based SBEs(LBEs)
- Non-San Francisco-based SBEs
  - Note: SBEs outside of SF will be used to satisfy participation goals only if San Francisco-based SBEs are not available, qualified or if their fees are significantly higher than those of non-San Francisco-based SBEs.



## SBE Certifications

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



## Joint Ventures & Associations

- OCII recognizes JVs and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work, and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association.
- The GC should have the intent of creating a JV or similar partnership opportunity, to the extent practicable and economically feasible, between the GC and an OCII-recognized SBE contractor.
- The selected GC will be required to exercise good faith efforts to achieve the 50% SBE participation goal in the selection of their subcontractors.



## Workforce Goals

- The project is subject to OCII's Construction Workforce Policy. The policy requires the GC and all of its subcontractors use good faith efforts to employ 50% of its construction workforce hires by trade and by hours from qualified San Francisco residents.
- The project is subject to OCII's Labor Standards Policy, which requires the payment of prevailing and weekly submission of certified payroll via LCP Tracker.



# Compliance Contact

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



# Q&A

*Questions may also be submitted to [sean.wils@mercyhousing.org](mailto:sean.wils@mercyhousing.org) by  
Friday, April 24*