

INVITATION TO BID

MB4E Phase II - Bid Package III

Owner/Developer: Mission Bay 4 East Associates, L.P.

Architect: Y.A. Studio & Perry Architects

BID DUE DATE: Friday, August 7th, 2026 @ 5:00 p.m.

PROJECT DISCRIPTION:

The total project is comprised of two phases totaling approximately 398 residential family apartments, each building with an above-ground parking garage, associated amenity spaces and a commercial community service. This Bid is for Phase I Trades listed below ONLY based on the schedule included in this RFP with a Feb 2028 NTP. These trades are being bid to get subcontractors on board now to provide constructability, logistical and scheduling input and prepare documents for permit addenda submittals and with other trades being bid off later CD documents

- Survey
- Demo & Excavation
- Concrete
- Structural Steel & Misc. Iron
- Below & Above Grade Waterproofing (inc. VIMS)
- Framing & Drywall
- Shoring
- Site Utilities & Joint Trench

The project phase I consists of one residential 16-story building tower:

- North tower, phase II – 233 DU.

Please see below important notes to keep in mind as you prepare your proposal:

- This project has been awarded to Swinerton|Rubecon Joint Venture.
- Swinerton|Rubecon is requesting bids for this project.
- Project is 100% affordable housing.
- COMPLIANCE REQUIREMENTS - The Project is subject to OCII/CMD hiring goals and Federal and State prevailing wage requirements. The parties acknowledge and agree to comply with the hiring goals of OCII which are:
 1. Project has State Prevailing wage and Davis Bacon Prevailing Wage requirements. Refer to "MBS_Block_4E_Att. K - Prevailing Wage - Labor Standards" included with this RFP.
 2. A good faith effort to meet a 50% local hiring goal whereby San Francisco Residents complete at least 50% of the total workforce hours according to OCII Construction Workforce Agreement Version 5/15. Refer to "MBS_Block_4E_Att. G - OCII Workforce Agreement" included with this RFP.

JOINT VENTURE

3. SBE participation goals are 50% which means that the Contractor shall use its best efforts to award at least 50% of all Contracts to SBE' according to OCII SBE Policy adopted 11/16/2004 up to its 3rd amendment dated 3/15/2022. OCII will recognize Joint Ventures (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% of the dollars to be earned by the JV or Association, which will count as total 100% SBE participation. Refer to "MBS_Block_4E_Att. F - OCII SBE Policy" included with this RFP.

 - Pricing per the latest schedule version "Mission Bay Block 4E Phase 2 which will be included with the RFP.
 - Pricing per the Logistics Plan and Temporary Power Logistic included with this RFP.
 - Certain aspects of the above listed trades will be Design-Build – Bids to include all drawings, specification, calculations and as appropriate to prepare drawings for permit and respond to permit comments.

PLEASE BEAKDOWN YOUR PROPOSALS AS FOLLOW:

Pre-Bid Conference: Wednesday, July 15th, 2026, at 10:00 am.

Location: Virtual Zoom Meeting

Meeting Link: https://us06web.zoom.us/meeting/register/me7KoTyEQzi0LNQConY_g

TRADES BEING BOUGHT OUT FOR AWARD:

- As noted above

SCHEDULE: Construction starts February 2028, with a 22-month construction duration

DEADLINE FOR RFI'S: Thursday, July 23rd, 2026, at 5:00 p.m.

BID / CONTRACT DOCUMENTS: All documents can be accessed through Building Connected

For any questions regarding this project or Building Connected access, please contact Swinerton estimator, Mirna Dardon at mirna.dardon@swinerton.com