



450-0362020-002

Agenda Item **No. 8(b)**
Meeting of October 20, 2020

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Intention to issue a Request for Qualifications for a lead developer replacement to develop up to 112 units of affordable family housing on Blocks 52 and 54 in the Hunters Point Shipyard Redevelopment Project Area

EXECUTIVE SUMMARY

In March 2018, the Successor Agency Commission (“Commission”) selected a development team for an affordable rental housing project in HPS Phase 1 (the “Project”). This development team consisted of McCormack Baron Salazar (“MBS”) as lead developer, Bayview Hunters Point Multipurpose Senior Services (“BHPMSS”) as co-developer and services lead, Mithun | Solomon (“Mithun”) as architect and The John Stewart Company (“JSCo”) as property manager. The development team now also includes an associate architect, Kerman Morris Architects LLP, a general contractor, Baines-Nibbi (the “Development Team”). Most recently, on July 16, 2019, the Commission conditionally approved a Schematic Design package for the Project.

In August 2020, MBS contacted OCII to communicate that they were withdrawing and terminating their participation in the Development Team. OCII now seeks a developer to replace MBS’s role as lead developer. The remainder of the Development Team plans to remain in place along with the work product developed to date.

DISCUSSION

OCII staff have drafted a Request for Qualifications (“RFQ”) seeking a new lead developer for the Project. This RFQ is solely for a housing developer (“Lead Developer”) to lead the

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Development Team in completing the financing and development of the Project as it is reflected in the approved Schematic Designs, and after completion, owning the Project. Applicants (“Applicant” or “Applicants”) should have demonstrated experience in: (i) effectively balancing excellence in architectural design with sustainable development costs, (ii) implementing marketing and outreach to maximize participation of households meeting OCII occupancy preferences for the Project, including Certificate of Preference Holders, and (iii) owning and operating affordable rental housing.

The evaluation panel will consist of 1 OCII staff, 1 MOHCD staff and 1 Hunters Point Shipyard Citizens Advisory Committee (“HPSCAC”) member. The Development Team will be asked to provide input on all applicants who meet the minimum requirements as outlined in the RFQ. The evaluation panel will then consider that input as part of their ranking of each applicant. The top ranked applicant will then be given an opportunity to meet with the Development Team prior to final recommendation to Commission of a new lead developer. Proposed ranking criteria are as follows:

<u>POINTS</u>		<u>CRITERIA</u>
50		Lead Developer Experience and Capacity
	15	Developer experience marketing affordable housing comparable to the housing proposed in this RFQ and in accordance and in good standing with current OCII/MOHCD standards related to marketing and tenant selection
	60	Demonstrated experience in and/or ability to successfully: ➤ Complete projects on time and on budget (15 points) ➤ Maximize leverage through multiple local, state and federal financing sources (10 points) ➤ Develop Type V/I or III/I construction (10 points) ➤ Develop affordable family housing (10 points) ➤ Work in District 10 (10 points) ➤ Build community support through outreach (5 points)
	10	Experience implementing Workforce and Contracting Action Plan
	15	Input of the three Development Team members (BHPMSS, Mithun, John Stewart)
100	100	Total Points

OCII staff are currently negotiating the status of the Predevelopment Loan Agreement with MBS, the general partner in the existing limited partnership. Staff anticipates that MBS will assign the Loan Agreement once the new developer is chosen and forms its own limited partnership. The selected Lead Developer will be expected to assume existing Project-related obligations, either through assignment of existing contracts or entering in to new contracts consistent with the existing terms, including administering the limited partnership formed for the Project, the remaining predevelopment loan funds for the Project, and other agreements with the existing Development Team.

The HPSCAC will be informed of the upcoming RFQ at their meeting on October 19, 2020 and will select a HPSCAC member to sit on the evaluation panel.

ENVIRONMENTAL CLEAN UP AND TESTING

In the early 1990s, the United States Navy ("Navy") and the United States Environmental Protection Agency ("US EPA") placed the Shipyard on the National Priorities List for environmental remediation (commonly called "Superfund"), in accordance with federal law. Thereafter, the Navy and the US EPA examined each parcel of the Shipyard to determine the extent of contamination, if any, and proposed an appropriate remedial approach to make the Shipyard safe for future intended uses.

In 1995, the Navy determined, and the US EPA, the State of California and San Francisco Department of Public Health agreed, that HPS Phase 1 (which consisted of soldiers' barracks and accessory activities during active base use) posed no threat to human health or the environment and required no further action, and in 1999, the US EPA removed HPS Phase 1 from the National Priorities (Superfund) List and confirmed that the site was safe for its intended use as a residential community. In 2004, the Navy transferred to OCII the land now making up HPS Phase 1, and began testing and remediating separate portions of the Shipyard (known as HPS Phase 2). The Navy remains responsible for any remediation required at HPS Phase 2.

In 2016, the Navy and the US EPA became aware of anomalies in post-remediation testing at HPS Phase 2, and individuals employed by the Navy's contractor (Tetra Tech) plead guilty to fraud related to the test results. Although these activities were limited to HPS Phase 2, in July through November of 2018, in response to public concerns and at the request of the City and County of San Francisco ("City") and Speaker Nancy Pelosi, the California Department of Public Health ("CDPH") performed a phased-approach radiological survey to assess the health and safety of the public and the environment at HPS Phase 1.

CDPH completed its Final Report for the Hilltop on February 5, 2019, which concluded that no residents, workers or visitors are being exposed to radiological health and safety hazards. To address continued concerns and questions from the community regarding the testing conducted at the Shipyard, Mayor Breed, City Attorney Herrera, and Supervisor Shamann Walton asked experts from UC San Francisco and UC Berkeley to conduct an impartial analysis of CDPH's procedures. The report concluded that CDPH's health and safety scan was appropriate as a health and safety survey.

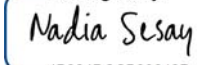
Out of an abundance of caution, and at the request of Supervisor Walton's office, OCII will work with the Development Team (including the new Lead Developer) to establish a scope of additional radiological soil testing at OCII Block 52 and 54 to be conducted along with the standard site environmental testing.

NEXT STEPS

The proposed schedule for release of the RFQ and selection a new lead developer is as follows:

- Issue RFQ: October 22, 2020
- Submittal Submission Deadline: November 20, 2020
- Applicant interviews and evaluation: Week of January 11, 2021
- Highest Rank Applicant Meet with Development Team: Weeks of January 18 and 25, 2021
- Presentation of proposed Applicant to HPS CAC: February 8, 2021
- Commission consideration of proposed Applicant,
Project transfer documents: March 9, 2021

(Originated by Elizabeth Colomello, Senior Development Specialist)

DocuSigned by:

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Nadia Sesay
Executive Director

Attachment 1: Request for Qualifications



OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

Request for Qualifications for Lead Developer Replacement Blocks 52 and 54 Hunters Point Shipyard Phase 1

**To complete development of and operate affordable rental
housing for very low-income families**

***351 Friedell Street and 151 Friedell Street*
Hunters Point Shipyard Phase 1
(as a portion of the Hunters Point Shipyard Redevelopment
Project Area)**

**Deadline for Submission
4:00 PM – November 20, 2020**

**Issued by:
Office of Community Investment and Infrastructure
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103**

**Contact: Elizabeth Colomello
Email: elizabeth.colomello@sfgov.org
Phone: (415) 407-1908**



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SECTION I. SUMMARY

The Office of Community Investment and Infrastructure (“OCII”)¹ seeks a qualified developer to join and lead an existing development team that is completing design, financing and construction of an approximately 112-unit affordable rental housing project located on two non-adjacent parcels in Hunters Point Shipyard Phase 1 (“HPS Phase 1”), and thereafter to own and operate this project pursuant to OCII’s standard ground lease model for affordable residential projects. HPS Phase 1 is a ten block, approximately 75-acre portion of the Hunters Point Shipyard Redevelopment Project Area (“HPS Project Area”) (See **Attachment 1** for further detail).

SECTION II. DEVELOPMENT TEAM BACKGROUND

In March 2018, the Successor Agency Commission (“Commission”) selected a development team for an affordable rental housing project in HPS Phase 1 (as described further in Section IV below, the “Project”). This development team consisted of McCormack Baron Salazar (“MBS”) as lead developer, Bayview Hunters Point Multipurpose Senior Services (“BHPMSS”) as co-developer and services lead, Mithun | Solomon (“Mithun”) as architect and The John Stewart Company (“JSCo”) as property manager. The development team now includes an associate architect, Kerman Morris Architects LLP, a general contractor, Baines-Nibbi, and other consultants as listed in **Attachment 8** (the “Development Team”). Most recently, on July 16, 2019, the Commission conditionally approved a Schematic Design package for the Project (**Attachments 7 and 8**).

MBS wishes to terminate its participation in the Development Team, and OCII now seeks a developer to assume the lead developer role. The remainder of the Development Team will remain in place along with the work product developed to date, which is listed in **Attachment 9**.

SECTION III. GENERAL SCOPE OF SUBMITTAL

This Request for Qualifications is solely for a housing developer (“Lead Developer”) to lead the Development Team in completing the financing and development of the Project as it is reflected in the approved Schematic Designs (**Attachment 8**), and after completion, owning and operating the Project. Applicants (“Applicant” or “Applicants”) should have demonstrated experience in: (i) effectively balancing excellence in architectural design with sustainable development costs, (ii) implementing marketing and outreach to maximize participation of households meeting OCII occupancy preferences for the Project, including Certificate of Preference Holders², and (iii) owning and managing affordable rental housing.

Applicants will be expected to interact with the Hunters Point Shipyard Citizens Advisory Committee (the “CAC”), which is consulted at various times during Applicant selection and then on the remaining predevelopment and construction process.

OCII staff are currently negotiating the status of the Predevelopment Loan Agreement with MBS, the general partner in the existing limited partnership. Staff anticipates that MBS will assign the Loan Agreement once the new developer is chosen and forms its own LP. The selected Lead Developer will be expected to assume existing Project-related obligations, either through assignment of existing contracts or entering in to new contracts consistent with the existing terms, including administering the limited partnership formed for the Project, the remaining

¹ OCII is the Successor Agency to the Development Agency of the City and County of San Francisco, created pursuant to State law and local ordinance.

² **Attachment 3** of this RFQ provides greater detail on the applicable affordable housing program, including required outreach and marketing.

predevelopment loan funds for the Project (**Attachment 10**), and other agreements with the existing Development Team described above.

SECTION IV. PROJECT BACKGROUND

A. Project Summary

The Project is a single development consisting of 111 very low-income³ family rental housing units and one manager's unit in two buildings, one on each of two separate OCII-owned parcels within HPS Phase 1, more particularly depicted in the Project's approved schematic designs in **Attachment 8** (Schematic Designs). The Project includes two family childcare units (one in each building), a parking ratio of 0.6 spaces to 1 unit, 76 bicycle parking spaces, and appropriate property management, services and community spaces. The Project is located on portions of Blocks 52 and 54 in HPS Phase 1, a ten-block, approximately 75-acre portion of the HPS Project Area. **Attachment 1** to this RFQ provides detailed information on the HPS Project Area and HPS Phase 1, as well as further detail on the dual-site location of the Project within HPS Phase 1. HPS Phase 1 is part of the larger 866-acre Hunters Point Naval Shipyard site ("Shipyard") and includes the Hunters Point Hilltop and the Hunters Point Hillside residential districts. Residential buildings have been constructed and occupied on a majority of parcels in the Hunters Point Hilltop district.

Project Program Summary

Number of units	112 units (including one manager's unit) between two buildings on two OCII parcels (Blocks 52 and 54)
Unit mix	1 five-bedroom unit 8 four-bedroom units 23 three-bedroom units 31 two-bedroom units 49 one-bedroom units
Area Median Income and General population	• Up to 50% AMI • Families • Use of income tiers is encouraged and is currently a part of the program
Family Child Care units	2 units (one per building)
Parking Ratio	0.6 spaces:1 unit

B. Environmental Clean Up and Testing

In the early 1990s, the United States Navy ("Navy") and the United States Environmental Protection Agency ("US EPA") placed the Shipyard on the National Priorities List for environmental remediation (commonly called "Superfund"), in accordance with federal law. Thereafter, the Navy and the US EPA examined each parcel of the Shipyard to determine the extent of contamination, if any, and proposed an appropriate remedial approach to make the Shipyard safe for future intended uses.

In 1995, the Navy determined, and the US EPA, the State of California and San Francisco Department of Public Health agreed, that HPS Phase 1 (which consisted of soldiers' barracks and accessory activities during active base use) posed no threat to human health or the environment and required no further action, and in 1999, the US EPA removed HPS Phase 1 from the National Priorities (Superfund) List and confirmed that the site was safe for its intended use as a residential

³ Serving households earning up to 50% of Area Median Income.

community. In 2004, the Navy transferred to OCII the land now making up HPS Phase 1, and began testing and remediating separate portions of the Shipyard (known as HPS Phase 2). The Navy remains responsible for any remediation required at HPS Phase 2.

In 2016, the Navy and the US EPA became aware of anomalies in post-remediation testing at HPS Phase 2, and individuals employed by the Navy's contractor (Tetra Tech) plead guilty to fraud related to the test results. Although these activities were limited to HPS Phase 2, in July through November of 2018, in response to public concerns and at the request of the City and County of San Francisco ("City") and Speaker Nancy Pelosi, the California Department of Public Health ("CDPH") performed a phased-approach radiological survey to assess the health and safety of the public and the environment at HPS Phase 1.

CDPH completed its Final Report for the Hilltop on February 5, 2019, which concluded that no residents, workers or visitors are being exposed to radiological health and safety hazards. To address continued concerns and questions from the community regarding the testing conducted at the Shipyard, Mayor Breed, City Attorney Herrera, and Supervisor Shamann Walton asked experts from UC San Francisco and UC Berkeley to conduct an impartial analysis of CDPH's procedures. The report concluded that CDPH's health and safety scan was appropriate as a health and safety survey.

Out of an abundance of caution, and at the request of Supervisor Walton's office, OCII will work with the Development Team (including the new Lead Developer) to establish a scope of additional radiological soil testing at OCII Block 52 and 54 to be conducted along with the standard "Phase 1" and "Phase 2" site environmental testing.

C. Project Approvals

On July 16, 2019, the Commission conditionally approved a Schematic Design package for the Project as being consistent with requirements of the Hunters Point Shipyard Redevelopment Plan ("Redevelopment Plan") and related Redevelopment Plan documents. **Attachment 2** contains further detail on the Redevelopment Plan and related regulatory requirements applicable to the Project. The next step for Project design is obtaining approval of Design Development documents. The Development Team and OCII staff have made significant progress in preparing Design Development documents for the OCII approval.

SECTION V. SUBMISSION AND SELECTION PROCESS AND CRITERIA

An interdisciplinary panel comprised of representatives from OCII, the Mayor's Office of Housing and Community Development ("MOHCD"),⁴ and the CAC will evaluate each Applicant's demonstrated successful experience on relevant and comparable projects and compatibility with the Development Team. **OCII may, in its sole discretion, disqualify any Applicant if they have any existing or prospective uncured defaults on any OCII, SFRA, or MOHCD agreement within the last five (5) years. OCII may also, in its sole discretion, disqualify**

⁴ Upon completion and permanent financing conversion of the Project, OCII will transfer ownership of the property and its interest in the Project ground lease to MOHCD, the designated Housing Successor Agency under Dissolution Law. MOHCD will therefore participate in the selection of the development teams and will also review and comment on the financial underwriting and funding and disposition documents for the Project to ensure a smooth transition to MOHCD at project completion.

any Applicant if they are not in good standing with OCII/MOHCD in relation to the current OCII/MOHCD Marketing Standards for existing projects in development or developed.

Upon selection of the Applicant, OCII will seek to enter into an exclusive negotiation agreement (“ENA”) or other predevelopment memorandum of understanding with the Development Team that will include compliance with OCII policies for development, and will lead to a long-term Ground Lease for the Project (detailed in **Attachment 4**). Applicants are advised that OCII is committed to vigorous equal opportunity employment and the payment of prevailing wages.

A. Important Dates*

Electronic Submittal Deadline: November 20, 2020 at 4:00 p.m. Via electronic link provided to registered Applicants
Attn: Elizabeth Colomello

1. ISSUE DATE: RFQ materials are posted on OCII's RFPs, RFQs & Bids website at http://sfocii.org/rfps-rfqs-bids.⁵ (\$50.00 registration required)	Thursday, October 22, 2020¹
2. Pre-Submission Meeting at OCII (Location: 1 South Van Ness, 2nd Floor Atrium Conference Room)	1:00 PM Thursday, October 29, 2020
3. Deadline for written questions / requests for additional information	Monday, November 9, 2020
4. DEADLINE TO REGISTER	Monday, November 9, 2020
5. SUBMITTAL SUBMISSION DEADLINE	4:00 PM Friday, November 20, 2020
6. Notification to Developer Teams who failed to meet minimum submission requirements	Friday, December 4, 2020
7. DEVELOPER TEAM INTERVIEWS 8. SUBMITTALS EVALUATED & RANKED BY DEVELOPMENT TEAM AND EVALUATION PANEL	Week of January 11, 2020
9. HIGHEST RANKED APPLICANT TO MEET WITH DEVELOPMENT TEAM	Weeks of January 18 and 25, 2020

¹ RFQ materials are posted on OCII's RFPs, RFQs & Bids website at <http://sfocii.org/rfps-rfqs-bids>.

10. Presentation of Panel's Selection to the Hunters Point Shipyard Citizens Advisory Committee	Monday, February 8, 2020
11. OCII Commission consideration of Exclusive Negotiations Agreement and Predevelopment Loan	Tuesday, March 9, 2020

*All dates are subject to change.

B. Required Registration and Fee for RFQ Packet

Responses to this RFQ will be accepted only from those Applicants who have registered with OCII by e-mailing registration information (Applicant organization, name of contact person, email address, and phone number) to elizabeth.colomello@sfgov.org and paid a non-refundable registration fee of fifty dollars (\$50.00), by check only (payee: OCII) mailed to OCII at 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. Only registered Applicants will receive answers to submitted questions as well as a link to upload submittal packages. RFQ packets will be available on and following the issue date listed in **Section II.A.**, above, online at <https://sfocii.org/rfp>.

C. Pre-Submission Meeting

The pre-submission video call (date and time shown above) will provide background on the Project, the Development Team, and required programmatic design and financing information. Attendance is not mandatory, but is highly recommended. Please register through [Eventbrite](#) by 3:00 PM on **Monday, November 9**, 2020; all meeting registrants will receive a link to the pre-submission video call. **Please note that registering for the pre-submission meeting does not constitute registration as an Applicant under this RFQ as described in Section B above.**

D. Questions and Requests for Additional Information

Please submit all questions and information requests via email *on or before the date and time shown above* to elizabeth.colomello@sfgov.org. Questions received after the deadline may not be answered. All responses and additional information will be distributed to all registered RFQ holders. OCII reserves the right, in its sole discretion, to determine the timing and content of the response, if any, to all questions and requests for additional information. In addition, OCII may respond via messenger, fax, or e-mail.

E. Submission Time, Place, Date, Contact

Electronic submittals must be uploaded by November 20, 2020. Registered Applicants will receive submittal instructions, including a link to upload submittal materials.

F. Selection Process

1. Submittals will be accepted only until the dates and times shown in Section V.A and E.
2. Submittals will initially be electronic, uploaded to electronic drive⁶ pursuant to instructions emailed to registered Applicants. No submissions received by facsimile or electronic mail

⁶ OCII uses Microsoft OneDrive for this purpose and registered Applicants will receive an upload link. Applicants are responsible for ensuring that their computer systems are compatible with this link ahead of the submission deadline.

will be considered. The Applicant is solely responsible for ensuring that all information requested in Section VI Submission Requirements is submitted.

3. OCII staff will contact references.
4. OCII may interview Applicants with submittals meeting RFQ requirements. Interviews are scheduled to be held on the date(s) shown in Section V.A. These dates are subject to change. All Applicants should advise OCII staff of availability on these days. Interviews will be conducted via video call.
5. Prior to or following interviews, OCII may request further information or written material regarding qualifications or submittals.
6. OCII staff will rank submittals based on the input of the evaluation panel review of the submittals, interviews, and reference checks.
7. The Applicant ranked first will then be given the opportunity to collaborate with the Development Team for 2 weeks to complete any due diligence the Applicant deems necessary to confirm their participation in the Development Team. If the selected applicant is not able to confirm its participation during the two-week period, then the Applicant ranked second will be given the same opportunity, and so on until agreement is reached.
8. OCII staff will make a recommendation to the Commission based on the input of the evaluation panel review of the submittals, interviews, and reference checks.
9. The OCII Commission will approve selection of the successful Applicant.
10. OCII will not consider an Applicant's public statements on matters of public concern that are protected under the First Amendment to the United States Constitution and unrelated to the contract in the evaluation and selection of the applicant for the contract.

G. Selection Criteria

The selection of the Applicant will be based on the Applicant team members' experience as described below. Ranking will also be based on staff experience and capacity considering current and projected future workloads; success of its Submittal presentation at community meetings and in OCII staff interviews; and ability to comply with OCII policies and requirements.

<u>POINTS</u>		<u>CRITERIA</u>
50		Lead Developer Experience and Capacity
	15	Developer experience marketing affordable housing comparable to the housing proposed in this RFQ <i>and in accordance and in good standing with current OCII/MOHCD standards related to marketing and tenant selection</i>
	60	Demonstrated experience in and/or ability to successfully: ➤ Complete projects on time and on budget (15 points) ➤ Maximize leverage through multiple local, state and federal financing sources (10 points) ➤ Develop Type V/I or III/I construction (10 points) ➤ Develop affordable family housing (10 points) ➤ Work in District 10 (10 points) ➤ Build community support through outreach (5 points)

	10	Experience implementing Workforce and Contracting Action Plan
	15	Input of the three Development Team members (BHPMSS, Mithun, John Stewart)
100	100	Total Points

SECTION VI. SUBMISSION REQUIREMENTS

Applicants must be a nonprofit or for-profit organization with the ability to secure low-income housing tax credits and affordable housing financing and to develop the Project in accordance with the Schematic Designs and all applicable development requirements.

The Applicant must submit electronically, based on the instructions emailed to registered Applicants. Submittals must be submitted to OCII, on or before the time, date and at the place shown above in **Section V. E. Late, incomplete, emailed, or faxed submittals will not be considered.**

Applicants are to provide the requested information in the order indicated below. Each **section A-C** must be a separate PDF file, with the file name labeled according to the Section names below.

Experience

Using standard estimating techniques, and clearly describing all important assumptions, provide the following documents:

A. Applicant Description

1. Applicant Description Form:

Complete **Attachment 11**, Applicant Description Form.

2. Résumés:

Submit résumés for all persons identified on the Applicant Description Form.

3. Organizational Documents:

Submit a current copy of the following documents. NOTE: If Applicant is a joint venture or partnership of multiple Developer entities, EACH Developer entity must submit the following:

- a. Certificate of Status (good standing) from California Secretary of State. (Please note that the Certificate must bear the official State of California seal and that web screen prints from the Secretary of State of California website are not acceptable).
- b. Certification of 501(c)(3) status from the Internal Revenue Service (if applicable, for any nonprofit corporations).
- c. Certification of 501(c)(3) status from the California Franchise Tax Board (if applicable, for any nonprofit corporations).
- d. The latest two (2) years of either:
 - i. signed federal income tax returns (including schedules or **attachments**, if any);
or
 - ii. audited financial statements (with management letters, if any).

B. Developer Experience & Capacity

1. Narrative

Submit a narrative of no more than four (4) pages describing the Applicant's track record successfully developing high-quality affordable housing, including family housing. In particular, discuss the Applicant's experience completing affordable housing development projects on time and on budget, obtaining competitive financing terms, working in the Bayview neighborhood in which the Project is based, and building community support through outreach for similar projects. In addition, if Applicant has experience taking on a project that was begun by another developer describe that experience.

2. Developer's Experience in Comparable Projects

- a. Project Details: Complete **Attachment 13**, the Comparable Projects Experience Form. Developers should use this chart to convey their experience in up to a maximum of three (3) projects completed within the past five (5) years by the Developer(s), preferably in San Francisco, that are comparable to the proposed project. For purposes of this RFQ, a comparable project would be newly constructed affordable housing. Photos of projects may be included, but are not required.
- b. Community Outreach Narrative: Provide a narrative of no more than three (3) pages describing how the Developer successfully conducted community outreach prior to and during construction for the projects listed on **Attachment 13**, the Comparable Projects Experience Form.

3. Developer's Experience Implementing Workforce and Contracting Action Plan

Submit a narrative of no more than three (3) pages describing the Applicant's experience implementing Workforce and Contracting Action Plan ("WCAP") that meet or exceed the contracting and workforce obligations in **Attachments 19 through 26** of this RFQ.

4. Developer's Experience in Other San Francisco Projects

Complete **Attachment 14**, the San Francisco Projects Experience Form. Developers should use this chart to convey their experience in any other projects developed within San Francisco only. Photos of projects may be included but are not required.

5. Developer's Workload Capacity

Complete **Attachment 12**, the Staffing Workload Form. All "Key Personnel" of the Developer must complete this form.

C. Other Required Information

1. Disclosure Questions

Each Applicant shall complete and submit **Attachment 15**, the Disclosure Questions. These questions are designed to identify any potential conflicts of interest and/or liability issues. A summary of Government Code Section 87103 containing the relevant portion of the Fair Political Practices Act is included as a footnote on the Disclosure Form for reference. ***Failure to include a complete, signed certification will disqualify the submittal.**

2. Statement of Compliance with OCII Policies

As Lead Developer, the successful applicant will be required to continue the Development Team's compliance with all of OCII's policies, including but not limited to, SBE Policy, Construction Workforce requirements, and insurance indemnification requirements found in this RFQ, more particularly listed in **Attachments 19 through 26 and 30**. OCII may require that the Lead Developer execute a statement of compliance certifying the same, included as **Attachment 16**. ***Failure execute this certification upon request will disqualify the Applicant.**

3. Offer to Negotiate Exclusively

- a. Form: The Applicant shall complete and submit **Attachment 17**, Offer to Negotiate Exclusively.
- b. Deposit: The Applicant shall submit an "Offer to Enter the Development Team" in the amount of **One Thousand Dollars (\$1,000) ("Deposit")** made payable to OCII as part of the Submittal. This payment shall be refunded to all Applicants not selected by the OCII Commission. (It shall also be refunded in the event an Applicant selected by the OCII Commission does not obtain OCII Commission approval for development of the project.) ***Failure to include a valid "Offer to Enter the Development Team Deposit" will disqualify the submittal.**

4. Submission Checklist

The Applicant must complete and submit **Attachment 17** Submission Checklist, certifying that all items on the Checklist are contained in the Submittal.

THIS IS THE END OF THE SUBMISSION REQUIREMENTS SECTION.

ALL INFORMATION REQUESTED ABOVE IN SECTION VII MUST BE SUBMITTED IN ORDER FOR A SUBMITTAL TO BE DEEMED COMPLETE.

APPLICANTS SCORES MAY BE NEGATIVELY IMPACTED BY ANY INCOMPLETE INFORMATION.

SECTION VII. OCII PAYMENTS & FEES

The selected Developer is responsible for any applicable payments, deposits and fees in connection with, but not limited to, the following:

A. Offer Deposit

An Offer to Enter the Development Team Deposit in the amount of One Thousand Dollars (\$1,000.00) made payable to the Office of Community Investment and Infrastructure is due at the time of Submittal submission. Please include a copy of the check in the electronic submittal and send the actual check postmarked no later than November 20, 2020 to Elizabeth Colomello 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103.

B. Performance Deposit (Selected Applicant Only)

Any selected and approved Applicant will be required to deposit with OCII an additional Nine Thousand Dollars \$9,000.00 ("Additional Deposit") together with entering into an ENA or other memorandum of

understanding with OCII concerning the completion of the Project. The Additional Deposit shall be combined with the Deposit to form the performance deposit ("Performance Deposit"). The Performance Deposit shall be held by OCII until completion of the development.

C. City Fees (Selected Applicant Only)

The selected Applicant will be responsible for payment of all applicable City fees and relevant transactional costs, including but not limited to: building permit fees, utility relocation and connection fees, subdivision fees, transfer taxes, and transit fees.

SECTION VIII. ADDITIONAL TERMS AND CONDITIONS

A. Selected Applicant's Team Responsibility

The selected Applicant, as Lead Developer of the Development Team, will be responsible for construction of all improvements according to OCII-approved construction documents, and in accordance with applicable City building codes. This includes, but is not limited to, all on-site improvements and any changes from existing conditions, including underground utilities, street lighting, curbs, gutters, street trees and sidewalks. (Note: all utilities for the vertical development are the responsibility of the vertical developer. However, some coordination will be needed for the lateral connections from the private development to the main utility lines.) The Developer Team will be solely responsible for all transactional costs and closing requirements, including, but not limited to, title insurance, escrow fees, block maps, etc.

B. Applicant's Duty of Loyalty

Applicant agrees to abide by OCII's duty of loyalty, which appears at (Prohibited Activities of Present and Former Employees, Commissioners and Consultants) of OCII's Personnel Policy and which states in part the following: "Unless approved in advance in writing by OCII, no present or former employee, Commissioner or consultant of OCII shall knowingly act for anyone other than OCII in connection with any particular matter in which OCII is a party, or has a direct and substantial interest, and in which he or she participated personally and substantially as an OCII employee, Commissioner or consultant whether through decisions, recommendations, advice, investigation or otherwise. Violation of this section by a present employee, consultant or Commissioner may, in the case of an employee or consultant, be grounds for discharge or termination of the consultant contract, and in the case of a Commissioner, be considered misconduct in office pursuant of California Health and Safety Code Section 33115."

C. OCII Non-Responsibility

OCII has no obligation to demolish any improvements on the block, remove, relocate or install utilities, complete on-site or off-site preparation work or improvements, or make any changes whatsoever to existing conditions.

D. Geotechnical Investigations

All geotechnical investigations must be conducted by a licensed geotechnical engineer, retained by the Applicant, to investigate and supervise excavation and recompaction efforts as necessary, which investigations may only occur upon the issuance of a permit to enter the block by OCII.

E. Environmental Review Approvals

The selected Applicant, as Lead Developer of the Development Team, will be responsible for securing any further environmental review approvals necessary to move forward with the development of the Project. These reviews may include the requirements of the California Environmental Quality Act ("CEQA") and the National Environmental Protection Act ("NEPA"), as applicable. As of the date of this RFQ, the Commission

has made appropriate environmental review findings for the Project as contemplated by the Schematic Designs.

F. Accessibility Requirements

The selected Applicant, as Lead Developer of the Development Team, will be responsible for meeting all applicable accessibility standards related to publicly-funded multifamily housing development under Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act, the Americans with Disabilities Act, the Fair Housing Amendments Act of 1991, and Title 24 of the California Code of Regulations. If selected, Applicants must submit the permit set of architectural plans for the Block to the Mayor's Office on Disability for review and approval. Additionally, OCII requires an architect's certification at the completion of project design and construction that the improvements built are in accordance with all local, state and federal laws and regulations with respect to access for persons with disabilities.

G. Applicants' Expenses

1. The Applicant responding to this RFQ does so at its own expense. OCII will not consider any costs related to preparing the Submittal or negotiating the development contract as reimbursable.

H. OCII Right to Modify or Suspend RFQ

OCII, through its Executive Director, reserves the right at any time, in its sole and absolute discretion, to modify or suspend any and all aspects of the selection process, including, but not limited to this RFQ, and all or any portion of the contractor selection process in or subsequent to the RFQ; to obtain further information from any Applicant member, to waive any defects as to form or content of the RFQ or any other step in the selection process; to reject any and all responses submitted; to reissue the RFQ; procure the desired services by any other means or not proceed in procuring the services; to negotiate with any, all, or none of the respondents to this RFQ as to fees, scope of services, or any other aspect of the RFQ or services; to negotiate and modify any and all terms of an agreement; and to accept or reject any Developer Team.

I. Claims Against OCII

Each Applicant, by responding to this RFQ, waives any claim, liability or expense whatsoever against OCII and its respective officers, commissioners, employees and agents by reason of any or all of the following: any aspect of this RFQ, the selection process or any part thereof, any informalities or defects in the selection process, the failure to enter into any agreement, any statements, representations, acts or omissions of OCII, the exercise of any discretion set forth or concerning any of the foregoing, and any other matters arising out of all or any of the foregoing.

List of Attachments

Project Area and Project Information:

Attachment #1:	Project Site Context and Maps
Attachment #2:	Redevelopment Project Area Overview and Redevelopment Requirements
Attachment #3:	Affordable Housing, Restrictions and Financing
Attachment #4:	Development Program Components
Attachment #5:	Contracting Requirements Summary
Attachment #6:	Request for Submittals for Blocks 52 and 54 Hunters Point Shipyard Phase 1
Attachment #7:	Blocks 52 and 54 OCII Commission Approvals to Date: Memoranda and Resolutions
Attachment #8:	Blocks 52 and 54 Approved Schematic Design
Attachment #9:	Blocks 52 and 54 List of Consultants and Contractors and List of Available Work Product
Attachment #10:	Blocks 52 and 54 Predevelopment Loan Agreement

To be submitted with Submission Package:

Attachment #11:	Applicant Description Form
Attachment #12:	Staffing Workload Form
Attachment #13:	Comparable Projects Experience Form
Attachment #14:	San Francisco Projects Experience Form
Attachment #15:	Disclosure Questions
Attachment #16:	Statement of Compliance with OCII Policies & Certification of Applicant
Attachment #17:	Offer to Enter the Development Team
Attachment #18:	Submission Checklist

To be completed by recommended Developer only after evaluation and interviews.

Attachment #19:	Declaration of Nondiscrimination in Contracts and Benefits
Attachment #20:	Small Business Enterprise Agreement
Attachment #21:	Minimum Compensation Policy Declaration
Attachment #22:	Health Care Accountability Policy (HCAP) Declaration
Attachment #23:	Prevailing Wage
Attachment #24:	Bayview Hunters Point Employment and Contracting Policy and Amendments

For information purposes only.

Attachment #25:	MOHCD Developer Fee Policy
Attachment #26:	Selected pages from <u>We Care, A Guide for Developing Facilities with Affordable Housing</u> regarding Family Child Care Rental Units
Attachment #27:	San Francisco Health Department Article 31

Attachment #28: OCII Insurance Requirements

Attachment 1

Project Site Context

The Project is located within the HPS Project Area (See Figures 1 and 2), which is administered by OCII. The HPS Project Area is divided into two phases for purpose of development: HPS Phase 1 and HPS Phase 2 (See Figure 2). The Project is located within HPS Phase 1, an approximately 75-acre development area consisting of ten development blocks, located on lands transferred from the United States Navy in 2005. HPS Phase 1, a natural promontory overlooking the remainder of the HPS Project Area, was used by the Navy primarily for barracks and associated activities. The remainder of the HPS Project Area constitutes HPS Phase 2. To the southwest of the HPS Project Area is Candlestick Point, a separate Redevelopment Project Area.

Figure 1 – Project Area Location

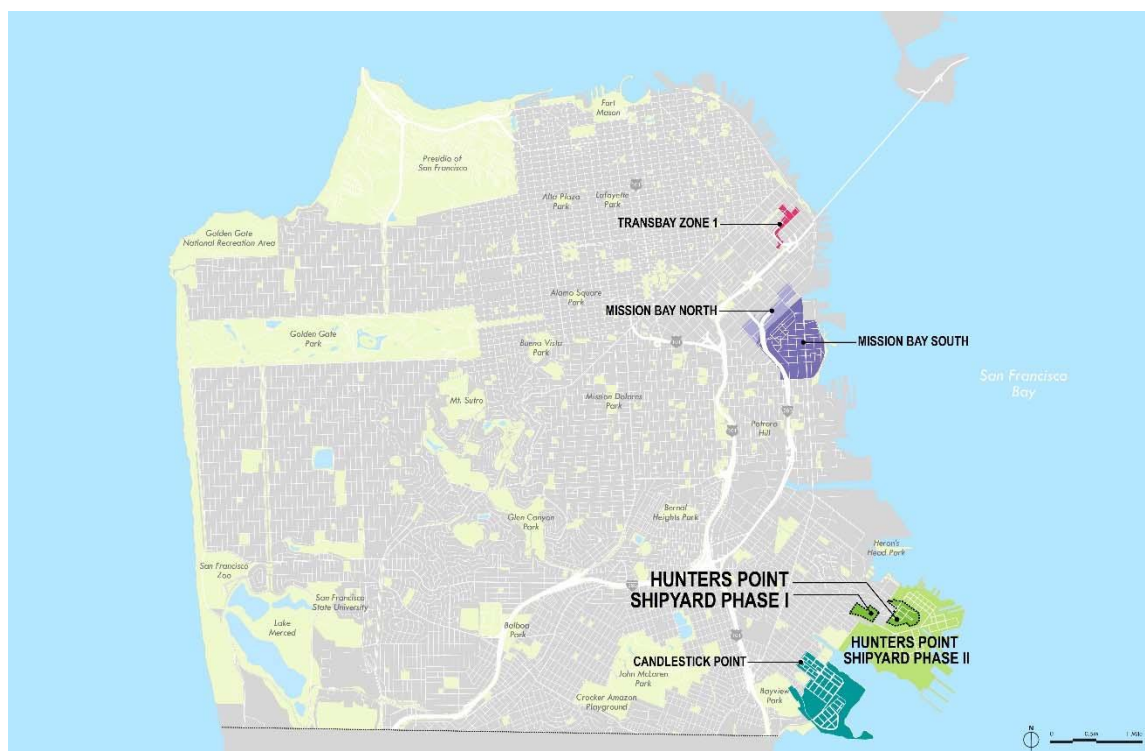
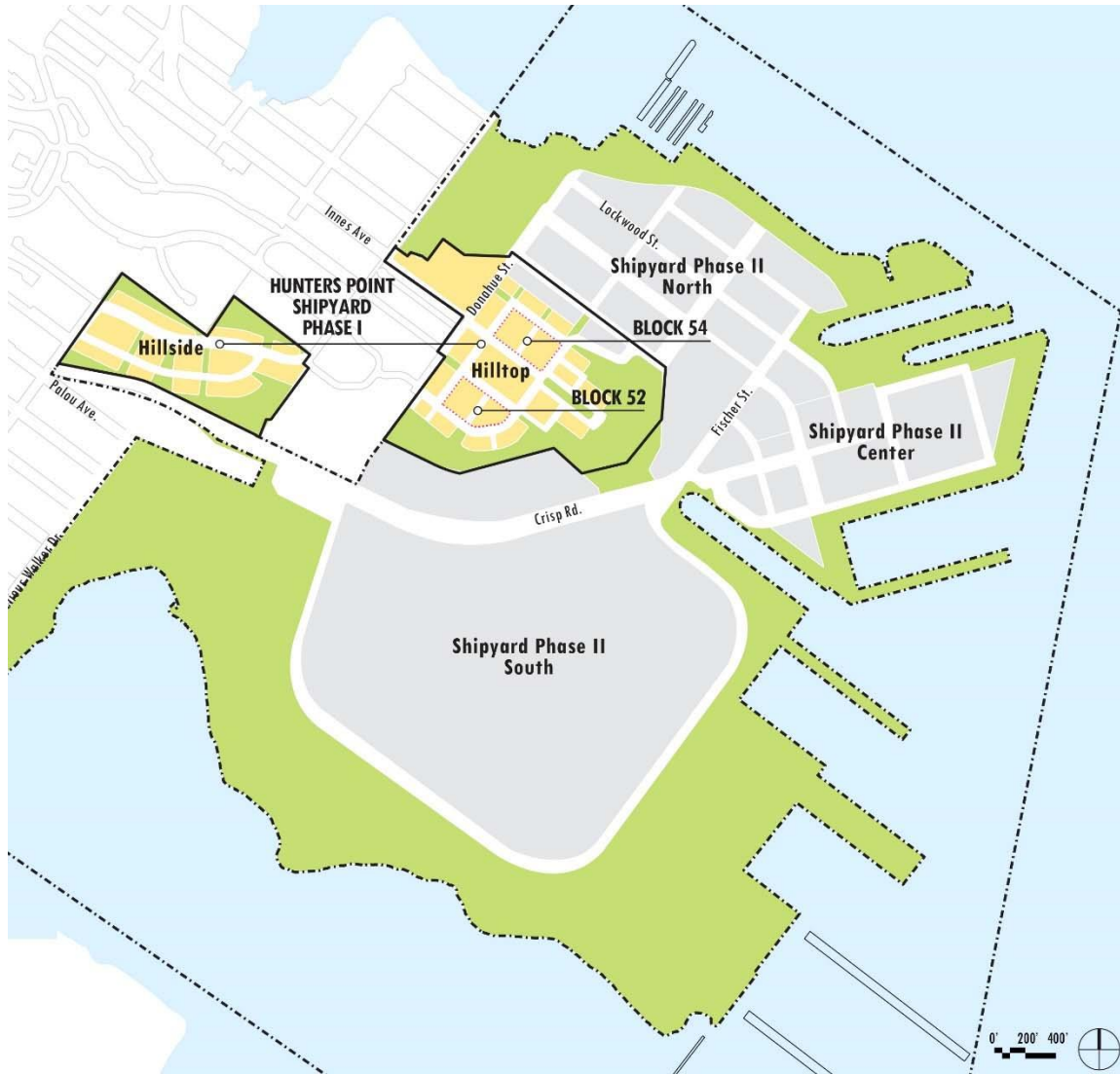


Figure 2 – Hunters Point Shipyard Phase 1 and Hunters Point Shipyard Phase 2 Redevelopment Project Areas



*As shown in Figure 2 above, Hillside and Hilltop areas comprise Hunters Point Shipyard Phase 1 Redevelopment Project Area

The Hilltop Area

Together with eight other development blocks, Blocks 52 and 54 comprise the “Hilltop” neighborhood of HPS Phase 1 (See Figure 4). Horizontal infrastructure construction for the Hilltop has been completed, and 505 units have been built on Blocks 49, 50, 51, 53, 54, 55, 56 and 57 (see Figure 4). Of the 505 Units, 102 are Inclusionary BMR units (43 units at 80 percent of AMI and 59 units at 50 percent AMI). Site permit has been issued for construction on an additional 77 units of housing for Lennar’s Block 52, of which 9 are BMR units at 80 percent AMI (Blocks 52). All of the 80 percent AMI Inclusionary BMR units are ownership units. OCII has three stand-alone affordable housing sites on Hilltop (Blocks 52, 54, and 56), which will provide up to 183 BMR units at up to 50 percent AMI.

A variety of transit options will be available for residents of Blocks 52/54, including the Geneva-Harney Bus Rapid Transit (“BRT”) line, which is expected to begin running in 2023. Prior to the BRT completion, the area is currently served by temporary transit improvements including shorter-haul shuttles. This will provide a connection between the Hilltop area and BART, Caltrain, etc. Additionally, pedestrian and bicycle options will be encouraged for the

HPS area. These additional transportation options were developed in conjunction with the Planning Department and SFMTA to ensure a level and quality of transit service for the area. This Project includes a parking ratio of 0.6 spaces to 1 unit. This ratio is higher than required, but it recognizes that the proposed future BRT and other contemplated transit improvements may not be in place by the time the affordable housing developments are completed. Bicycle parking spaces, at 76 total spaces, exceed the required ratio of 1 space for every 2 dwelling units.

All utilities for the vertical development are the responsibility of the vertical developer. The Development Team has coordinated with the Master Developer for placement of connections from the private development to the main utility lines.

Figure 3 – Hilltop Area-

The Project parcel on Block 52 consists of three lots. Lot 1 (OCII) is 25,908 sq ft, Lot 2 (Lennar) is 45,688 sq ft, and Lot “A” (a private but publicly-accessible mid-block break to be built by Lennar) is 5559 sq. ft., pursuant to Final Map 10058 (**see Exhibit A to this attachment**). It is bounded by Friedell Street to the northwest, Kirkwood Avenue to the southwest, Jerrold Avenue to the northeast, and the mid-block break, Avocet Way, to the to the southeast (so described, “OCII Block 52”). See Figure 4A, below.

17	Request for Qualifications – Hunters Point Shipyard Phase 1 Blocks 52 and 54 Office of Community Investment and Infrastructure
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Block 53 across Jerrold Avenue from Block 52 includes 93 market rate and 9 inclusionary for-sale units.

Block 55 West across Kirkwood Avenue from Block 52 will contain 39 market rate and 2 inclusionary for-sale townhomes.

Block 54

The Project parcel on Block 54 is an approximately 19,660 square-foot lot bounded by Friedell Street to the northwest, Innes Avenue to the southwest, Hudson Avenue to the northeast, (so described, "OCII Block 54") See Figure 4B, below. The lot was created by Lot Consolidation Map #6495 in September 2013 (see Exhibit B to this attachment). The parcel's frontage is 218 feet along Friedell Street and the unnamed mid-block break, and 90.47 feet along Hudson and Innes Avenues. The parcel is currently vacant.

Block 51 across Friedell Street contains 63 market rate and inclusionary for-sale units.

Block 53 across Innes Avenue from Block 54 includes 93 market rate and inclusionary for-sale units.

Block 55 East across Hudson Avenue from Block 54 will contain 27 market rate and 1 inclusionary for-sale townhomes.

Figure 4A – Block 52

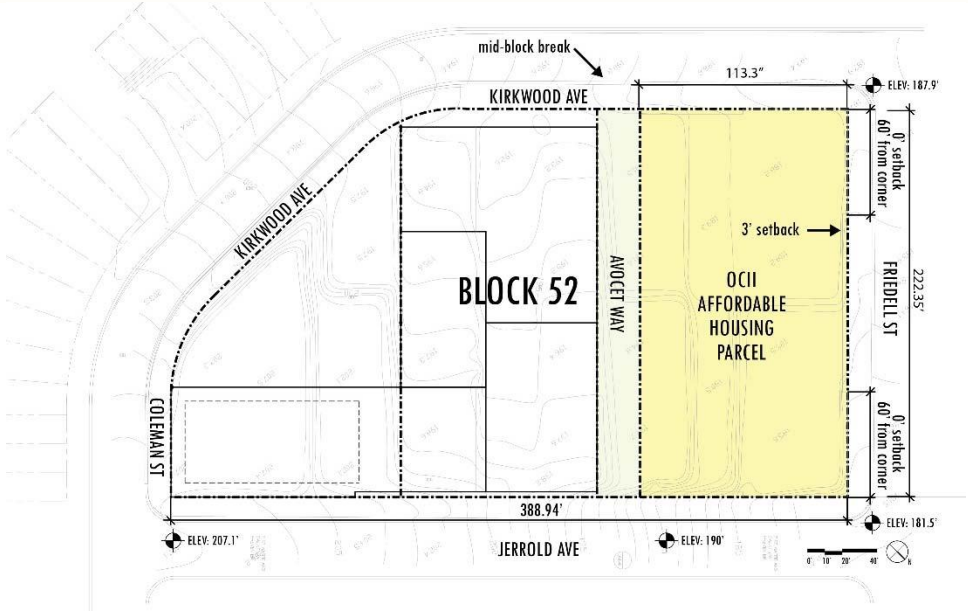
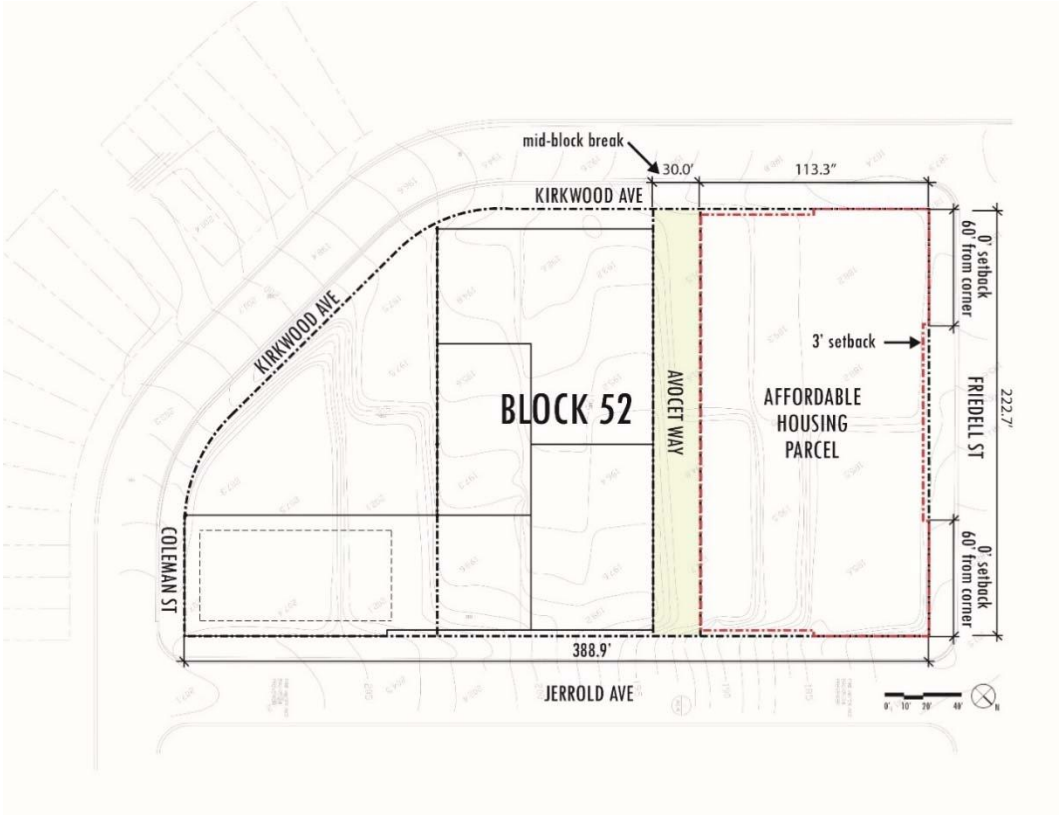
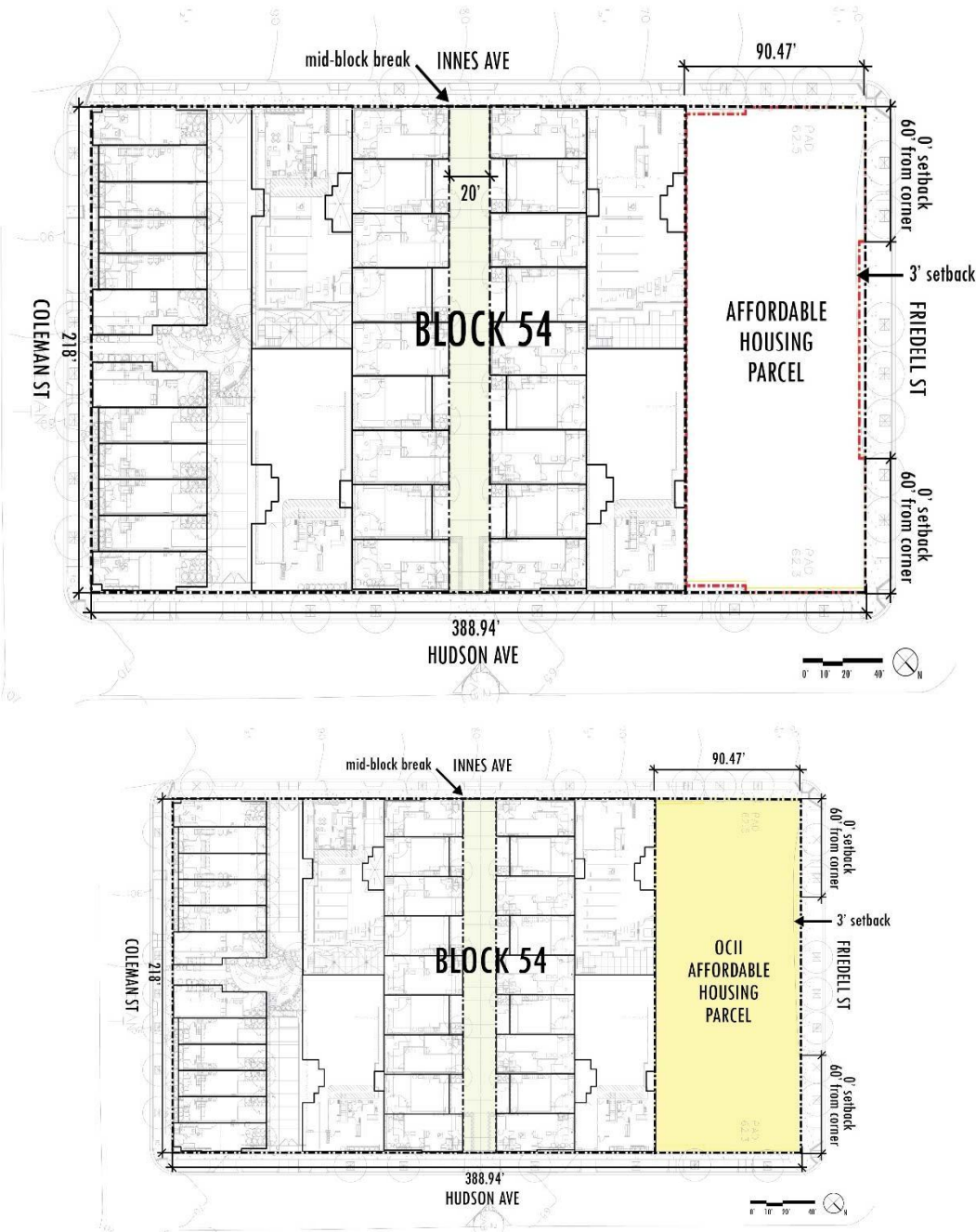


Figure 4B – Block 54



Attachment 2

Redevelopment Project Area Overview and Redevelopment Requirements

The Project is located in in the HPS Project Area. All reference documents relevant to the Project Area and this RFQ can be found by following the link entitled “**Reference Materials for RFQ**” below the RFQ posted on OCII’s “RFPs, RFQs & Bids” webpage at <http://sfocii.org/rfps-rfq-bids>.

1. Overview of the Hunters Point Shipyard Redevelopment Project

The San Francisco Board of Supervisors originally adopted the HPS Redevelopment Plan in 1997 and amended it in 2010.⁷ In 2003, OCII’s predecessor entered into the Hunters Point Shipyard Phase 1 Disposition and Development Agreement, dated December 2003 (“Phase 1 DDA”) with HPS Development Co, LP (“Master Developer” or “HPS Dev Co” an affiliate entity of Lennar Urban). HPS Phase 1 is divided into two areas, the Hilltop and Hillside. Figure 3, below, depicts the Hilltop area where the Project is located. HPS Phase 1 will ultimately include up to 1,428 homes, 27% to 40% of which will be affordable, and 26 acres of open space. The first residential units became available for occupancy in Spring 2015. Blocks 52 and 54 are located on the Hilltop. Under the Phase 1 DDA, Vertical developers have built 505 units, including 43 inclusionary units within market rate buildings, across multiple blocks, and another 59 inclusionary units in a 100% affordable project on Block 49 (Pacific Pointe at 350 Friedell). HPS Dev Co has built 47% of the infrastructure including 12 acres of park space and 40% of the roadways. OCII has three stand-alone affordable housing sites on Hilltop (Blocks 52, 54, and 56), which will provide approximately 182 BMR units at up to 50 percent AMI.

2. Land Use Restrictions and Design Controls

The Commission has approved a Schematic Design for the Project that is consistent with the land use and design controls for the Project are set out in the 1) HPS Redevelopment Plan (as amended); and 2) the Hunters Point Shipyard Phase I Design for Development (“D4D”). The Vertical Design Review and Document Approval Procedures (DRDAP) for Phase 1 sets forth the procedure for further, detailed approvals of design, plan and specification review of the vertical developments of Phase 1. Additional infrastructure, streetscape and open space plans guide the public realm design of Phase 1 of the Shipyard. The above plan documents are available through the link entitled “**Reference Materials for RFQ**” below the RFQ posted on OCII’s “RFPs, RFQs & Bids” webpage at <http://sfocii.org/rfps-rfq-bids>.

The Hunters Point Shipyard Redevelopment Plan regulates permitted land uses in the Shipyard. The Project is within the Plan’s “Hunters Point Hill Residential” Land Use District. The Plan established principal permitted uses within this District, which include residential, neighborhood retail and services and open space.

The D4D regulates building height, bulk, density and massing. Design controls include, but are not limited to: building height, bulk, residential unit density, open space, parking, off-street loading, bicycle parking, setbacks, signage and utilities. Major design controls specific to the Project are outlined in more detail in the following [section](#).

⁷ Pursuant to state law, redevelopment agencies throughout the State of California were eliminated on February 1, 2012, California Health and Safety Code §§34161 et seq. (the “Dissolution Law”). Pursuant to Dissolution Law, OCII (as Successor Agency to former Redevelopment Agency) is responsible for implementing the former Agency’s enforceable obligations. On December 14, 2012, the California Department of Finance (“DOF”) determined “finally and conclusively” that the Phase 1 DDA and Tax Allocation Pledge Agreement, including that the affordable housing programs are enforceable obligations under the Dissolution Law.

3. Design and Construction

OCII has a collaborative design review process in which the Applicant should be prepared to work closely with staff and the community to construct a project that contributes significantly to the larger Hunters Point community. The approved Schematic Design (see [Attachment 8](#)) was developed following this process and pursuant to the DRDAP. The project is currently in the Design Development phase of the development approval process as described in the DRDAP. All consultants, including Associate Architect were selected in conformance with in compliance with OCII's Small Business Enterprise ("SBE") Policy (see [Attachment 9](#) for list of consultants procured to date).

4. SF Health Code Article 31 Compliance

The Project is subject to San Francisco Health Code Article 31 ("Article 31"), which specifically applies to all construction activities within HPS Phase 1.

Article 31 requires that prior to receiving permit approval for excavating or grading, Developer must submit planning documents to the San Francisco Health Department ("DPH") to ensure safe work practices and environmental protection during construction. Specific requirements for Parcel A include:

- Submittal of a Serpentine Cover Plan to address the requirement for one foot of clean fill, vegetative cover that holds soil in place, or hardscape over areas containing serpentinite fill (which is presumed to contain naturally occurring asbestos).
- Implementation of the Parcel A Dust Control Plan which requires daily control and monitoring activities. Some of the activities include watering work areas prior to and during excavation, running particulate and asbestos monitors, submitting the daily particulate and asbestos records to DPH, and noting if any particulate or asbestos was recorded above an action level or if there are any problems with the monitors. DPH reviews these records to verify proper implementation and to determine if there are any dust control problems.

During construction, DPH has enforcement authority under Article 31 and can respond to community complaints and conduct inspections to verify that Developer is complying with approved plans. Prior to receiving Temporary Occupancy Certificates ("TCO") Developer must submit a closure report verifying that plans were properly implemented.

5. Citizens Advisory Committee

The CAC has reviewed Schematic Design submittals for the Project and OCII Commission approved them on July 16, 2019. See [Attachments 7 and 8](#) for Commission Resolution and approved Schematic Designs.

6. California Environmental Quality Act

The Former Redevelopment Agency Commission and the San Francisco Planning Commission certified the Hunters Point Shipyard Reuse Final Environmental Impact Report ("FEIR"), and adopted California Environmental Quality Act ("CEQA") findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively "CEQA Findings") in 2000, and subsequently issued a First and Second Addendum to the FEIR in 2003 and 2006, respectively, to address project changes (collectively, the FEIR and the CEQA Findings as updated by the First and Second Addenda are referred to as the "Phase 1 EIR"). Additionally, the Former Redevelopment Agency Commission and the Planning Commission certified the Candlestick Point/Hunters Point Shipyard Phase 2 Final Environmental Impact Report in 2010 and adopted CEQA findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively, "Phase 2 CEQA Findings"), and subsequently issued four addenda, in 2014, 2016, 2018 and 2019, respectively, to address project changes (collectively, the FEIR and Phase 2 CEQA Findings as updated by the four addenda are referred to as the "Phase 2 EIR"). The Phase 2 EIR updated the transportation analysis and transportation plan (including the transportation

system management plan) for Phase 1, but the Phase 2 EIR did not identify any new significant environmental effects or an increase in the severity of significant impacts of HPS Phase 1 previously identified in the Phase 1 EIR. The Commission has made environmental findings in its approval of actions in furtherance of the Project, including in its approval of the Project's Schematic Designs.

Attachment 3

Affordable Housing, Restrictions and Financing

The Project will be developed as one affordable housing project serving very low-income families not exceeding 50% of AMI as defined by MOHCD, and based on the U.S. Department of Housing and Urban Development's ("HUD") AMI for the area containing San Francisco adjusted only for individual and family size. **The Project will also include units across all units types tiered below 50% AMI.** Pursuant to the HPS Phase 1 Affordable Housing Program and the Property Owners and Occupancy Preference Program (October 1, 2008)⁸, priority shall be given first to Hunters Point Certificates of Preference Holders, then Western Addition Certificate of Preference Holders, then rent burdened residents (persons paying more than fifty percent (50%) of their income for housing) or assisted residents (persons residing in public housing or project-based Section 8 housing), then Ellis Act Displacement Certificate Holders (if such preference does not conflict with other financing sources), then San Francisco residents or San Francisco workers, and then members of the general public. OCII reserves the right to modify preferences should policies change in the future.

To ensure that the Project remains permanently affordable, OCII intends to enter into a long-term ground lease with the developer limited partnership (with an initial term of up to 75 years) and will require that the affordability restrictions are maintained for the life of the project. Upon or after project completion, OCII will transfer its ground lease interest to MOHCD.

The selected Applicant will be expected to work with OCII staff and the Development Team to finalize an appropriate financing plan for the Project, complete the OCII approval process for gap financing, and secure financing for the Project. It is anticipated that primary capital funding sources should consist of currently available sources including but not limited to: 4% low income housing tax credits with tax-exempt bonds and state tax credits, Federal Home Loan Bank Affordable Housing Program funds, OCII subsidy, and any other funding developers and OCII deem applicable. OCII will require review and approval of a lender/investor Request for Submittals before it is issued, and as well review and approval of lender/investor selection.

All proposed financing will be subject to underwriting using the most current version of OCII/MOHCD underwriting guidelines and MOHCD policies such as its Developer Fee policy, as posted on the MOHCD website (<http://www.sfmohcd.org>)

⁸ The Property Owners and Occupancy Preference Program (October 1, 2008) is available through the link entitled "Reference Materials for Q" below the RFQ posted on OCII's "RFPs, RFQs & Bids" webpage at <http://sfocii.org/rfps-rfq-bids>

Attachment 4

Development Program Components

Blocks 52/54 (OCII) Program Overview

The Project comprises a mix of one-, two-, three-, four- and five-bedroom units for very low income families earning up to 50% of the Area Median Income, as defined by the Mayor's Office of Housing and Community Development ("AMI"). Up to 30% of units will also be set aside for families earning up to 30% and 40% of AMI. Two (2) units will be set aside as Family Childcare Units and Project residents will have a first preference for those childcare slots. The buildings will have a combined parking ratio of approximately 0.6 spaces to 1 unit, more than double the typical parking ratio in recognition of the relative lack of transit options in the neighborhood at this time. The buildings will include multiple courtyards and gardens, a community room with kitchen, a fitness room, management and services spaces, children's play space and laundry lounges all described in more detail in the Schematic Design section below.

Unit Type	Block 52 (OCII)	Block 54 (OCII)	Total
1 BDRM	31	18	49
2 BDRM	16	15	31
3 BDRM	12	11	23
4 BDRM	8	0	8
5 BDRM	0	1	1
TOTAL	67	45	112

Schematic Design

The Project covers non-contiguous parcels at the heart of the new Hilltop neighborhood. However, the buildings on these two parcels are designed to function as a single community. The design of the Project takes the many challenging realities of affordable housing development, and of these sites in particular (high cost, non-contiguous sites, high design standards and expectations), and uses them to its advantage. Because the two sites have different dimensions the most efficient layouts are substantially different. For this reason it makes sense to cluster community, management and services functions in the larger building on Block 52 (OCII), which allows the building layout on Block 54 (OCII) to be as efficient as possible while still providing for all the important functions and shared spaces necessary to serve residents. Both buildings use strong proportions and simple but striking framing, finishes and details to both complement the existing architecture on the Hilltop and to create their own distinctive character to foster the shared community between the two blocks.

Design Considerations, Site Plan, and Landscape Features

Block 52 (OCII)

The identity of the building on Block 52 (OCII) is established by a trellised entry court garden at grade on Friedell Street. This space is defined by a welcoming landscaped space in a paved plaza that also provides for adjacent outdoor space to the Community Room. The 1,718 square foot Community Room includes a kitchen and is adjacent to a Fitness Room.

Flush-to-grade bio-retention planter areas and a welcoming exterior stair lead to the second-floor (podium level) courtyards. The podium level courtyards provide more outdoor landscaped spaces, with seating areas adjacent to residential units and a laundry/lounge space and informal and formal children's play areas. In total, the design provides over 5,500 square feet of open space for residents to enjoy. All of the administrative functions for both buildings, management and tenant services, are clustered on the southwest side of the entry court garden. To protect the privacy of patrons of tenant services, the circulation and entrances to these functions are separated from one another.

The garage entrance for the parking is on Friedell Street, carefully integrated and largely concealed in the massing of the building. A ground floor parking area within the building podium includes 34 parking spaces. A bike parking and maintenance room located at the corner of Friedell Street and Kirkwood Avenue provides space for 48 bikes.

Block 54 (OCII)

On Block 54 (OCII), the opportunity of a stunning view of downtown San Francisco is a key design driver. The entry and main vertical circulation of the building are located to take advantage of a roof deck with informal seating and play areas and a communal table at the northeast corner of the property, highlighting the view. On the ground floor off the main lobby is an amenity space including a lounge and laundry room that are connected to the street level courtyard which also includes informal play and seating areas. There is also a podium level courtyard surrounded by residential units that incorporates informal seating areas and play areas. In total, the design includes over 4,000 square feet of open space for residents to enjoy. The massing responds to the adjacent neighbors to the south by stepping down at the Hudson Avenue façade. Lightwells at the southern property line align with those of the adjacent buildings, and break up the massing of the building.

Parking and utilities are all at the southern edge of the property. The garage entrance is on Hudson Ave. A ground floor parking area within the building podium includes 28 parking spaces and 28 bike parking spaces.

Accessibility

Block 52 (OCII)

All units will be adaptable for people living with disabilities. Seven mobility accessible units will be provided. Three visual and hearing impaired units will also be provided.

Block 54 (OCII)

All units will be adaptable for people living with disabilities. Five mobility accessible units will be provided. Two visual and hearing impaired units will also be provided.

Building Materials

Both buildings will be constructed of Type V, residential wood-frame construction over a Type I concrete podium supported by grade beams and footings. The building on Block 52 (OCII) will have five stories over a one-story podium and the building on Block 54 (OCII) will have four stories over a one-story podium.

Proposed exterior finish materials include painted cement plaster, painted box rib metal panels, and glazed thin brick tile (or comparable material). Colors are carefully chosen to be compatible with the neighboring buildings while simultaneously providing a separate identity for each building of this Project.

Sustainability Measures

Both buildings incorporate design strategies that support the health and wellness of building occupants and residents. The Project team is placing resident health and the fostering of community within the buildings at the core of the design. Environmentally preferable products are prioritized for incorporation throughout the building including: materials that are sourced locally and/or high in recycled content; non-toxic paints, as well as coating and materials that are free of volatile organic compounds (“VOC”) and phthalates. Prioritization of healthy, non-toxic materials will begin within the residential units, where people spend the most time and have the highest levels of exposure. Another area of emphasis is energy performance. In order to reduce energy usage, the buildings are currently envisioned as all-electric, with photovoltaic arrays on the roofs. Together with an upgraded envelope design, this is a cost effective way to meet the energy goals and low-maintenance needs of affordable housing. The Project is required to achieve a minimum of 125 points (a gold rating).

Sustainable features will include:

- Zero and Low VOC paints, caulks and adhesives and low-emitting flooring
- Reclaimed water infrastructure (purple pipe)
- Climate-appropriate vegetation
- Exceeding Title 24 by at least 25%
- Minimum 75% minimum recycling of construction debris
- 25% fly ash or slab in concrete
- Solar panels provided at 15% of roof areas

Conformance with Design for Development

As currently approved, the Project conforms to the requirements of the Hunters Point Shipyard Phase 1 Design for Development document (“D4D”). This includes meeting all of the following key requirements:

	D4D Requirement	Block 52 (OCII)	Block 54 (OCII)
Maximum Height	<i>Block 52: 45' - 55'</i> <i>Block 54: 45'</i>	55'	45'
Maximum Density	<i>80 DU/acre</i>	81.4 DU/acre	57.2 DU/acre
Maximum Bulk	<i>Maximum 150" diagonal dimension</i>	Complies	Complies
Open Space	<i>Block 52: 5,360 sqft</i> <i>Block 54: 3,600 sqft</i>	5,687 sqft	4,541 sqft
Setbacks	<i>None required. 3'-10' allowed along Innes, Hudson Jerrold, and Kirkwood</i>	None proposed	None proposed

Attachment 5

Contracting Requirements Summary

After the evaluation panel's interviews and presentation to the Hunters Point Shipyard Citizens Advisory Committee, the recommended Applicant shall then be required to submit the following additional information *prior to OCII Commission consideration*.

A. Nondiscrimination in Contracts and Benefits

The Applicant shall complete and submit **Attachment 19**, the Declaration of Nondiscrimination in Contracts and Benefits. OCII has established a policy prohibiting discrimination in contracting, which includes a prohibition on discrimination in providing benefits between employees with spouses and employees with domestic partners. For further information, see instructions contained in **Attachment 19** or contact George Bridges with OCII's Contract Compliance Department at george.bridges@sfgov.org.

B. Small Business Enterprise ("SBE") Policy

The Applicant shall complete and submit **Attachment 20**, the Small Business Enterprise ("SBE") Agreement. OCII has established a goal of 50 percent for SBE participation on all construction, professional services, and supply contracts. OCII requires the Developer to perform extensive good faith efforts to include SBEs in the performance of any agreement resulting from this solicitation, and any subsequent agreements between Developer and its contractors or consultants. If SBE participation goals are not met, compelling good faith efforts must be documented and provided to OCII.

OCII has established a policy where the Developer shall give priority in awarding any contracts resulting from this solicitation in the following order: (1) Project and Survey Area SBEs, (2) Local SBEs (outside an OCII Project or Survey Area, but within San Francisco), and (3) all other SBEs (outside of San Francisco). Non-local SBEs should be used to satisfy participation goals only if Project and Survey Area SBEs or Local SBEs are not available or qualified, or if their bids or fees are significantly higher than those of non-local SBEs.

OCII will honor firms certified with the City and County of San Francisco as a Local Disadvantaged Business Enterprises (LBEs) that are consistent with OCII 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 \$2.5 Million Dollars for Professional Services.

OCII will also accept the information on documented small economically disadvantaged businesses (SBE, MBE and WBE) certifications from the following jurisdictions: State of California--Small Business Enterprises (SBE), Federal and any other local jurisdictions. OCII will make the final determination on the consistency of the certification standards and acceptance or denial of certifications listed above.

For more information on LBE certification with the City and County of San Francisco, please visit the following site: <http://sfgov.org/cmd/LBE-CERTIFICATION>. For further information, see **Attachment 20** or contact George Bridges with OCII's Contract Compliance Department at george.bridges@sfgov.org.

C. Bayview Hunters Point Employment and Contracting Policy

The Applicant shall comply with OCII's Bayview Hunters Point Employment and Contracting Policy, including Trainee Hiring, Construction Workforce, and Permanent Workforce Requirements to ensure that all consultants/subconsultants and contractors/subcontractors demonstrate good faith efforts to meet workforce hiring goals. OCII has established a workforce hiring goal of 50 percent for San Francisco residents with first consideration for Bayview Hunters Point area residents. See **Attachments 24** for additional information.

D. Minimum Compensation Policy

The Applicant (defined throughout this RFQ as the Lead Developer) shall complete and submit **Attachment 21**, OCII's Minimum Compensation Policy ("MCP") Declaration. The MCP requires the payment of a minimum level of compensation to employees for all consultants working on OCII funded projects.

E. Health Care Accountability Policy

The Applicant shall complete and submit **Attachment 22**, the Health Care Accountability Policy ("HCAP") Declaration. The HCAP requires that contractors offer certain health plan benefits to their employees or participate in a health benefits program developed by the City's Department of Public Health, or make a payment in lieu of such benefits to the City's Department of Public Health.

F. Prevailing Wages

The successful Developer's General Contractor and their subcontractors shall comply with OCII's Prevailing Wage Policy which includes payment of the State of California's prevailing wages.

G. Certification Regarding Insurance & Indemnification

The selected Applicant and selected contractors will be required to: 1) procure and maintain insurance that meets or exceeds OCII requirements as shown in **Attachment 28**, and as may be updated from time to time during the course of predevelopment or construction; and 2) agree to the following indemnification:

From the time of entering into a contract with OCII, the selected Applicant shall, to the fullest extent allowable by law, defend at its own expense, hold harmless and indemnify OCII, the City and County of San Francisco and their respective commissioners, members, officers, agents and employees of and from all claims, loss, damage, injury, actions, causes of action and liability of every kind, nature and description directly or indirectly arising out of or connected with the performance of OCII contract and any of the contractor's operations or activities related thereto, excluding the willful misconduct or the gross negligence of the person or entity seeking to be defended, indemnified or held harmless. The selected Applicant shall acknowledge and agree that it will have an immediate and independent obligation to defend OCII from any claim which actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to selected Applicant by OCII and continues at all times thereafter.