

Hunters Point Shipyard and Candlestick Point Engineering Support Services RFP Questions

1. *Who is the developer?*

A: Hunters Point Shipyard Phase 1 (Hilltop and Hillside) is being developed by HPS Development Co (Lennar). Hunters Point Shipyard Phase 2 and Candlestick Point are being developed by CP Development Co (FivePoint).

2. *Will the presentation be available online?*

A: The presentation slides from the July 30 pre-submission conference will be posted on OCII's website, along with responses to questions received prior to the August 6th deadline.

3. *Do both Prime and Subcontractors need to complete the forms attached to the RFP?*

A: Only the Prime Contractor must complete the attached forms.

4. *Will reference letters need to be submitted just for the prime or will subcontractors also need to submit reference letters?*

A: Applicants must submit at least three reference letters verifying their expertise and experience with the scope of work described in the RFP. If subcontractors are included, at least one reference letter should be provided for each subcontractor, verifying their experience and qualifications related to their specific tasks.

5. *How can firms prepare a fee proposal broken down by task?*

A: Proposals should identify, for each task outlined in the scope of services in the RFP, the personnel who would perform the work, their roles, and their hourly billing rates. Tasks, described beginning on page 9 of the RFP, include:

- Existing Street and Utility Systems
- Mapping
- Land Transfers
- Infrastructure Improvements
- Infrastructure Construction
- Vertical Construction

If subcontractors are proposed, their tasks, personnel, and associated fees should be listed separately. This information will enable OCII to assess the cost effectiveness of proposals for the specific services required.

6. *What role does the selected contractor play in relation to other city agencies?*

A: The selected contractor represents OCII in coordinating with various City agencies involved in infrastructure planning, permitting, and project delivery. Acting on behalf of OCII, the contractor will serve as a liaison and technical advisor to support the planning, design, and acceptance of public infrastructure at Hunters Point Shipyard and Candlestick Point. This includes working closely with departments such as Public Works, SFPUC, SFMTA and other City Departments to align development efforts, facilitate subdivision mapping and land transfers, and ensure that improvements meet City standards for acceptance.

7. *Who will be on the selection panel?*

A: The selection panel will consist of three OCII staff and a representative from the Infrastructure Taskforce.

8. *How are roles delineated between the ITF team and the consultant regarding representing positions to City departments?*

A: The selected consultant represents OCII in technical coordination with City departments. The Infrastructure Task Force (ITF) is comprised of Public Works staff, OCII, and, when retained, a third-party consultant to help expedite approvals. Public Works serves as the lead coordinating body for the review and approval of infrastructure permits. With the approval of OCII and Public Works, the consultant may be asked to assist Public Works by coordinating meetings, circulating permits, and reviewing documents to support timely permit processing. The consultant contributes to this effort by providing technical expertise, preparing materials, and helping resolve infrastructure-related matters.

9. *Can you please confirm the anticipated timeline for the first major task orders after contract award?*

A: The selected contractor will immediately support infrastructure planning and permitting for the next phase of construction at Candlestick Point and support coordination acceptance of completed infrastructure at Hunters Point Shipyard Phase 1 (Hilltop).

10. *Are there priority submittals or time-sensitive projects already identified that the selected firm will need to address immediately upon contract start?*

A: The selected contractor will immediately support infrastructure planning and permitting for the next phase of construction at Candlestick Point and support coordination acceptance of completed infrastructure at Hunters Point Shipyard Phase 1 (Hilltop).

11. Are there specific tools, systems, or platforms (e.g., PMIS, Excel trackers) that OCII prefers or requires for monitoring and reporting?

A: OCII will defer to the expertise of the selected contractor for specific tools, systems, and platforms to use for monitoring and reporting. The consultant will be expected to manage a project schedule and track infrastructure permit submittals.

12. Are there specific areas where OCII is seeking to improve efficiency in the Design Review and Document Approval Procedure process?

A: OCII is seeking a contractor's assistance to help the City Departments, and the Developer expeditiously resolves infrastructure-related matters and ensures the Developer has included all necessary information in their permit applications. OCII amended the Design Review and Document Approval Procedure (DRDAP) in 2024 to streamline the process and help advance projects more efficiently. The amendment granted OCII's Executive Director increased ministerial authority to expedite approvals, reduce delays, and facilitate smoother project progression.

13. If more than one contract is awarded, how will the work/tasks be coordinated between the two (or more) teams?

A: Our goal is to award one contract. If more than one contract is awarded, the work and tasks will be coordinated by assigning responsibilities to the firm with the specific expertise required to complete each task effectively. Coordination mechanisms, such as regular joint meetings and integrated schedules, will be established to maintain alignment and communication among all teams.

14. Our firm is certified as an LBE-SBA by the San Francisco Contract Monitoring Division (CMD) and Certified as SBE and Micro SBE by the State of California through the San Francisco Bay Area Rapid Transit District. Do these certifications satisfy the OCII SBE policy requirements described on page 17 of the RFP, Section 7.A Small Business Enterprise Program?

A: Since your firm is certified as an "LBE- SBA", the firm exceeds OCII's economic size standard which is \$5 million average gross receipts for the 5 most recent years. Therefore, the firm would no longer be recognized as an SBE. Only "micro" or "small" designated LBEs certified by CMD will count towards OCII's SBE goal. For more information on the SBE policy and OCII's economic size standards, please visit our website: <https://sfocii.org/policies-and-procedures>

15. The RFP states: Include descriptions of three projects similar in size and scope completed by your firm, limiting each description to one page. For each project, provide the client, reference and telephone numbers, staff members involved, budget, schedule, and a project summary. If joint consultants or sub-consultants are proposed, provide this information for each. Please confirm if using subconsultants how many projects you would like us to include for each subconsultant.

A: Please include three projects for each subcontractor.