

Mission Bay Parks Projects

Request For Qualifications / Pre-Submittal Q&A

Thursday, September 4, 2025

Questions asked during the meeting Monday 8/25/25:

1. Would you consider joint ventures as a prime?

NOTE: This question DOES NOT pertain to the current RFQ phase.

Yes, potentially, but only later as part of an RFP phase. Currently, we are only in the RFQ phase. When responding to this RFQ, please DO NOT submit as a team or joint venture, submit only your firm's qualifications.

2. Do subconsultants (like civil engineering firms) need to be teamed with a prime to submit on the RFQ?

When responding to this RFQ, please DO NOT submit as a team or Joint Venture; submit only your firm's qualifications. This RFQ process is designed to identify qualified firms, who may then be selected as a Prime or subconsultant(s) through a subsequent RFP process.

Some firms may wish to demonstrate qualifications that span multiple disciplines; we encourage you to identify all scopes or disciplines scope for which you are qualified. For example, if you're an engineering firm with particular expertise in stormwater management and treatment, or if you have in-house land surveying capabilities at your firm, or if your firm also offers electrical or structural engineering, or particular expertise in community outreach and public presentations, please highlight those skills in your qualifications submission.

3. What, if any, involvement will SF RecPark have in these projects?

These two park projects are Capital Projects led by the Mission Bay Master Developer (FOCIL), and the development manager, Mission Bay Development Group (MBDG), who - along with the City's Office of Community Investment and

Infrastructure (OCII) - are responsible for the redevelopment, including all design and construction.

All projects in the Mission Bay Redevelopment Area are subject to an Interagency Cooperation Agreement, overseen by the Developer, OCII, and an Infrastructure Task Force helmed by Public Works. Specifically for these two future park projects cited in this RFQ, the Rec and Park Department (RPD) has assigned an internal project manager, who is already engaged with MBDG to provide input and guidance during the design phase as needed, to ensure that RPD's standards and best practices are incorporated in the future designs. RPD's review and comment will be concurrent with the review of other public departments with jurisdiction (including OCII, SF PUC, Public Works, SFMTA, Caltrans, etc).

RPD will eventually manage and maintain the future parks, with financial oversight from OCII, but this transition occurs after FOCIL/MBDG has completed the design and construction and transfers the finished parks over to the City.

4. Can you describe how you expect the team formation to work? Will the Master Developer or the Prime Design Consultant be responsible for bringing on subconsultants?

NOTE: This question DOES NOT pertain to the current RFQ phase.

In response to the RFQ, please DO NOT submit as a team or joint venture; submit only your firm's qualifications. This RFQ process is designed to identify qualified firms, who may be requested to submit proposals through a subsequent RFP phase.

At the start of the RFP phase, potential Prime consultants will be shortlisted from the Landscape Architecture RFQ submissions. Once selected, we will encourage and work with each Prime to build subconsultant teams that meet the 50% SBE participation goal. During the RFP process, where appropriate Primes may be requested to form a JV or Partnership with another firm; we will support and encourage collaborative team formation through the RFP process.

Generally, during the RFP phase and beyond, subconsultants may be brought on under the Prime. FOCIL/MBDG may directly engage certain consultants or

subconsultants when and if it makes the most sense for a particular discipline or scope. For now, please submit only your firm's qualifications. During the RFP phase, we will work with shortlisted Primes to ensure teams are appropriately structured.

5. Will approved subconsultants be allowed to be on multiple teams during the Proposal (RFP) phase?

Yes.

6. Can subs share info about working with any of the applicant Primes, or is this blind? Or is there an advantage to having collaborated previously?

You may share information about your prior collaboration with any of the other potential applicants (Primes or subs), as part of your qualifications and relevant experience.

7. Can you please clarify: If subs are submitting solo, do you expect prime LA to also include subs?

In response to the RFQ, please DO NOT submit as a team or joint venture; submit ONLY your firm's qualifications. This applies to all disciplines, including potential Prime Landscape Architects.

8. Are subs that have provided quals at this deadline the only firms that will be allowed to join teams once the prime has been named?

Broadly speaking, yes: the RFQ establishes the field from which potential teams will be formed under the shortlisted Primes. However, actual composition and scope of consultant teams may depend on the range of RFQ responses received.

9. Is there a preference for a hardcopy submission as well or is electronic submission sufficient?

Electronic submission is sufficient. If - in addition to the required electronic PDF submission - you would also like to submit a hard copy, you are welcome to do so and we will review it. However, an emailed PDF electronic submission is totally acceptable and sufficient on its own.

10. Will there be another solicitation for work beyond Concept/SD?

NOTE: This question DOES NOT pertain to the current RFQ phase.

The upcoming Concept/Schematic Design scope is estimated to extend through the end of 2026. The RFPs will pertain only to the Concept/Schematic Design scope, though consultant contracts are often extended through Design Development / Construction Documentation, with consultant teams remaining largely intact through construction completion.

11. If a well-qualified firm is not an LBE/SBE, will they be considered?

Yes. Non-SBE firms will be considered; however, OCII policy gives first consideration to qualified local SBE firms, and we aim to meet the 50% SBE participation goal. In practice, this means that if two firms are equally qualified, preference will be given to the local SBE. To balance expertise and production capabilities with SBE goals, well-qualified non-SBE firms may be asked to form Joint Ventures or Associations with SBE firms during the RFP phase. However, at this stage firms should only submit individual qualifications. Any request for teaming arrangements would occur 1) during the RFP phase, and 2) only at the discretion of FOCIL/MBDG.

Questions received after the Monday 8/25/25 meeting:

12. As a solo Architecture firm could we submit our qualifications to be selected by a Prime? Or could we join as a Prime in a JV with a landscape firm?

NOTE: This question DOES NOT pertain to the current RFQ phase.

For the concept/schematic design scope, we anticipate Primes will be landscape architecture (or multidisciplinary) firms, since the projects are largely programmed open spaces with small ancillary structures located within. (Note that some of these structures may be conventional buildings, while others may be modified prefab, open-air, or moveable/seasonal.)

We do anticipate the need for an Architect as part of the larger design team. Architects who wish to be considered should therefore individually submit their qualifications for consideration. In their submission they may choose to highlight prior landscape collaborations and/or multidisciplinary experience. Do not submit

as part of JV, as we are only considering qualifications from individual firms at this phase.

- 13. Does the final deliverable RFQ package have to be physically mailed, or can it be emailed only? The RFQ text states, “you may also mail it....”**

See #9 above.

(Electronic submission is sufficient. If - in addition to the required electronic PDF submission - you would also like to submit a hard copy, you are welcome to do so and we will review it. However, an emailed PDF electronic submission is totally acceptable and sufficient on its own.)

- 14. Will a sign-in sheet be released for who attended the virtual pre-proposal meeting on 8/25?**

Yes.

- 15. Will all questions asked, be made public through Addendums?**

Yes.

- 16. Is it more advantageous to go after one park (parcel groups) vs the other? If we go after both parks (parcel groups), do we need to make 2 packages?**

You may submit qualifications for one or both Projects. If submitting for both, you do NOT need to prepare two separate Qualifications packages. Just clearly indicate in your cover letter – and elsewhere as helpful – which Project(s) your firm’s qualifications should be evaluated for. If your firm provides multiple disciplines, please list them clearly.

If you prefer to create and tailor separate submission packages, to highlight different strengths for each Project, you are welcome to do so, but it is NOT required.

- 17. Will a City + County of San Francisco SB(E)-LBE certification count towards the 50% goal?**

Yes, OCII recognizes small and micro-sized LBEs certified with the City and County of San Francisco's Contract Monitoring Division.

18. Will a State of California SBE certification count towards the 50% goal?

Yes, the project is subject to a 50% SBE participation goal, with first consideration to San Francisco-based SBEs. In addition to San Francisco-based SBEs, OCII accepts small, economically disadvantaged business certifications from the following jurisdictions: State of California, the Federal government, and any other municipality so long as an SBE's revenue is consistent with OCII's SBE Policy size standards.

19. Post RFQ, how will MBDG/OCII decide which Prime landscape architect (LA) will be assigned to which site? Or could the Prime LA finalists submit for both sites in the RFP phase?

NOTE: This question DOES NOT pertain to the current RFQ phase.

After evaluating the RFQ submissions, we intend to create a shortlist of potential Prime landscape architects for each Project site. We will select a firm(s) through the RFP process.

Regarding the second question above, yes: It is possible that a Prime may be shortlisted for both sites, and therefore could potentially be invited to submit proposals for both Projects in the RFP phase.

20. Assuming that the Phase 2 RFP team will require different subconsultants for each site. Will MBDG/OCII assign subs to the Prime LA for the Phase 2 RFP, or can the Prime LA select from MBDG/OCII's pre-qualified list?

NOTE: This question DOES NOT pertain to the current RFQ phase.

The two RFPs will run concurrently - one for each of the respective Project sites. The Prime Landscape Architect(s) will be among the first selected consultants, and will help inform subsequent subconsultant selections. The specific scopes and disciplines for each Project will be defined in the forthcoming RFP documents.

During the RFP process, Prime(s) may select subconsultants from the pre-qualified pool of subconsultants identified through this RFQ process. FOCIL/MBDG and OCII will work with Prime(s) during the RFP phase to help ensure potential teams are appropriately structured and comply with the 50% SBE participation goal.

- 21. Can a Phase 2 Prime LA finalist add other consultants to their team's proposal that were not pre-screened through the RFQ process? A skate park designer for the Active Recreation Project and an irrigation designer for both sites are potential sub-consultants that come to mind, but who may not respond to the RFQ to be pre-screened.**

See #8, above.

(Broadly speaking: the RFQ establishes the field from which potential teams will be formed under the shortlisted Primes. However, actual composition and scope of consultant teams may depend on the range of RFQ responses received.)

- 22. What role, if any, will the current SPARK Social SF/Parklab Gardens operators play in the Concept/Schematic Design Phase for the Commons Project?**

NOTE: This question DOES NOT pertain to the current RFQ phase.

The Commons design process will benefit from expertise in outdoor retail (food + drink), outdoor programming, events and operations - including site-specific knowledge where applicable. Current or past operators of pilot projects with experience on the Commons may be involved through the design phase, whether in a formal consulting role, or more informally as a resource for information and lessons-learned.

- 23. Does RPD have any official approving authority for the Concept/Schematic Design Phase?**

See #3, above.

(These two park projects are Capital Projects led by the Mission Bay Master Developer (FOCIL), and the development manager, Mission Bay Development Group (MBDG), who - along with the City's Office of Community Investment and

Infrastructure (OCII) - are responsible for the redevelopment, including all design and construction.

During the Schematic Design phase RPD will have assigned a project manager who will engage with MBDG to provide input and guidance as needed, as part of our typical Interagency Review process, to ensure that RPD's standards and best practices are incorporated in the design, concurrent with the review of other public departments with jurisdiction, including OCII, SF PUC, Public Works, SFMTA, Caltrans, etc. While we will always aim for broad concurrence and alignment with all of our partner public agencies as a project progresses through each stage, RPD does not have an official 'approving' role.

RPD will eventually manage and maintain the future parks, with financial oversight from OCII; this transition occurs after FOCIL/MBDG has completed the design and construction and transfers the parks over to the City.)

24.If a firm is selected for the Concept/Schematic Design work, for either parcel, will they be offered to continue work through Design Development, Construction Documentation, and Construction Observation? Or will there be another RFQ/RFP process?

See #10, above.

(The upcoming Concept/Schematic Design scope is estimated to extend through the end of 2026. The RFPs will pertain only to the Concept/Schematic Design scope, though consultant contracts are often extended through Design Development / Construction Documentation, with consultant teams remaining largely intact through construction completion.)