

**REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL SERVICES FOR TRANSBAY BLOCK 11A –
120 UNIT SUPPORTIVE HOUSING DEVELOPMENT, SAN FRANCISCO**

BRIDGE Housing Corporation (**BRIDGE**) and Community Housing Partnership (**CHP**) have been selected by the San Francisco Redevelopment Agency as co-developers of Block 11A (also known as **Transbay 11A** or the **Project**) in the Transbay Redevelopment Project Area in San Francisco. The Project will include 120 units of supportive housing and associated supportive services space in an eight-story concrete structure located on the southeast corner of Folsom and Essex Streets in San Francisco. The project will also contain ground floor retail and related property management functions as well as a landscaped courtyard and possibly a roof deck. There is no on-site parking.

The Development team is requesting evidence of qualifications from firms interested in providing professional services, including engineering and related services, for the design and construction of Transbay 11A as more fully described below. Depending on scope, consultants may be under contract with either the developer or with the project architect, Leddy Maytum Stacy Architects.

The San Francisco Redevelopment Agency's Small Business Enterprise (SBE) program is applicable to this project and is subject to a 50% SBE participation goal in professional services. SBEs are strongly encouraged to submit their qualifications or associate with other firms seeking to participate in the design phase of this project. For information on the SBE certification process please see <https://www.iucp.com/Default.aspx?agency=SFRA>

Project Developers

BRIDGE and CHP are co-developers of Transbay 11A. CHP will be the long-term owner and operator of the project which will house homeless and formerly homeless individuals and families who are referred to the project by the San Francisco Department of Public Health.

BRIDGE Housing Corporation

In its 24-year history, BRIDGE has developed over 12,000 units of quality, affordable rental and ownership housing and has a reputation for efficient production, quality design and construction, and creative financing. BRIDGE has extensive experience building affordable rental housing in the City of San Francisco and maintains its corporate headquarters in the city.

Community Housing Partnership

CHP has been recognized as one of the nation's best supportive housing providers, and is a pioneer in the field of managing permanent housing for formerly homeless tenants. As the only developer in San Francisco working exclusively on supportive housing projects, CHP has deep understanding for buildings serving formerly homeless tenants and the housing needs of the population.

Architect

Leddy Maytum Stacy Architects (LMSA) is a San Francisco based architecture firm with a 25-year history of designing a select but diverse range of high quality Bay Area buildings with an emphasis on multifamily housing and sustainable design. Their multifamily projects include a 106-unit affordable SRO apartments (Plaza Apartments, SOMA); 76-unit affordable apartments (Madison & 14th, Oakland); 99-unit market-rate condominiums (235 Berry, Mission Bay); and 131-unit affordable condominiums (330+335 Berry Street).

Project Design Description

Block 11A is an approximately 14,262 square foot rectangular lot located at the southeast corner of Folsom and Essex Streets in San Francisco that is currently occupied by a surface parking lot. The Site includes approximately 166.8' fronting Folsom Street and 83.4' fronting Essex Street. The property is currently owned by Caltrans but it will be transferred to the City and subsequently to the San Francisco Redevelopment Agency.

The Developer has proposed to construct 120 units of supportive housing for extremely-low income and formerly homeless individuals, including up to seven residential floors, common areas, services space, commercial, and open space. The unit distribution shall be approximately 108 studios (90%), and 12 one-bedroom (10%). The studio units will average 400 square feet and the one-bedroom units will average 525 square feet. The ground floor will also include the residential entry and lobby, adequate space for support services offices, approximately 2500 square feet of retail space and 24-hour property management functions. Services space will house an intensive supportive services team serving over 100 residents which must include services staff office space, private consultation space an exam room with a sink, conference room, waiting area, a staff break room, and a large community room and kitchen.

The project will incorporate sustainable building methods and materials and use the most feasible cost-effective energy efficient measures, with a minimum Green Point Rating of 100.

Professional Services Requested (not an exclusive list)

Associate Architect
Acoustical Consultant
Civil Engineering
Surveying
Permit Expediter
Environmental Consultant
Geotechnical Engineering
GreenPoint Rater
Title 24 Consultant
Landscape Architects
Mechanical, Electrical and Plumbing Engineering
Model making services
Structural Engineering

Joint Trench Utility Consultant
Waterproofing/Roofing Consulting
Wind Study

San Francisco Redevelopment Agency certified Small Business Enterprises are encouraged to apply.

Process and Schedule for Selection of Professional Consultants:

Selection of Consultants/Engineers

Optional pre-submittal meeting on **Thursday, September 10, 2009 at 2pm** at BRIDGE Housing Corporation, 345 Spear Street, 7th Floor, San Francisco, CA 94105, 415-989-1111.

Qualifications are due by **Friday, September 18th, 2009 at 5:00 PM** at BRIDGE Housing Corporation, 345 Spear Street, Suite 700, San Francisco, CA 94105, Attn: Catherine Etzel.

Qualifications received after the due date and time will not be accepted.

Schedule for Selection

Issue Consultant RFQ	August 27, 2009
Pre –Submittal Conference	September 10, 2009, 2pm
Qualifications Due	September 18, 2009, 5 pm
Selection of Consultants	est. by October 15, 2009

Schedule for Construction:

It is anticipated that construction will begin in Fall 2011.

Submittal Requirements

All interested candidates must submit information about their firm that identifies at minimum the following qualifications. Please adhere to the following page limitations (pages are to be counted as one sided):

1. Firm introduction and services offered (1 page max.)
2. List your experience working on projects of similar size and scope. Experience with

multifamily residential projects and supportive housing is preferred, and sustainability a plus. Experience in concrete construction also preferred. (2 pages max.)

3. List your experience with projects in the City and County of San Francisco. Please include information on your experience with obtaining permits and approvals from San Francisco Building Department as relevant (1 page max.)
4. A list of comparable projects you have worked on (3 pages max.). For each project, please note:
 - a. Project name and location
 - b. Brief description
 - c. Date completed
 - d. Total number of units
 - e. Total gross square footage
 - f. Construction cost
 - g. References (Contact name, title, company, relation to project, and phone number)
5. Include resumes from your project team. (3 pages max.)

Selection Criteria

Phase I Evaluation of Qualifications

Consultants will be selected based on the following criteria:

Experience with projects similar in size, scope, and construction type (where applicable) (25pts).

- Experience working with the San Francisco Redevelopment Agency (20pts)
- Familiarity with the permits and approvals process in the City of San Francisco (20pts)
- Project team members individual experience (25 pts)
- Completeness of qualifications in response to the RFQ (10pts)

Phase II Oral Interviews

Qualified firms may be asked to participate in an oral interview as part of the selection process.

The San Francisco Redevelopment Agency is responsible for ensuring that the procurement process is free of discriminatory practices which would exclude qualified small business enterprises in securing contracts funded by the Agency. For questions regarding contract compliance, please call Roel Villacarlos, Contract Compliance Specialist at (415) 749-2409.

Qualifications Submission:

Please submit 6 written and bound copies of qualifications to:

BRIDGE Housing Corporation
Attn: Catherine Etzel
345 Spear St, Suite 700
San Francisco, CA 94105

BY September 18, 2009, 5 p.m.