

Firehouse RFQ: Completeness Checklist

Team		FHLW	Old Firehouse Partnership	KASA Partners
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Proposal Concept	concept	- live/work - 9,800 sq.ft (retail/office) - parking (34 spaces)	- commercial (10,000 sq.ft) - possible co-working space	- multi-family residential - 3,000 sq.ft. g/f retail - mid-block paseo from baden-2nd lane - subterranean parking - roof deck
	addresses goals of DSASP	yes	yes	yes
	housing	yes - not dependent on upzoning - 24 units - studio-2b/r - balconies - 2nd-4th floor	not in Ph I may opt to build a Ph II in the future that includes housing	yes - dependent on upzoning - 63 units - ground floor two story townhomes - 50% units will be 2 and 3 b/room - balconies
	BMR	will comply with inclusionary housing policy	No housing proposed	undetermined
	dev schedule	Due diligence: 90 days PSA: 60-90 days Entitlements: 6 months CD formulation: 5 months Permits: 3 months Construction: 6-12 months	entitlements TIs: 4 months	Due diligence: 45 days ENRA: 4 months PSA: 60-90 days Entitlements: 9 months CD formulation: 6 months Permits: 2 months Construction: 18 months
schematic plans	yes	yes	yes	
Development Team	Developer	Group 4 (commercial) & Lawlor Land Use (residential)	Joint Venture: M ² Realty Partners & OTRE Investments	KASA Partners
	Architect	Group 4 (commercial) & Jon Worden Architects (residential)	BCCI	Kennerly Architecture & planning
	Engineer	subconsultants (not yet selected)	Innovative Mechanical & CBF	DCI Engineers
	Financing/ownership	private equity/ Small Business Administration programs/ debt	4 listed developer team members with own equity and financing	KASA Partners
Development Team - experience	Developer	Commercial - the company and all team members have demonstrated adaptive reuse experience Residential - adequate demonstrated residential experience	Developer team demonstrates some experience with renovation of historic buildings into commercial	The KASA company and all team members assigned to this project have demonstrated experience with live/work and medium size residential projects
	Architect	Commercial - the company and all team members have demonstrated adaptive reuse and TOD experience Residential - adequate demonstrated residential and TOD experience	Have not indicated who their architects would be	Kennerly and all team members assigned to this project have demonstrated experience with live/work and medium size residential projects
	Engineer	subconsultants (not yet selected)	partnered with architect above on the same examples	DCI Engineers and all team members assigned to this project have demonstrated experience with live/work and medium size residential projects
Development Team - relevant experience visuals		yes	yes	yes
Bay Area experience		yes	yes	yes
Prevailing Wage		will consider	yes	local hiring incentives
3 References		yes	yes	yes
Summary/Comments		- Joint venture : one developer for commercial and the other for the residential - Does not meet minimum densities and would require a Conditional Use Permit	Offers an opportunity to activate the property in the near future.	Proposal will activate the street and provide pedestrian access to the residential neighborhood behind.