



City of South San Francisco

REQUEST FOR QUALIFICATIONS FOR THE ACQUISITION AND DEVELOPMENT OF THE OLD FIREHOUSE (201 BADEN AVENUE) IN THE CITY'S DOWNTOWN

0.52 ACRE SITE AVAILABLE - TRANSIT ORIENTED DOWNTOWN CORE

The City-owned subject site proximate to the South San Francisco Caltrain Station and Highway 101 is one block from downtown's walkable main street (Grand Avenue) with international dining, a craft brewery, wine school and retail. The City is served by regional transportation systems including Caltrain, ferries, and BART. Known as "The Birthplace of Biotech," South City has over 200 biotech firms and a daytime workforce of 50,000.

Issued: September 14, 2017
Submittal Deadline: Tuesday, November 14, 2017 at 9:00 a.m.
Contact: Julie Barnard, Economic Development Coordinator
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BACKGROUND

The City of South San Francisco is seeking experienced development teams to submit qualifications for the development of three contiguous parcels (known as the Old Firehouse) with a combined size of approximately 22,500 square feet. The Old Firehouse is located in the historic Downtown area on Baden Avenue. The site benefits from being just one block from Grand Avenue, the area's primary shopping and dining district and one block from the new Caltrain Plaza.

The City of South San Francisco is conveniently accessed by Highway 101, Caltrain, two BART stations, a free shuttle, and numerous bus routes. The City's up and coming downtown boasts international dining, Michelin restaurants, a craft brewery and wine school, and various retail establishments. Known as "The Birthplace of Biotech," the City is home to over 200 biotech firms and has a daytime workforce of over 50,000 people.

The City's downtown is currently experiencing significant investment from the public and private sectors. Over 750 new residential units will be built in the next two to three years. More than half are under construction with the remainder in various stages of permitting. Of the 750 units, 643 are market rate rental or condominium units. Two of the new developments include ground floor commercial space totaling 13,000 square feet.

Plans to build a public plaza and underpass to the Caltrain station are also underway. The improvements will link the downtown with regional public transit. The City received \$55 million in funding for the construction of these improvements in 2015. Furthermore, the City intends to implement streetscape improvements to widen downtown sidewalks to enhancing the urban and pedestrian experience and promoting the City's walkability.

The Old Firehouse is located in the heart of the City's downtown and presents enormous Transit-Oriented Development (TOD) possibilities. The City is ideally seeking creative uses for the site that will complement and enhance the existing and new developments in the downtown.

CITY VISION

The vision for the parcels and the Downtown area is set forth in the Downtown Station Area Specific Plan (Downtown Plan), which is available at the link below. The Downtown Plan focuses on the following priorities for the revitalization of the downtown:

- | | |
|-------------------|---|
| REVITALIZE | Downtown South San Francisco to be a vibrant and successful community resource and a source of local pride. |
| PROMOTE | New residential, mixed use and employment uses so as to add a "critical mass" of business patrons and residents to the Downtown, while maintaining a scale and character that is complementary. |
| FOCUS | New improvements on Grand Avenue to return this historic corridor to once again being the focus of the community. Encourage retention of existing and local businesses to the Downtown and protect the historic building fabric. |
| IMPROVE | Pedestrian and bicycle connections to Caltrain as well as the Downtown with the east of 101 employment area. Ridership at the Caltrain station will increase to be a major hub for visitors and commuters to and from Downtown South San Francisco. |

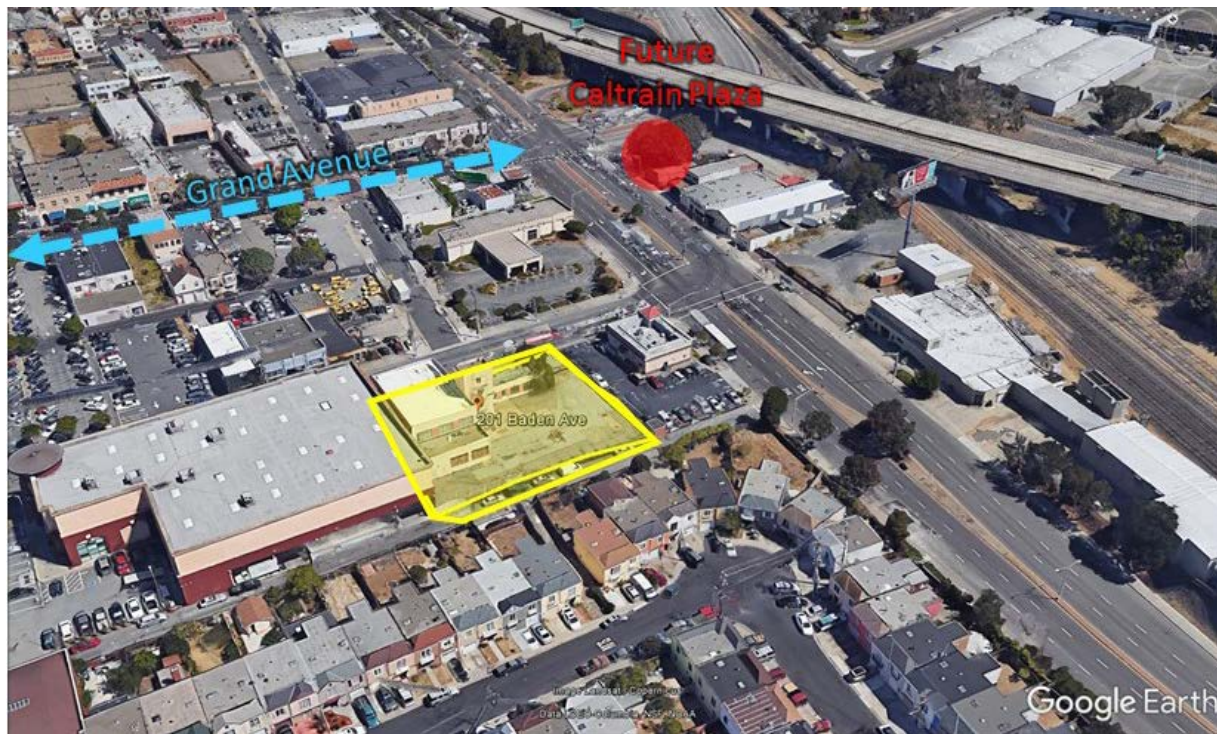
ENSURE The build out of the Plan advances the social, cultural, environmental, and physical goals of the community and results in a series of community benefits that address the needs of existing and future Downtown residents.

The Downtown Plan is available at:

<http://www.ssf.net/departments/economic-community-development/planning-division/downtown-station-area-specific-plan>

SITE DESCRIPTION

Location



The Old Firehouse is located one block from Grand Avenue and two blocks from the new Caltrain Plaza. The development is bounded by a furniture store to the west and KFC/Taco Bell to the east. To the north lies the heart of the City's downtown with predominantly residential uses to the south.

The site is comprised of 3 parcels.

Parcel	ADDRESS	APN	SQUARE FEET	CURRENT USE
1	201 Baden	012-335-100	7,310	Retired firehouse / parking / storage
2	201 Baden	012-335-110	8,150	Retired firehouse / parking / storage
3	201 Baden	-	7,048	Retired firehouse / parking / storage
Combined Site			22,508	0.52 Acres

Existing Uses

Currently the site is a multi-story, concrete retired firehouse. It has been leased on a temporary basis to the adjacent furniture store that has been using the site for storage. The lease with the furniture store is month-to-month.

Permissible Uses, Development Standards and Zoning

The zoning for the site is Downtown Transit Core (DTC). This sub-district was established by the Downtown Plan.

“The Downtown Transit Core sub-district is intended to provide sites for mixed-use development at high intensities in proximity to the Caltrain Station. It encourages active ground floor uses and high intensity development that will generate pedestrian traffic in the area. The Downtown Transit Core sub-district flanks the Grand Avenue Core sub-district which will be the epicenter of Downtown commercial uses. The Downtown Transit Core District, will provide additional population and activities to support Grand Avenue uses, increase Caltrain transit ridership, and provide housing with high amenity value for new residents.”

Active uses are encouraged on the ground floor. Other permissible land uses in the DTC include:

- Multi-unit Residential (rental or condo units)*
- Grocery Store/ Supermarket
- Cultural Institutions
- Commercial Entertainment and Recreation*
- Eating and Drinking Establishments
- Retail Sales
- Offices
- Clean Technologies*
- Handicraft/Custom Manufacturing*
- Research and Development*
- Hotels*

(*Requires the approval of a Use Permit)

Development Standards at a Glance

Height Restrictions	85'
FAR	
Minimum	2.0
Maximum	6.0
Maximum with Incentives	8.0
Residential Density (units per acre)	
Minimum	80
Maximum	100
Maximum with City Incentives	120
Minimum Usable Open Space (sq. ft. per res. unit)	100

For an outline of all development standards in the DTC, visit:

http://qcode.us/codes/southsanfrancisco/view.php?topic=20-iii-20_280

Disclosures

Currently, the City is unaware of any other potentially critical disclosures aside from those listed below.

Historical significance

The Old Firehouse is not listed as a historical building. However, the City still considers the building to have architectural significance and may, ideally, favor the preservation of the façade.

Up-zoning Residential Densities:

The City's Planning Division is exploring the possibility of increasing the maximum residential densities (with City incentives) from 120 to 180 units per acre. Presently, the study is in the early stages of development and is not expected to be considered by the City Council until the first quarter of 2018.

Parking

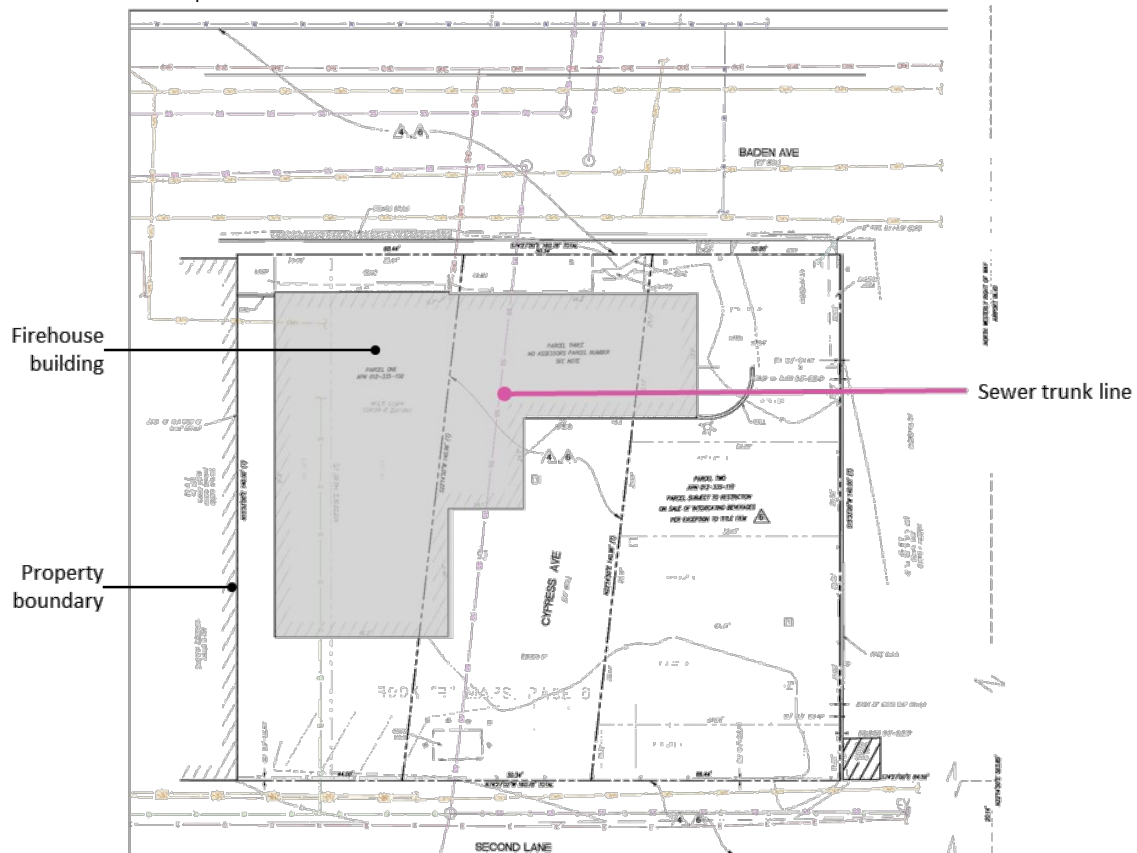
While extensive construction occurs in the City's downtown, it is possible that the City will utilize the subject site for either a staging area or parking. However, this will only occur while the property is still under City ownership.

Cypress Avenue:

The central parcel is designated as a right of way, Cypress Avenue. It will need to be vacated. The City of South San Francisco will lead this process.

Trunk Line:

There is a major sewer trunk line that traverses the center of the property, see diagram below. Any development on this property, whether it is a renovation of the existing building or the development of a new building, will require that the trunk line to be extended along Baden Avenue, to meet the existing sewer trunk line on Airport Boulevard.



SUBMITTAL REQUIREMENTS

Open House & Subsequent Questions

Respondents to this RFQ are encouraged to attend a pre-submittal site open house. The open house is scheduled for:

Date: October 10, 2017
Time: 10:00 a.m. – 11:00 a.m.
Location: 201 Baden Avenue, South San Francisco

At the open house, staff will be available to answer questions. All questions will be noted and posted on the City's website for public review. Additionally, prospective respondents may submit questions to the City in writing and directed to Julie.barnard@ssf.net. The cut-off date for questions is 5:00 p.m. on **November 6, 2017**. Periodically, the City's responses will be posted on the City's website (<http://www.ssf.net/services/rfps-and-bids>). Respondents are responsible for checking the website to review the questions and answers.

Submittal

RFQ responses must include the following:

1. One (1) hard copy presented in a collated binder,
2. Nine (9) unbound, collated copies (8.5" x 11") with 3 hole punches on the left side,
3. An electronic copy of the submittal on a CD or thumb drive.

Please note that this information once submitted will become the property of the City and is subject to public information requests.

Responses must include the following materials, in the following order.

1. ***Primary Contact***
Provide the name, title, company, direct phone number, and email address for the primary contact for your response.
2. ***Proposal Concept***
Clearly outline your proposed concept, development schedule, and schematic plans.
3. ***Development Team***
Submit a list of development team members and their role on the team, company affiliation, and contact information. Teams should consist of the following areas of expertise:
 - Developer
 - Architect
 - Engineer

Submit information describing the qualifications of each team member, including resumes of the principals and other team members undertaking the project. The information submitted must be sufficiently detailed to allow the City to judge the team's ability to complete the project.

Also provide a description of the ownership entity of the proposed project. Include names of any proposed, general, limited or joint venture partners. The relationship between the ownership entity and the developer should be explained if the developer is not the same as or a member of the ownership entity and is undertaking the project on a fee basis.

Finally, clearly identify the principal party/project manager, who will be responsible for representing the team during negotiations, if your team is shortlisted, and include contact details of this party.

4. *Past Experience*

Include a statement of prior relevant development experience of each development team including key individuals from each development team with project descriptions similar to your proposal, as well as visuals of those projects. Past experience should include project names, locations, brief descriptions of the projects, completion dates, and development costs. Include information about any prior development projects that required property acquisition from a government agency. Clearly indicate any projects your proposed development team has completed together.

5. *Prevailing Wages*

Please indicate if prevailing wages will be paid.

6. *References*

Please provide three references.

Deadline Information

Submittal information is as follows:

Deliver responses to: **City of South San Francisco: City Hall**
Economic Development and Housing Division
400 Grand Avenue
South San Francisco, CA 94080

Deadline Date: Tuesday, November 14, 2017

Deadline Time: 9:00 a.m.
The Economic Development and Housing Division office is open from 8.00am to 5pm.

NOTE: NO LATE SUBMISSIONS WILL BE ACCEPTED

DEVELOPER SELECTION PROCESS

Selection Committees

The selection committees that will play a role in the selection of a preferred developer include:

- **Review Panel** – depending on the number of proposals received, a review panel consisting of staff and/or external stakeholders may review the proposals to refine a shortlist of developers.
- **Joint Housing Subcommittee (JHS)** – comprised of two City Council members and three Planning Commissioners.
- **City Council** – comprised of the Mayor, Vice-Mayor and City Council members. City Council will have the final discretion in selecting a developer, and possibly an alternate developer.

Selection Phases

The anticipated schedule for selection includes:

Phase 1: Paper Screen – responses will first be reviewed by staff. Depending on the number of responses, the Review Panel will establish a tentative shortlist to be reviewed by the JHS. Once a shortlist has been confirmed by the JHS, respondents will be selected for the second phase of the selection process.

Phase 2: Interviews & Selection - the shortlisted respondents will be required to submit a price offer. The shortlist will then be interviewed by the selection committees and a preferred developer and, possibly, an alternate developer will be considered by the City Council. Should reasonable progress not be made during the Exclusive Negotiating Rights Agreement (ENRA) phase, the City may terminate the preferred developer and elect to proceed with the alternate developer.

Selection Criteria

The following criteria will be used by the selection committees to evaluate the qualifications of the developers that respond to this RFQ (in no particular order):

- Financial capability to obtain project funding, including letters of interest from financial sources.
- Proposal concept.
- Experience as a team and as individual team members with similar developments.
- Completeness of response.
- Design quality of prior similar projects.
- References, if applicable.

ADDITIONAL INFORMATION

Limitations and Conditions

The City reserves the right to:

- Request additional information.
- Extend the due date of the RFQ.
- Interview none, any or all developers that submit responses to the RFQ.
- Reject, in whole or in part, any or all qualifications submittals, and to waive minor irregularities in the submittal.
- Seek and obtain additional qualifications beyond the due date if the qualifications received are unsatisfactory.
- Cancel, in whole or in part, this Request for Qualifications solicitation.
- All RFQ qualifications submittals will become the property of the City and are subject to public information requests. The RFQ is not a contract or a commitment of any kind by the City and does not commit the City to award exclusive negotiating and/or development rights.
- No reimbursement will be made by the City for any cost incurred by developers in preparation of the response to this RFQ.
- The issuance of this RFQ does not constitute an agreement by the City that the City Council will actually enter into any contract.

- Respondent's Duty to Investigate:
 1. It will be the sole responsibility of the selected respondent to investigate and determine conditions of the sites, including existing and planned utility connections, and the suitability of the conditions for any proposed improvements.
 2. The information presented in this RFQ and in any report or other information provided by the City is provided solely for the convenience of the interested parties. It is the responsibility of interested parties to assure themselves that the information contained in this RFQ or other documents is accurate and complete. The City and its advisors provide no representations, assurances or warranties pertaining to the accuracy of the information.
- All responses to this RFQ shall become the property of the City. The City may use any and all ideas and materials included in any submittal, whether or not the respondent is selected as the developer.
- Proposals and all other information and documents submitted in response to this RFQ are subject to the California Public Records Act, California Government Code §§ 6250 through 6276.48) (CPRA), which generally mandates the disclosure of documents in the possession of the City upon the request of any person, unless the content of the document falls within a specific exemption category.
- Non-Liability: By participating in the RFQ process, each respondent agrees to hold the Successor Agency and City and its and their officers, employees, agents, representatives, and consultants harmless from all claims, liabilities, and costs related to all aspects of this RFQ.
- “As-Is” Property Condition: As will be addressed in the ENRA and Disposition and Development Agreement, the properties will be conveyed to the selected developer in an “as-is” condition, without representation or warranty by the City as to physical or environmental conditions of the land or any existing structures. The City makes no representations regarding the character or extent of soil or subsurface conditions or the conditions and existence of utilities that may be encountered during the course of construction of any work, development, construction or occupancy of the properties. Respondents will be responsible for independently reviewing all available information that may be available from the City about existing conditions, and undertaking independent analysis of site conditions, including any environmental, health and safety issues.

Related Information

Downtown Station Area Specific Plan: <http://www.ssf.net/home/showdocument?id=1312>
 Zoning Code: <https://goo.gl/xwUrhQ>
 Construction Activities: <http://www.ssf.net/government/construction-679>

Contact Information

For additional information or questions about this solicitation for qualifications please contact by email:

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