



SFMTA

# Building Progress: Potrero Yard Neighborhood Working Group

September 2020 Meeting

# Agenda

1. Welcome & Rules for Virtual Engagement – 5 minutes
2. Wellness Check-in & Member Announcements – 5 minutes
3. COVID-19 Update – 5 minutes
4. RFQ Walkthrough – 10 minutes
5. Housing Subcommittee Report & Discussion – 15 minutes
6. Public Benefit Principles Workshopping – 15 minutes
7. Virtual Engagement Public Event Brainstorm – 15 minutes
8. Next Steps & Homework – 5 minutes
9. Public Comment
10. Working Group Member Closed Session, RFP Discussion – 15 minutes

# Welcome

- Working Group Members

*If you are joining us by phone, please text Adrienne so we know to take you off mute.*

- Members of the Public

*Members of the public who wish to participate in the meeting will be placed on mute, regardless of joining via video or by phone until the end of the meeting for Public Comment.*

- Potential Proposers & Business Interests

*The RFQ has been released by SF Public Works and on SF Bid. All related questions must be directed to SFPW.*

# Virtual Etiquette

- Keep your device on mute unless you are speaking
- Look into the camera when you speak
- Use “gallery” view to see every participant
- Use the Chat function for quick feedback or to comment
- Use the Q&A function to ask questions
- Use the “Raise Your Hand” function to indicate you’d like to speak during an active discussion
- Try not to talk over others
- Give each other time to gather their thoughts and comment before jumping in

# Wellness Check-In & Member Updates

- How are you feeling today? What's one thing you are looking forward to this month?
- Do you have feedback or community conversations to share with us about the project?



# COVID 19 Update

- SFMTA COVID 19 Response
- Service Updates

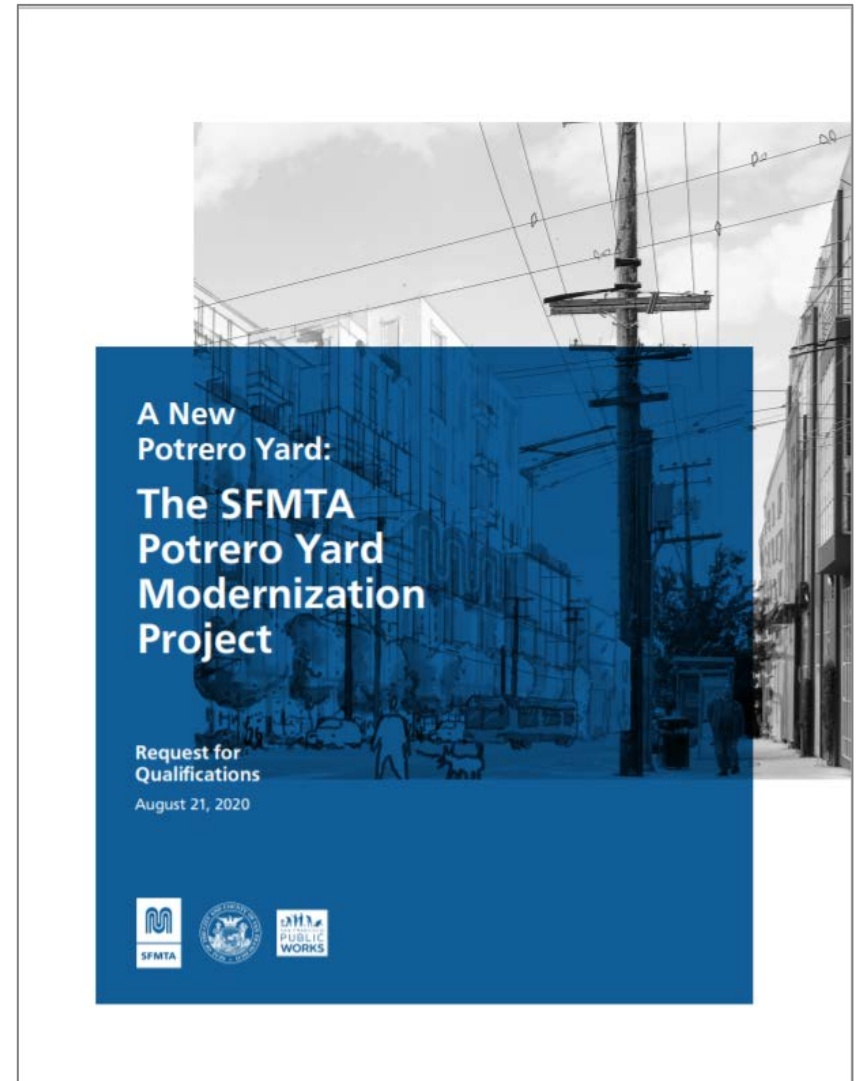
# RFQ Walk-Through

RFQ and all related documents are available on the Public Works bid website:

[www.sfpublicworks.org/biddocs](http://www.sfpublicworks.org/biddocs)

Seeks qualifications of the core project team

- Lead Master Developer
- Affordable Housing Developer
- Housing Developer
- Design Consultant
- Construction Management Consultant
- Infrastructure Facility Maintenance Consultant



# RFQ Walk-Through

City will short-list 3 qualified teams

219 attendees at August 31 pre-SOQ meeting

We are now accepting questions from potential respondents, closes September 11

*\*we will now review the document on a separate screen\**

<b>Activity</b>	<b>Time Frame</b> <i>(all Pacific Time)</i>
Issue RFQ	August 21, 2020
Pre-SOQ conference	August 31, 2020 from 1:00pm to 3:00pm
Deadline for Respondent to submit questions regarding RFQ	September 11, 2020 at 3:00pm
Deadline for release of any responses to Respondents' questions and any addenda	September 18, 2020
SOQ due date	October 16, 2020 at 3:00pm
Short-list announcement	December 2020
Issue RFP to Short-Listed Respondents	January 2021
Proposal due date	May 2021
Selection of Preferred Bidder	June/July 2021



# RFP Subcommittees

## Housing Subcommittee

Met on August 13

Participants: Scott, Thor, discussion afterwards w/Claudia

### Discussion Highlights:

- Fostering sense of community through design, bldg. management
- Striving for as much socioeconomic integration as possible
- Discussion about RFP language about affordability target/minimum
- Aggressively pursuing outside funds to add affordable units
- Thinking about land value for the SFMTA in advance of RFP release

## Report Out & Group Discussion

# Public Benefit Principles

- The Public Benefit Subcommittee assisted in producing the [Public Benefit Principles](#) outline
- We will incorporate comments and send back to WG for review; we will refine, expand upon, and append to project RFP by October.
- The major objectives are numbers, with specific opportunities discussed by stakeholders bulleted in the document.
- The proposed concept is for development teams to respond directly to the principles, and to treat the specific opportunities as seeds for inclusion or to germinate additional proposals to include.

*\*we will now review the document on a separate screen\**

# Virtual Engagement Public Event Brainstorm

**Event Purpose:** Maintain stakeholder connections, solicit input on RFP and attachments

*Have you attended any particularly well-organized virtual events in the past few months?*

*How about any that really didn't work well?*

## Ideas

- Virtual webinar
- Telephone townhall
- Interactive mailers
- Facebook/Instagram live
- Socially distanced small group events
- Others?

## Considerations

- Some don't have access to internet
- Language access
- Some people are preoccupied with other priorities
- Virtual settings are more accessible to some than in-person
- Inability to display graphics by phone
- Some people have screen fatigue

# Public Comment

- Do any members of the public wish to comment?
- Reminder – we cannot address any questions regarding the procurement process at this time. Please direct your questions and comments to San Francisco Public Works and on SFBid.

# Please Reach Out Anytime

- Send us your questions.
- Suggest additional Working Group members to fill our vacant seats.
- Request a video conference meeting or call.
- Our “doors” are always open to you.

## **Adrienne Heim**

Public Information Officer  
Adrienne.Heim@SFMTA.com

## **Licinia Iberri**

Campus Planning Manager  
Licinia.Iberri@SFMTA.com

## **Rafe Rabalais**

Long-Range Asset Development Manager  
Rafe.Rabalais@SFMTA.com

# RFP Panel Discussion

**For this portion of the meeting, the Working Group will meet in closed session to discuss potential RFP panel formation and scoring criteria.**