

# Request for Proposals for Consultant Services for Geary-Fillmore Underpass Community Study

Pre-Proposal Conference – April 7, 2025



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# What we will cover today

## Agenda:

1. Project Background
2. Scope of Work
3. RFP Information
4. Q&A Session

# Project Background



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# Geary Fillmore Underpass Community Planning Study

## Project Background

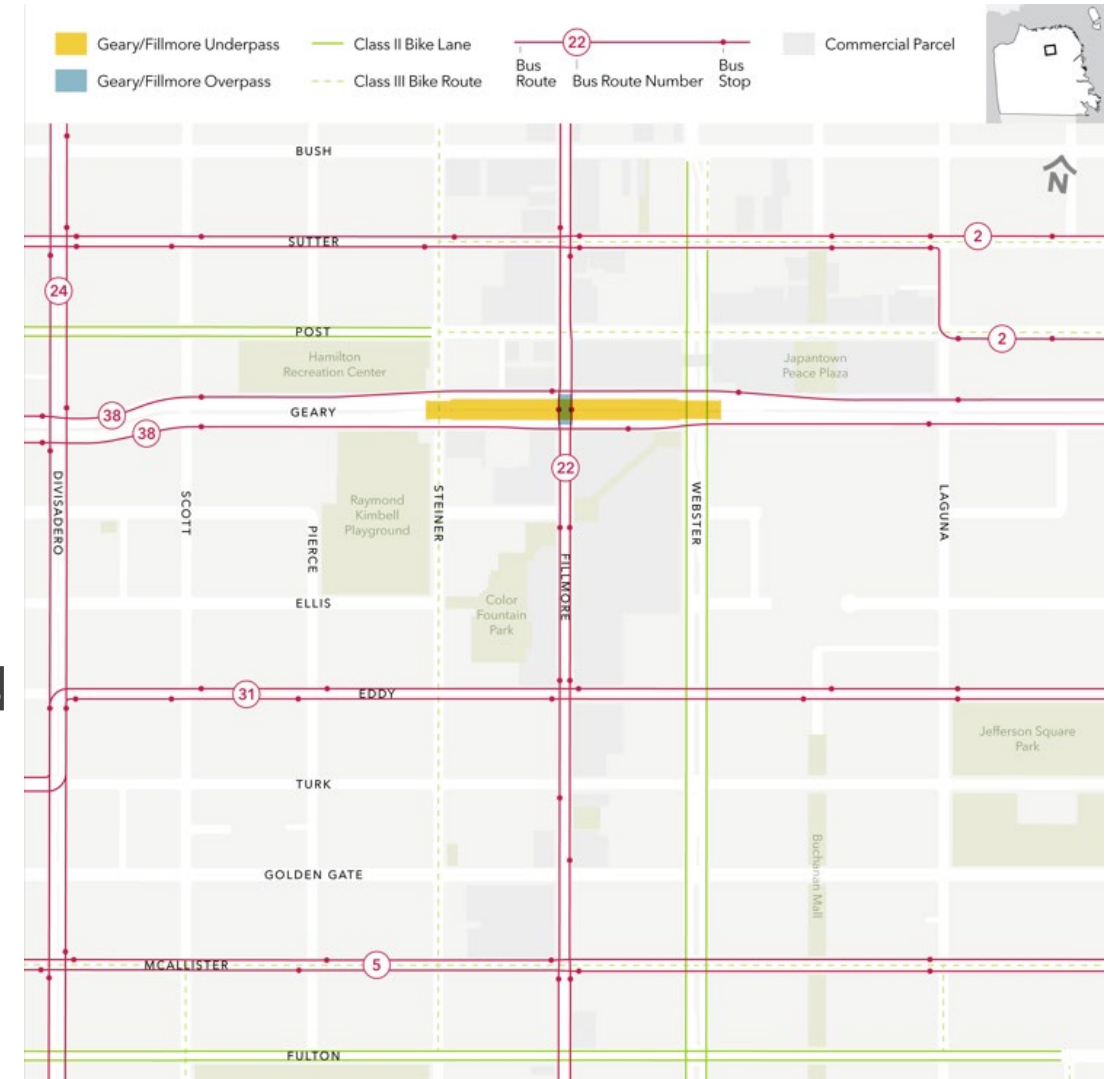
- Advances recommendation from the ConnectSF Streets and Freeways Strategy
- Funded through Federal Reconnecting Communities Grant
- Aims to address past harm to the Black, Japanese, and Jewish communities that were impacted by the Urban Renewal efforts to expand Geary into an Express Way
- Will reimagine the Geary corridor and surrounding area to improve neighborhood connections
- Project completion by 2027



# Geary Fillmore Underpass Community Planning Study

## Proposed Study Overview

- Study area has two components:
  - Primary: Geary between Laguna and Divisadero
  - Secondary: North to Bush; south to Fulton
- Concepts for how to reimagine transportation and land use along Geary Boulevard
- Concepts to improve circulation and connectivity between Japantown (north) and Western Addition/Fillmore (south)
- Concepts for opportunity sites, including related policy and design guidelines



# Community Collaboration

## Broad Engagement

Co-creation process to define goals, concepts, refinements, and recommendations

## Public Outreach

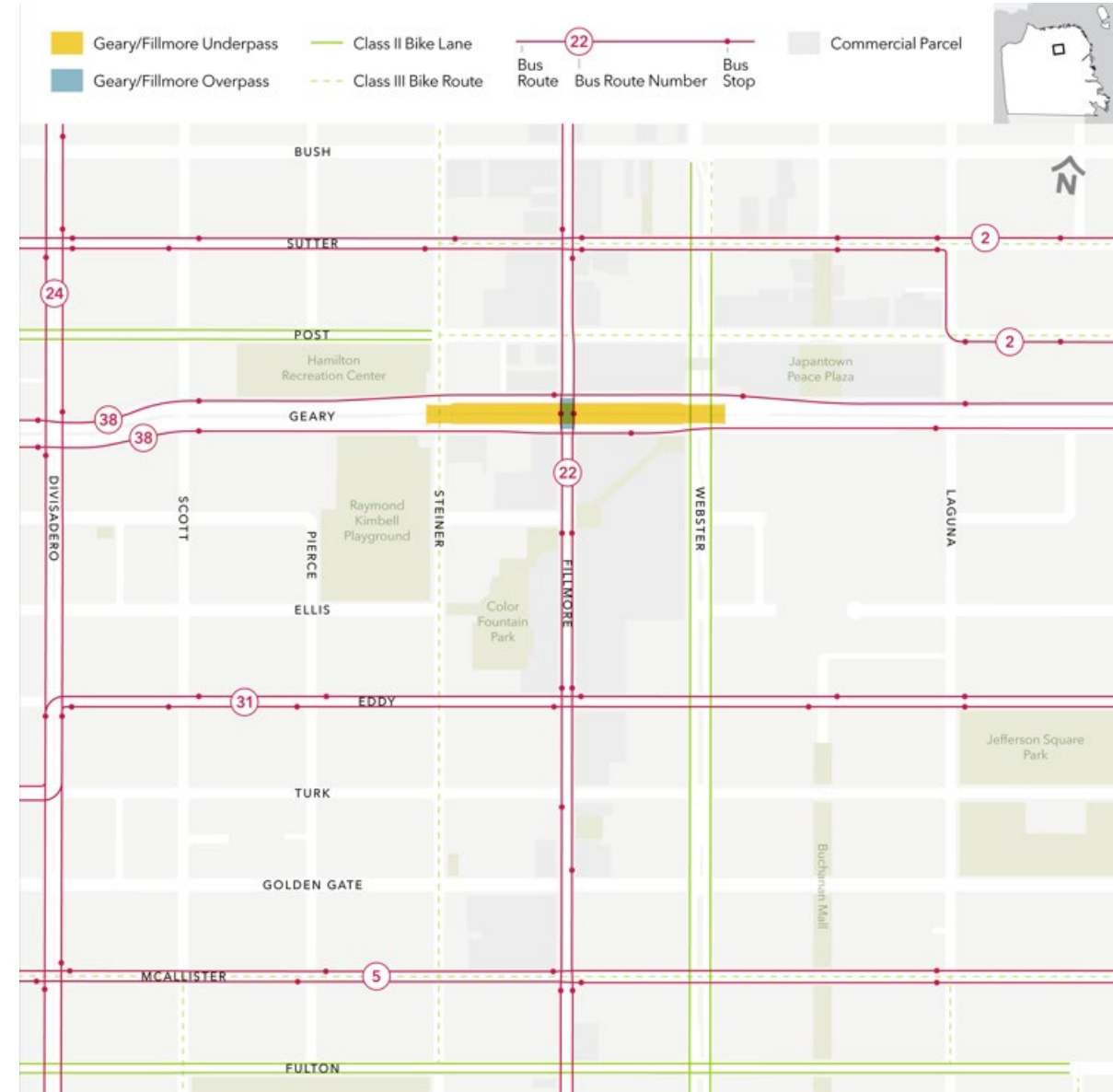
Community meetings, presentations, and surveys to guide vision and provide recommendations

## Community Council

Collaborate and provide guidance to the project team through a set meeting series and lead outreach activities

## Technical Advisory Committee

Agencies and stakeholders to provide technical guidance and project input



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# Scope of Work



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# Scope Overview

TASK	GOAL
Task 2: Community Collaboration	Establish a corridor vision and goals, identify priorities for the area, and develop and refine study concepts through three rounds of outreach
Task 3: Existing Conditions and Data Collection	Transportation and land use conditions to understand travel patterns, gaps, urban form, and public realm
Task 4: Land Use, Housing, and Urban Design Issues Analysis	Document opportunities and challenges related to land use, housing, and urban design, including community stabilization and economic development
Task 5: Transportation, Land Use, Housing, and Urban Design Concepts	Develop preliminary designs and evaluation metrics based on outreach findings and technical analysis
Task 6: Concept Evaluation, Selection, and Refinement	Based on outreach findings, advance up to two leading concepts and complete refinements
Task 7: Engineering and Cost Estimates	Develop 10% preliminary schematic designs and cost estimates
Task 8: Urban Design and Architectural Guidance	Develop unified framework for the main corridors including streetscapes, public spaces, and neighborhood transitions
Task 9: Implementation Plan and Final Report	Develop final report and review and finalize the implementation plan



# Geary Fillmore Underpass Community Planning Study

## Task 2: Community Collaboration

### Community Council

Qualification-based selection representing Japantown; Western Addition/Fillmore; and Black, Japanese, and Jewish Communities that were displaced during construction of the Geary Expressway during the 1950's

- Up to eight in-person meetings to provide review and feedback on draft deliverables and areas of input
- Option to host in-person and virtual events within their community

### Community Engagement

Community-led process to define goals, concepts, refinements, and recommendations

- Three rounds of outreach including in person events, surveys, and community updates

### Technical Advisory Committee

Agencies and stakeholders to provide technical guidance and project input

- Up to eight meetings to discuss technical and outreach findings, concept development feasibility, and implementation

# Geary Fillmore Underpass Community Planning Study

## Task 3: Existing Conditions and Data Collection

### Transportation

Documentation of transportation network including transit, crash history, multimodal conditions, parking, access gaps and barriers. Counts will be needed at key locations.

### Land Use

Evaluate the current and potential development context including urban form analysis and public realm inventory. The Planning Department will provide relevant plans/data/reports. Please see detail in the RFP.

### Coordinated Site Visit

Up to two site visits will be conducted to effectively document transportation and land use conditions.

# Geary Fillmore Underpass Community Planning Study

## Task 4: Land Use, Housing, and Urban Design Issues Analysis

Conduct analysis to identify strategies that address housing needs, economic development, and community stabilization, with an emphasis on equitable transit-oriented growth. Current work related to the City's Housing Element Implementation, community planning efforts in Japantown, and ongoing development in Western Addition will be integrated into the analysis.

Guided by community priorities and technical inputs from the consultant, six key sites located adjacent to Geary or other key connectivity paths will be selected for further study. Identify site-specific community benefits, urban design opportunities, and development potential. Conduct high-level land use concepts and financial feasibility studies.

# Geary Fillmore Underpass Community Planning Study

## Tasks 5A-5D: Transportation, Land Use, Housing, and Urban Design Concepts

Up to five concepts will be developed, with three distinct components.

**(5A)** Geary underpass concepts will reflect community vision, future demand, multimodal access and transit connections, and not preclude a future Geary/19<sup>th</sup> Avenue rail project.

**(5B)** Land use concepts will complement the Geary concepts and emphasize transit-oriented development that seamlessly integrates with the neighborhood fabric and historic and cultural identity.

**(5C)** Supportive transportation concepts will focus on ensuring connectivity and access benefits are brought to the adjacent communities and reduce potential impacts related to congestion and circulation.

**(5D)** A set of evaluation metrics will be developed and applied to each concept to support outreach discussions and concept selection.

# Geary Fillmore Underpass Community Planning Study

## Tasks 6: Concept Evaluation, Selection, and Refinement

Up to two transportation and land use concepts will be advanced based on community input. The concepts advanced may be made up of some combination of the original five concepts developed in Task 5.

Each concept will include:

- Detailed evaluation
- 10% concept level recommendations for building heights, setbacks, massing, etc.
- Documented tradeoffs (e.g. changes to density)
- Documented risks (e.g. displacement)

# Geary Fillmore Underpass Community Planning Study

## Tasks 7: Engineering and Cost Estimates

Preliminary (10%) schematic engineering will be developed for the recommended concept(s).

Schematic engineering will include:

- Major utilities based on publicly obtained maps
- Planning level cost estimates by transportation and land use components
- Funding strategy
- Future planned transportation projects
- Phasing strategy
- Implementation risks

# Geary Fillmore Underpass Community Planning Study

## Tasks 8: Urban Design and Architectural Guidance

Produce concept-level studies and guidance on site design, building massing/envelope, development yield, and technical opportunities and constraints, for key sites and main corridors within the primary study area.

The urban design framework will consider:

- Streetscape
- Public spaces
- Neighborhood transitions
- Strategies to integrate new development into existing context
- Height limits
- Setbacks
- Bulk controls
- Design typologies
- Strategies for height transitions
- Ground floor activation approaches

# Geary Fillmore Underpass Community Planning Study

## Tasks 9: Implementation Plan and Final Report

The final report will integrate all major deliverables and findings.

The implementation plan will be led by the project team with agency coordination to ensure feasibility for implementation. The Consultant will review and finalize this work for inclusion in the final report.



# RFP Information



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# DBE Requirements



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RFP > Section VII

## **DBE Goal: 21%**

**By the proposal due date, firms must:**

- **Be certified by the California Unified Certification Program (DBE certification)**
- **Submit:**
  - **Exhibit 10-O1 - Consultant Proposal DBE Commitment**
  - **Exhibit 10-O2 - Consultant Contract DBE Commitment**
  - **Exhibit 15-H - DBE Information - Good Faith Efforts (if goal is not achieved)**

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# Additional Response Requirements

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RFQ > Section V

➤ **By the proposal due date, firms must also submit:**

- **Exhibit A - Debarment and Suspension Certification**
- **Exhibit B - Terminated Contracts**
- **Exhibit C - Workforce Data Spreadsheets**
- **Exhibit D - Guidance for Bidders Completing the Good Faith Effort Submittal**
- **Exhibit 10-I - Notice to Proposers DBE Information**
- **Exhibit 10-Q - Disclosure of Lobbying Activities**



RFQ > Section VI

## Proposal

- 1. Proposal Information and Understanding of Project Objectives (15 points)**
- 2. Technical and Management Approach (50 points)**
- 3. Capabilities and Experience (35 points)**

# Selection Process Schedule

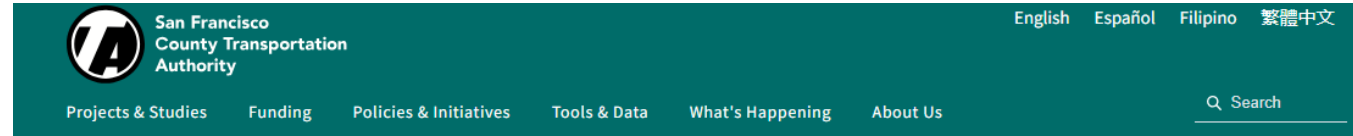


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DUE DATE	SELECTION PROCESS
April 8	5:00 PM deadline for respondents to submit written questions to <a href="mailto:info@sfcta.org">info@sfcta.org</a>
April 15	Written responses to questions issued; addenda if necessary
May 5	2:00 PM deadline for responses due electronically. <b>Late submissions not accepted.</b>
May 14	Invitation to Interview issued to short list of respondents (if necessary)
May 27 – 30	Interviews (scheduled if necessary)
June 25	Selection committee's recommendation to Community Advisory Committee for award
July 8	Recommendation to Transportation Authority Board for award
July 22	Transportation Authority Board awards contract

# Presentation Materials

## Slide deck and list of registrants will be posted to [SFCTA.org/contracting](https://sfcta.org/contracting)



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## Contracting & Procurement

Welcome to the Transportation Authority's Contracting and RFPs page. Here, you'll find information about current contracting and procurement opportunities, along with qualifications, deadlines, informational meeting dates, and more.

[Learn about DBE/LBE/SBE certifications and programs.](#)

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## Current Opportunities

[Request for Proposals for Consultant Services for the Geary-Fillmore Underpass Community Study \(RFP 24/25-11\)](#)



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# Thank you.



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