

Questions received on the 180 Jones Interim Use RFP by October 18, 2019.

Questions received at pre-submission conference meeting on October 11, 2019:

1. Question: For Attachment 3 – Respondent Description, should the contact information be the entity submitting the proposal or the fiscal sponsor of the entity submitting the proposal? Can we include both entities' information as part of Attachment 3 and the cover letter?
Answer: The Respondent can provide information for both the entity submitting the proposal and the fiscal sponsor as part of Attachment 3 and the cover letter. Please note that that the cover letter must bear the original signature(s) of the person(s) having proper authority to make the proposal for the entit(ies). The cover letter should also explain the corporate structure and state clearly who the decision makers are and who will enter into the permit with the City.
2. Question: Is there a page limit for Attachment 4 – Interim Use Proposal Summary Sheet?
Answer: No, there is no page limit for Attachment 4 – Interim Use Proposal Summary Sheet.
3. Question: How is a proposal deemed qualified under the RFP?
Answer: Respondents must meet the following minimum qualification requirements outlined on page 8 of the RFP in order to qualify to be scored and ranked under this RFP.
4. Question: Is it possible to know who else submitted a registration form?
Answer: MOHCD cannot disclose this information till after the selection process is completed.
5. Question: Is the City intending to use the site to generate monthly permit revenue, and how does that factor into the selection process?
Answer: The amount of monthly permit revenue is not part of the selection criteria. Proposals should show a proposed monthly permit fee. Generating revenue is not a goal of activating this site for interim use. MOHCD's goal is to lease the space to an interim user that will be successful and financially self-sufficient.

Questions received after October 14-15, 2019:

6. Question: Is there current electricity access with a PG&E account at the site? There is a light pole that is connected with electrical wires, and a PG&E cover on the sidewalk in front of the site. Will the future contracted entity have the ability to activate an existing account?
Answer: Respondents should assume there will be access to electric hook up at this time for the interim use period; however, Respondent is responsible to activate a new account.
7. Question: Are there site drainage, current water, and/or sewage hookups at the site? There is an SFPUC H2O cover on the sidewalk in front of the site. Will the future contracted entity have the ability to activate an existing account?
Answer: Respondents should assume there will be no access to site drainage, water and/or sewage hook up at this time for the interim use period.
8. Question: There is currently graffiti on both of the adjacent buildings of the 180 Jones site (i.e. a parking lot structure and the Lyric Hotel), and those walls can only be accessed by 180 Jones. Will the selected contracted entity need permission from the two adjacent buildings to 180 Jones to paint over pre-existing graffiti?

Answer: Yes. Neighborhood agreements between adjacent property owners will be needed to be executed with the City in order to paint over the pre-existing graffiti.

9. Question: Will the current tenant be responsible for removing existing site improvements on site at the end of their permit term?

Answer: It is expected that the current tenant will remove the existing site improvements by the end of the permit term.

10. Question: Are the street spaces adjacent to the site, along Turk and Jones Street usable as parking for the contracted entity? Will a permit be required?

Answer: Street spaces along the property are usable for parking on Jones only. The parking spaces on Jones are public. It will be the interim user's sole responsibility to obtain the any necessary street space permits with the Department of Public Works.