



# BALBOA RESERVOIR OVERVIEW OF RFP PROCESS

---

# DEVELOPMENT PROPOSAL PROCESS (Proposed Timeline)



Orange = Public Input Opportunity

# Glossary – What do we mean when we say “RFP”?

- We have been using “RFP” as a shorthand for a competitive process encompassing two steps.
- RFQ: Request for Qualifications
  - The initial step, intended to reduce the field to a final group of proposers demonstrating familiarity with the proposed project type and ability to deliver
  - Responses will include a general narrative of the responder’s project approach relative to the Development Parameters developed in the CAC process
- RFP: Request for Proposals
  - The second and final step in the Developer selection process, under which the “short list” of developers submit a more detailed project plan for final review
  - As above, the detailed project plan will be reviewed according to how responsive it is to the Development Parameters and the provision of fair market value to the SF Public Utilities Commission as required under the City Charter

# Development Process

- CAC meetings (through entitlement)
- Completion of Development Parameters
- Issuance of RFQ/RFP
- Community feedback on developer proposals (Summer 2016)
- Selection of a partner for exclusive negotiations
- Design workshops (2016-2017)
- Draft design and development proposals
- Environmental review and draft environmental document
- Public comment on environmental document
- Final environmental document
- Development & transaction agreement with SFPUC & City

# Summary of Stages of Project Refinement

- Development parameters
  - The Envelope
- Selected project proposal
  - The Initial Design
- Project description submitted for environmental analysis under CEQA after community workshops and further negotiations
  - The Revised Design
- Project proposal revised to reflect mitigations of environmental impacts and other final negotiations after further community input
  - The Approved Project

# Summary Notes

- The Development Parameter drafting process is providing an *early* opportunity for public input to shape the project, *before* a project description is finalized for environmental review under the California Environmental Quality Act (CEQA)
- Affording the public an opportunity to receive presentations of the finalist proposals is similarly unusual; staff sees this as a helpful strategy to build a bridge between these initial conversations and the further design workshops with the selected developer partner
- Any project proposal developed through the community workshop and negotiation process will be required to satisfy the requirements of CEQA before any transaction agreements are approved

# THANK YOU!

SIGN UP FOR FUTURE UPDATES:  
[sf-planning.org/brcac](http://sf-planning.org/brcac)

[brcac@sfgov.org](mailto:brcac@sfgov.org)