

REQUEST FOR QUALIFICATIONS

FOR

PUBLIC ART

967 Mission

San Francisco, California

967 Mission Street, LP (967 MISSION) is inviting qualified artists residing in the nine San Francisco Bay Area counties to submit their qualifications for the commissioning of artwork for a 9-story, high-rise, Type 1 building comprising of 95 affordable residential units for seniors, community spaces for resident use, property management, and services offices.

THE SITE

The site is located at 967 Mission Street, on the southern side of Mission Street, midblock between Mary Street and Sixth Street in San Francisco's SOMA neighborhood.

The development of SOMA has been largely influenced by its proximity to railroads, the waterfront and freeways. These factors created a neighborhood that historically functioned as a nexus for industry and transport, and was as at one time one of the City's most densely populated residential areas. Historically, it has been home to a primarily working-class, immigrant labor force. These dynamics have their origins in the first decades following the Gold Rush and continued to serve as primary forces shaping the neighborhood well into the 21st century. More than any other neighborhood, SOMA's development has been influenced by the confluence of events of the 20th Century, including the Great Earthquake of 1906, the Depression, construction of the Bay Bridge, the demise of heavy industry, and Redevelopment.

SOMA has always played an important role in housing low- and moderate income San Franciscans in various forms, from the SRO hotels that historically primarily housed single men and residential towers dedicated to housing seniors, to the modest family-oriented housing that has lined the alleys. In more recent decades, a substantial amount of market-rate housing (generally affordable to those with higher incomes) has been created, as well as conversions of older warehouses. These buildings included condominiums, apartment buildings, and live-work lofts. The neighborhood also includes a homeless population, many of whom come to the neighborhood to use the services available here, including a large shelter located at 5th and Bryant Streets. The result is that today SOMA has an incredibly diverse population in terms of race, income, and unit size. This diversity is a critical part of its neighborhood character.

Culturally, SOMA has great importance to the Filipino and LGBTQ communities. The Site is within the "SOMA Pilipinas Filipino Cultural Heritage District," which celebrates a 120+ year history of Filipinos in San Francisco. According to the 2010 U.S. Census, more than 5,000 Filipino-Americans call this area their home. The establishment of Filipino ethnic enclave in the area was the result of a combination of factors that included inexpensive housing, proximity to both the waterfront and service industry jobs downtown, two Catholic parishes, and an established multi-ethnic population.

Other groups such as artists, activists, and sexual minorities, also moved to the South of Market area. The primarily industrial and commercial emphasis attracted nightlife and other entertainment uses with less friction compared to more residential neighborhoods. Although the area eventually became known primarily for its leather subculture, the South of Market area featured a variety of establishments, including bars, bathhouses, and dance clubs, that catered to a cross-section of San Francisco's diverse LGBTQ community.

THE TEAM

In 2021, the San Francisco Mayor's Office of Housing and Community Development (MOHCD) selected 967 Mission Street, LP (967 MISSION), a development team made up of the John Stewart Company (JSCo), Bayview Hunters Point Multipurpose Senior Services (BHPMSS) (together, Sponsor), to assist MOHCD in developing affordable housing for

seniors at 967 Mission Street.

JSCo was founded in 1978 with a commitment to provide high quality management for affordable housing throughout the Bay Area. Today, JSCo is a private full-service housing management and development organization with over 5,000 units developed, over 33,000 units under management and over 1,400 employees statewide. JSCo's staff is as multi-faceted as the populations it serves and has been recognized by the State of California with an award for Excellence in the Workplace for the promotion of ethnic and cultural diversity.

Based in Bayview Hunters Point, BHPMSS has been housing and providing supportive services for San Francisco's low-income seniors for nearly 50 years. BHPMSS is a nonprofit organization that has served as a catalyst for neighborhood activism and advocacy, and its programs are designed to enhance and retain the health, quality of life, and culture of African American elders who remain as long-standing members of communities in San Francisco. Based on the belief that when older adults and people living with disabilities are cared for with dignity, honor and respect, they will be able to age in place and maintain a strong and vibrant cultural presence in San Francisco.

The development will represent a significant investment to the community, and the creation of public art is an important element. The development team is interested in introducing innovative and impactful artwork into the project that will have a positive impact to the building's inhabitants, the SOMA neighborhood, and greater San Francisco.

967 MISSION is keenly interested in exploring how art can support economic development activities in the neighborhood with the goal of the artworks becoming a destination and iconic images representing the community and placemaking within the SOMA neighborhood.

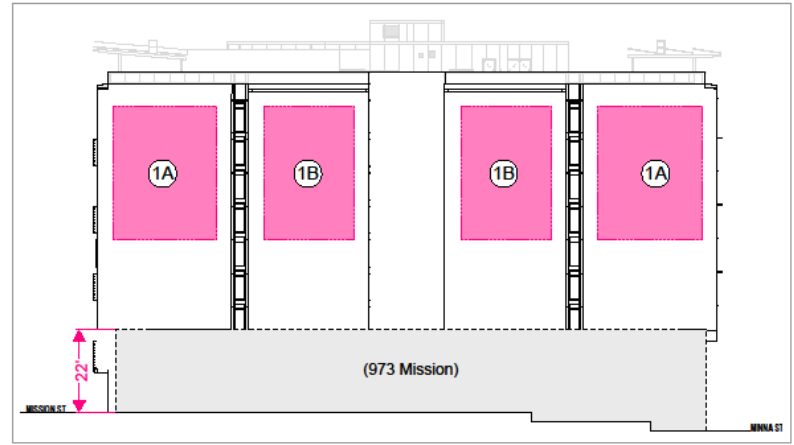
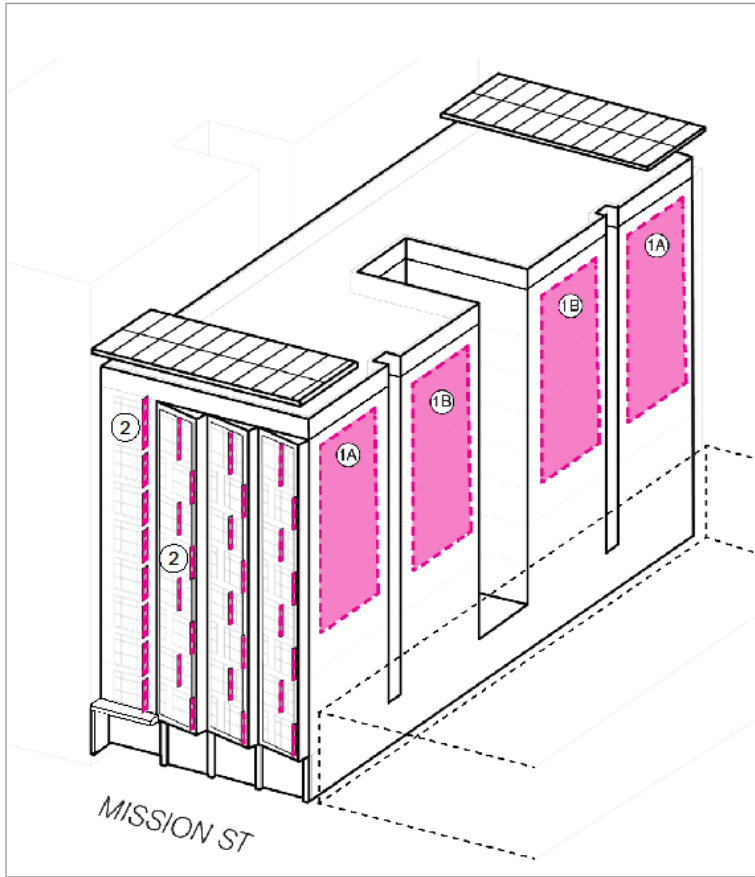
967 Mission Street

Construction began March 2026 and is scheduled to be completed by the end of 2027. Below is a rendering of the project, from the perspective of Mission Street..



Racial Equity, Diversity, and Inclusion is the ongoing commitment of 967 Mission to be consistent and systematic, fair, just, and impartial in our treatment of all individuals including those that belong to the communities in which we work. The artists we seek to engage will reflect a range of opinions, approaches, and perspectives, from diverse demographic backgrounds and identities. We aim to have artist applicants reflect the diversity of the surrounding community and city and welcome the assistance of the local community groups in ensuring this RFQ is broadly distributed.

967 MISSION and project architects Leddy Maytum Stacy (LMS) and YA Studio (YA) have identified two locations for art at the project. Artists should expect to collaborate with the project team to create artworks that are responsive to the neighborhood, the future residents of this building, and integrate well with the building itself.



- Locations & Approximate Dimensions:**
- ①A Mural at West Walls : 57'-0" X 30'-0" each
(Total 2 areas) EIFS
 - ①B Mural at West Walls : 57'-0" X 30'-0" each
(Total 2 areas) Concrete w/ Elastomeric Coating
 - ② Custom Perforation Design for vertical sunshades:
1'-6" X 7'-2", 8'-8"
2'-0" X 7'-2", 8'-8"

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OPPORTUNITIES FOR ART
A1.5

Parameters and Locations for Artwork

Locations identified are marked in pink and shown in the attached renderings. The entirety of the surface area on the West Walls is not required to be covered.

- Location 1: West Walls – surface area toward the top of these walls – 2-dimensional or 3-dimensional low-profile installation
 - Walls for art will be a mix of painted fiber cement panels and concrete walls with elastomeric paint.
 - **The entirety of the surface area marked in pink is not required to be covered. Up to 6840 sq. ft. are available but artists can choose how much of the walls to use.**
- Location 2: Custom perforation design for sunshades
 - Vertical shade dimensions approximately: 1.5 ft. deep x 7 ft tall. Sunshade designs will be submitted to a fabricator, not manufactured by selected artists.

Media

Open to all media appropriate to public spaces, including artists working in 2-dimensional and low profile 3-dimensional media. Artists who use low-maintenance materials like paint, mosaic, ceramic, glass, and metal, which are resistant to sun damage, extreme heat, and exposure to air pollution are invited to apply.

Installation

- The two outer concrete elevations (closer to Mission and Minna streets) will have traditional scaffolding.
- The two inner EIFS elevations will have swing stage scaffolding provided by the project's general contractor. The artist, or an installer hired by the artist team, will need to be certified in using the swing stage.
- If the artist prefers to use a swing stage for all elevations, this is also possible.
- The wall will be available to the artist roughly end of Summer 2027.

Budget

- **The total budget is approximately \$165,000.**
- This sum must cover all expenses related to design, insurance, materials, fabrication, installation, and artists' fees, except for the fabrication of the sunshades which will be covered by the developer.

Eligibility

Open to professional artists or artist teams residing in the nine San Francisco Bay Area counties-Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, San Francisco, Solano, and Sonoma. Artist teams should submit only one application. It is encouraged that artist teams include emerging artists on the team.

Criteria for Selection:

- Artistic excellence
- Does not intend to represent or depict any identifiable person or public figure
- Incorporation, if appropriate, of community feedback regarding desired motifs, colors, etc. Feedback was collected during prior community meetings and is located in Exhibit B to this RFQ.
- Explanation of use of the budget for the proposed art (i.e. in reference to previously completed projects, how far the budget would spread across the four walls)
- Minimum maintenance requirements and resistance to vandalism
- Durability of design and materials
- Proven ability through past works to undertake a project of this scope
- Proven ability to integrate (as appropriate) the artwork with the building design and construction processes and schedule
- Proof of commercial liability insurance coverage

Artist Selection Process

Phase I: Based on submitted qualifications, a panel consisting of representatives from 967 Mission and LMS / YA Studio will select up to 5 finalists to submit proposals. An honorarium of \$1,500 will be awarded to all finalists upon submission of their proposal. Submittal requirements are below.

Phase II: The finalists are to propose their design for the two locations. The Panel and selected senior community members make their preliminary selection decisions based on eligibility, budget, and criteria described above. The San Francisco Arts Commission will have final approval over the design. Submittal requirements for the finalists proceeding to Phase II are below.

Additional Selection Requirements

The development will be funded in part by the San Francisco Mayor's Office of Housing and Community Development and therefore, there are certain governmental ordinances that may apply to the artist contract. These include but are not limited to the Minimum Compensation Ordinance, Equal Opportunity Program, Equal Benefits Ordinance. Throughout the artist selection process, 967 Mission will work with the artists to assess if these ordinances apply given the size of the contract and the artist team.

Estimated Timeline

June 3, 2026:	Deadline for submission of qualifications
July 6, 2026:	Selection of five Finalists
August 3, 2026:	Refined proposals due
By August 17, 2026:	Final selections
Fall 2026- Winter 2027:	Fabrication and installation to align with construction schedule.

PHASE 1: Requirements for submission of Qualifications:

1. One page letter of interest describing approach to the project, and brief indication of how budget would spread across the four walls, given experience with previous projects. **Up to 6840 sq. ft. are available but artists can choose how much of the walls to use. It is not expected that the entire area will be used.**
2. Resume (up to 3 pages) in a PDF. List experience with large scale installations on buildings.
3. Annotated image list in a PDF. Include 5-10 examples of artist's work that is similar in size, approach, and content. With image of each example, list title, media, dimensions, year completed, budget (and commissioning agency if appropriate), and a brief description.
4. If applying as a team, please designate a lead artist as the primary contact. Images of work by a sole member of the team can be included, but no more than 10 images in total should be submitted per team.
5. List 3 Professional references.
6. Insurance requirements: Please provide proof of commercial liability insurance coverage as described in Exhibit A. Chosen artists will also be required to sign a waiver of liability in case of injury before work begins.

PHASE 2: Requirements for submission of proposals :

1. Format: PDF.
2. Pages: 10 max, 1 proposal for each art location.
3. Content: color images depicting the size and location of each proposal
4. Design: demonstrating a conceptual design including, but not limited to, imagery, colors, media/materials.
5. Budget: estimation of reasonable costs including contingency for each stage of the artwork
6. Timeline: schedule of time required to complete each stage of the artwork

Deadline for Phase 1 Submission: June 3, 2026 5:00PM PT email to:

clare.rickard@jsco.net

Inquiries to: Clare Rickard via email clare.rickard@jsco.net

For further information on 967 Mission, please go to www.967mission.com

Exhibit A

San Francisco Mayor's Office of Housing and Community Development

INSURANCE REQUIREMENTS

Commercial general liability insurance, with limits set forth below, combined single limit for bodily injury and property damage, including coverage for contractual liability; personal injury; fire damage legal liability; advertisers' liability; owners' and Permit Coordinators' protective liability; broad form property damage; explosion, collapse and underground (XCU); products and completed operations, as follows:

1. not less than One Million Dollars (\$1,000,000) combined single limit per occurrence and Two Million Dollars (\$2,000,000) annual aggregate limit before the start of demolition/construction if the Site is unoccupied;
2. not less than Five Million Dollars (\$5,000,000) combined single limit per occurrence and Ten Million Dollars (\$10,000,000) annual aggregate limit during demolition/construction and occupancy of the Site/ongoing operations of the Project.

Exhibit B

WHAT WE HEARD

Vision

How can this project be a successful partner to the community?

- Really good and nice location so far in the Community.
- Yes, the project **reflect the community** more of the Seniors.
- Integrate SOMA Pilipinas **CHES** ideas.
- **Outreach** to Mint Mall.
- A strong focused **marketing plan** for seniors in SOMA, especially culturally competent outreach in Filipino *orgs: Bishop, SOMCAN, BEC.
- Art, design, naming **reflects Filipino community** in SOMA.
- **Deeply affordable** units, explained to potential applicants.
- Will the project be accessible for health & wellness programs like **Zumba**?
- Work in SOMA Pilipinas on **interior & exterior art**?
- Be open to more **input**.
- Don't think of **Minna Alley** as an afterthought.
- When **Seniors** in the community are prioritized.
- We can collect on these actions by **respect, trust, vulnerability** by effective community partners.
- This project could be successful to the community if it addresses the need of the people – **housing** need.
- **Senior gym**.
- Toilet **bidets**.
- Bathroom **handrails** in shower & toilet.
- **Ceiling fans** in bedroom and living room.
- **Programing** for seniors. Ask them throughout the year what programs would be best. They need dynamic program coordinators.



Vision

How can this project best reflect the community?

- By **naming** it Kapwa Senior Housing, rooftop Kapwa Garden.
- By offering **affordable** housing for seniors. Displaying its diversity.
- **Rooftop Kapwa Garden**.
- **Art** is the expression of the heart and minds of people. If people can express through art, then it adds beauty to life.
- Rooftop **community gathering** space, garden & café.
- By course of **validation & findings**. They invite thinking about action & community in itself.
- Find ways to open this space for **community uses**.
- Partner w/ **local Filipina artists** for commissioned work opportunities.
- Recognize SOMA Pilipinas by giving building **Filipino name** like Kapwa Housing.
- If it will **remove homeless** on the street
- **Diverse** ethnicity.
- When it can reflect **nature** like on Market, tall trees like Korea



Vision

How can art be used to express the best of the community?

- I would like to use some orange color to represent SF Giants.
- Maybe some succulents to represent Kapwa Garden.
- Paintings inside and outside of the housing.
- This project best reflects the community's better environment to live in.
- Order food from Filipino and nearby small biz.
- Embody the spirit of Kapwa.

