
RFP 2022-016

DIEGO RIVERA THEATER

Pre-Proposal Meeting
January 5, 2022

AGENDA

RFP 2022-016
Diego Rivera Theater

Reminder: Please Sign In Virtually in Chat with Name, Firm Name, Phone Number and Email.

- Introductions of Project Team
- Overview - FMP
- Scope of Project
 - Space Array (NSF/GSF/Efficiency Factor)
 - Scope of Sub-Consultants contracts
 - Geotech
 - Mural
 - Estimating
- Contract Language Review
- Submission and Selection
- SLBE Goal
- Schedule / Timeline
 - Proposal Timeline
 - Project Schedule
- Q & A



PROJECT TEAM RFP 2022-016

- City College of San Francisco
 - Facilities, Planning & Construction
 - Alberto Vasquez, Associate Vice Chancellor of Facilities and Planning (interim)
 - Marian Lam, Assistant Director of Facilities
- Kitchell CEM Program Management Team
 - John Watkins
 - John Van Whervin
 - Robb Kitchens



SCOPE OF PROJECT

The Diego Rivera Theater will be a new performing arts facility on the City College of San Francisco campus. The building will be up to 77,000 GSF and features a minimum 600 seat multi-purpose auditorium/theater and related program components, including but not limited to the relocation of the Diego Rivera – Pan American Unity Mural into the lobby of the theater. The building will also include an auditorium and facilities for music, dramatic arts, broadcast/recording, offices, support spaces, and sitework. It is in a prominent location on Frida Kahlo way, on axis with the Hall of Science and between the Multi Use Building and the future STEAM Building (currently in design).

- Project Cost(s)
 - It is planned that this project will obtain LEED Silver at a minimum. The total project cost is currently budgeted at \$102,000,000, however the District has expressed an interest in pursuing designs with construction costs in the range of \$1,300-\$1,500 per square foot
- Existing Site Plan and 2019 Facilities Master Plan



OVERVIEW – EXISTING SITE





2019 FACILITIES MASTER PLAN - OCEAN



RECOMMENDED PROJECT LIST



SCOPE OF SERVICES

- **Basic Services**
 - **Subconsultant Scope of Work**
- **Pre-Design and Start-Up Services**
- **Schematic Design Phase**
- **Design Development Phase**
- **Construction Document Phase**
- **DSA Submission Process Phase**
- **Bidding Phase**
- **Construction Contract Administration Phase**
- **Close Out Phase**
- **Meetings/Site Visits/Workshops**



Sub-Consultant Scope of Work

- Geotech
 - The selected Architectural firm will be responsible to review all available material from the district related to Geotechnical information. If there are areas that need additional information, the A/E will notify the District immediately and a determination made to obtain what is requested.
- Mural
 - The District currently has an agreement with Atthowe Services for the maintenance and movement of the Diego Rivera Mural and has worked with this firm in the past. The District may discuss the assignment of this contract to the selected Architectural firm.
- Estimating
 - The selected firm must have the ability to prepare or have prepared a cost estimate at every milestone phase of the design certified by a licensed estimating professional. All costs for redesign necessary to maintain the budget are the Architect's responsibility. See Architect Agreement Exhibit A for specific requirements.



CONTRACT LANGUAGE REVIEW

- **Please carefully review the Architect Agreement language in the RFP**
- **ATTACHMENT E – Declaration of in the Ability to Execute Form**
- **It is the intent of the District to utilize this standard form of agreement for approval by the Board of Trustees**
 - **All Contract Comments must be finalized at the time of Board Approval**



PROPOSAL TIMELINE RFP 2022-016

Release RFP to Prequalified Firms (Group B&C)	Monday, January 3, 2022
Pre-Proposal Meeting (this meeting)	Wednesday, January 5, 2022 at 11:00 AM PST
Last Day of Request For Information (RFI)	January 17, 2022 at 3:00 PM PST
Last Day of Addendum	Wednesday, January 19, 2022
Proposals Due Date	Friday, January 21, 2022 at 3:00 PM PST
Shortlisted Firms Notifications (subject to change)	TBD
Shortlisted Firm Interviews (subject to change)	Wednesday(s), January 26, 2022 and/or February 2, 2022
Board of Trustees Approval (subject to change)	Thursday, February 24, 2022
Notice to Proceed (subject to change)	March/April 2022



REQUIREMENTS

- **Summary (reference RFP for details):**

- Submit proposal in PDF form on one USB to the Office of Facilities and Capital Planning and four (4) bound hardcopies.
- Twenty (20) pages, double-sided (**maximum** length).
 - Letter-sized (8.5" x 11")
 - Font size of 10 points or larger, single-spaced
 - The limit is inclusive of executive summary, firms and personnel resumes, and narrative.
 - The package limitation is exclusive of cover letter, table of contents, any tabs, SLBE program forms, all the other required forms, insurance certificates and fee proposal.
 - **Clarification: Please note that the hardcopies will be time stamped as the time received.**
- Cover Letter, Executive Summary and Narrative
 - Include relative projects, general information, project budget, Contact Info.
- Proposed Schedule



SELECTION

- The Architectural Selection Committee will recommend 3 firms to the Chancellor for selection
 - The Committee is comprised of Faculty, Staff, Student Representative, and administrators.
 - The Committee will rank teams according to the following categories (in no specific order):
 - Firm Experience
 - Key Staff and Consultants History and Experience
 - Theater Experience
 - Community College Experience
 - Design Quality of Similar Projects
 - Small Local Business Participation
- The selection process may include interviews by administration, classified staff, faculty, students, and District leadership. The following are general interview guidelines:
 - The District reserves the right to conduct multiple interviews during the procurement process.
 - Only key staff will be allowed to attend these interviews, a minimum of 20 minutes per architectural firm
 - All Architects must provide an electronic copy of all presentation materials used during each interview, within three (3) working days after the interview.
 - The interactions from these Interviews will be evaluated and become a part of the proposal review.
 - The firm that best meets the requirements of the District will be recommended to the Board of Trustees. Upon acceptance by the Board of Trustees, the District will process the agreement as appropriate.



SLBE POLICY

- District has goal as 50% participation on all contracts
- No formal requirement, but due diligence required towards goal
- We highly recommend use of SLBE firms
- Please refer to RFP Appendix B for more information



PROJECT SCHEDULE RFP 2022-016

Notice to Proceed (NTP) (subject to change)	March/April 2022
Programming Phase Completion	June 2022
Schematic Design Phase Completion	December 2022
Design Development Phase Completion	June 2023
Construction Document Phase Completion	December 2023
DSA Approval	November 2024 (subject to change)
Advertise Bid for Construction	December 2024 (subject to change)
Award Construction Contract	Q1 2025 (subject to change)
Complete Project	Q1 2027 (subject to change)

Reminder: Only the following people may be contacted for RFIs through the RFP process. Furthermore, interested parties are NOT permitted to make personal contact with members of the Governing Board and District Administration apart from the individuals listed below in a formal **email** RFI format:

Marian Lam

Email: facilities@ccsf.edu

John Van Whervin

Email: ce_jvanwhervin@ccsf.edu



QUESTIONS & ANSWERS



Attendee

Diane Fischer	Fischer Consultants	diane@fischerconsultants.com	415-244-6953
Amir Kakavand	dsk architects	amir@dskarch	
Mark Seiberlich	dsk architects	mark@dskarch.com	416 505 7993
Juliana Lopez	dsk architects	Juliana@dskarch.com	
Joe Monteadora	JSFA	jmonteadora@jsfarchs.com	415 552 1288
John Fisher	JSFA	jfisher@jsfarchs.com	
Joaquin Varela	JSFA	jvarela@jsfarchs.com	
Curtis Owyang,	LPAS	cowyang@lpas.com	
Southaphone Phommalin	LPAS	sphommalin@lpas.com	916.669.3428
Kami Kinkaid	LPAS	kkinkaid@lpas.com	415-533-1082
Cindy Bustamante	LPAS	cbustamante@lpas.com	415-660-8784
Doug Tom	TEF Design	doug@tefarch.com	415 350 4323
Lisa Versaci	TEF Design	Lisa@tefarch.com	415.391.7918
Paul Cooper	TEF Design	paul@tefarch.com	415 596 8705
Jennifer Tulley	TEF	Jennifer@tefarch.com	
Maryam Rostami	TEF Design	Maryam@tefarch.com	415.901.4902
Malachi Bray	HED	mbray@hed.design	(310) 622-5427
Kathleen Fitzpatrick	DLR Group	kfitzpatrick@dlrgroup.com	602-828-3723
Pamela O'Donnell	DLR Group	podonnell@dlrgroup.com	510-325-3053
Irene Monis	DLR Group	imonis@dlrgroup.com	415 909 9169
Walter Estay	LPA Design Studios	westay@lpadesignstudios.com	408-780-7725
Allen Nudel	Forell Elsesser	a.nudel@forell.com	(415) 336-9108
Kelly Cardella	HGA Architects	kcardella@hga.com	415-814-6915
Adam Shalleck	The Shalleck Collaborative	adam@shalleck.com	415-956-4100, x402
Sam Miller	LMN Architects	smiller@lmnarchitects.com	206-853-7487
Erik Perka	LMN Architects	eperka@lmnarchitects.com	
Aoife Tejada	SM&W	atejada@smwllc.com	415.391.7610
Phil Newsom	tBP/Architecture	pnewsom@tbparchitecture.com	925-212-7598
Anne Burger	tBP/Architecture	aburger@tbparchitecture.com	
Taemi Kim	Perkins Eastman	t.kim@perkinseastman.com	415.964.8397
Mary Ruppenthal	Gelfand Partners Architects	mary@gelfand-partners.com	415.346.4040
Jessika Amato	Gelfand Partners Architects	jessika@gelfand-partners.com	415-346-4040
Katie Larson	Gelfand Partners Architects	Katie@gelfand-partners.com	415-346-4040
Néstor Bottino	Steinberg Hart	Nbottino@steinberghart.com	212-465-2224
Doug Zuuring	Telamon Engineering Consultants	Doug.z@telamoninc.com	415-794-8394