

Request for Qualifications

The Berkeley campus of the University of California invites architects, landscape architects and planners with significant expertise in ADA compliance, code upgrades, and program improvements in historic performance venues to submit written statements of qualifications to provide Improvement planning services for the following project:

Hearst Greek Theatre Facilities Improvement Plan – Project # 18226A

The Hearst Greek Theatre was designed by John Galen Howard. It opened in 1903, was remodeled in 1957, and was placed on the National Register of Historic Places as part of a multiple listing of significant campus resources in 1977. A 1997 seismic study rated the colonnade structure as seismically very poor, and this is the subject of a concurrent seismic correction project. The site of the Theatre is at the base of the campus's Hill Area, adjacent to Gayley Road and the Central Campus Park. The site is topographically challenging for accessibility and contemporary venue servicing, loading and unloading. Performance support, public amenities, and artists' facilities are deficient by current standards.

The Facilities Improvement Plan will identify solutions to the noted deficiencies and limitations of the facility, and of equal importance, will reflect a vision of the Greek Theatre that is both consistent with its heritage and its continued vitality as a unique and treasured setting for the arts.

The facilities improvement plan will propose solutions compliant with the Secretary of the Interior Standards for Rehabilitation to address the following known deficiencies:

As outlined in memorandum *Greek Theatre Safety and Risk Reduction Improvement Ideas* (UCB EH&S 2008), address loading dock, chair cart storage, permanent concession stands, trash and recycling facilities, additional public restrooms for men and women, food prep upgrades, power upgrade for emergency lighting, uniform lighting at paths of travel, stair, guardrail and handrail compliance (see below list of Available Documents)

Recommendations in the *2007 Barrier Removal Concept Study* prepared by David Finn (see below list of Available Documents)

Recommendations of the *2007 Hearst Greek Theatre Historic Structure Report* prepared by Frederic Knapp Architect

Necessary upgrades to modernize this entertainment venue to meet programmatic requirements. Include analysis and plans for opportunities to:

- a. Add permanent and disabled seating at the lawn area
- b. Replace perimeter fencing, expanding fenced area to the north, south and east
- c. Tree planting as sound barrier and to define spaces
- d. Create trash/recycling areas with compactors
- e. Site grading and storm drainage improvements
- f. Event wiring and lighting including upgrades to stage power and shore power
- g. Planting and irrigation
- h. Directional, regulatory and event signage
- i. Event parking, day parking and striping
- j. Bicycle parking
- k. Security cameras

A project to address seismic deficiencies at the Greek Theatre will be in design as this Improvement Plan effort commences and the Improvement Plan team will necessarily understand and coordinate scopes with the seismic project.

The Hearst Greek Theatre Facilities Improvement Plan must provide a phasing plan/strategy and costs anticipated to complete comprehensive improvements.

Responders should anticipate a fee for this work equal or less than \$100,000.

A possible outline of the work program to be undertaken is Attachment 1 to this document.

All planning and guidance for the site, building and infrastructure development must embrace sustainability goals in keeping with the [UC Policy on Sustainable Practices](#).

The Greek Theatre Facilities Improvement Plan will begin immediately upon the execution of the contract and is to be completed within six months.

Architects or other design professionals with site planning skills are welcome to team with other consultant specialty areas to accomplish the needed work program. A high degree of collaboration and integrated design strategy will be expected from the team. Award and scheduling of any subsequent work will depend on future campus decisions and available funding.

Submittals should be in the form of a brief statement, no more than two pages, describing the firm's approach to this Improvement Plan, and specific, comparable experience including scope, size and value of work. Submittals should also include contact information and resumes of key staff members who will be committed to the project on a day to day basis. The submittal may include attached examples of work with short statements—one or two sentences only--describing the relevance of the work to this Improvement Plan effort. Also important is the firm's ability to start work immediately. Please submit 6 copies of the submittal.

Please note: consultant selection processes are closely governed by fair contracting laws. Qualifications will be reviewed for relevant experience and expertise as outlined in this request. Interested parties should contact Jennifer McDougall with questions, and are prohibited from broader inquiries targeting this work.

The successful firm will be required to sign the University's Professional Services Agreement, which is available for review at:

<http://www.cp.berkeley.edu/CP/ContractAdmin/SampleDocs/Agreements/PSA.pdf>

Letters must be received at the address below no later than **12:00 noon, Friday, July 23**. A Selection Committee will be appointed to review the Statements of Qualifications and select firms for interviews. It is anticipated that the initial review will be completed in one week. We expect to select three to five firms for interviews. We will hold an informational meeting at the Greek Theatre with firms shortlisted for interview. After

the interviews, we expect to select the successful firm/firms within one week and start the Project immediately.

Please address submittals to:

Jennifer McDougall
Principal Planner
Physical and Environmental Planning, Capital Projects
1936 University Ave, 2nd Floor
Berkeley, CA 94720-1380

All responses must reference: Hearst Greek Theatre Facilities Improvement Plan Project # 18226A

The University of California is an Equal Opportunity Employer. Every effort will be made to ensure that all persons, regardless of race, religion, sex, color, ethnicity and national origin have equal access to contracts and other business opportunities with the University.

Note that the following documents are available on the RFQ website for review and consideration (<http://www.cp.berkeley.edu/RFQ.html>):

BKF Topographic Survey November 2008

Greek Theatre Safety and Risk Reduction Improvement Ideas July 2008 UCB EH&S
Barrier Removal Strategy for the Greek Theatre, Evaluations and Recommendations,
Finn Architects, 2007

Seismic Evaluations and Improvements Feasibility Study Preliminary Draft, Hearst
Greek Theatre, January 2009, Page & Turnbull

Historic Structure Report, Hearst Greek Theatre, April 2007, Frederic Knapp Architect
Inc

ATTACHMENT 1

Possible work plan for Greek Theatre Facilities Improvement Plan

Task 1: Project Understanding & Confirmation

- 1.1 Information gathering may include a kick off meeting with broad campus representation to inform a guiding vision for the renewal of Hearst Greek Theatre.

Deliverable: project workplan and schedule, summary of previous studies, draft site program

Task 2: On-site Assessment

- 2.1 Limited conditions assessment—use existing surveys, etc. where available; identify opportunities and constraints
- 2.2 Identify issues that need input from other disciplines not included on team, if necessary

Deliverable: site conditions analysis, draft assessment report

Task 3: Improvement Plan Development

- 3.1 Develop conceptual MP
- 3.2 Develop phasing proposal, priorities matrix w/client and campus project team
- 3.3 Evaluate for compatibility with HSR
- 3.4 Review MP w/project team
- 3.5 Review MP with site neighbors and initial kick off meeting group
- 3.6 Review MP w/ campus Design Review Committee
- 3.7 Revise and further develop MP—including prioritization and and/or phasing

Deliverable: draft priorities matrix, draft Improvement Plan illustrative

Task 4: Cost and Schedule Estimation

- 4.1 Coordination w/cost estimator for conceptual rough-order-of-magnitude costs for Improvement Plan elements
- 4.2 One draft to client for review and comment prior to submission of final estimate

Deliverable: draft estimate and phasing concept

Task 5: Final Report and Illustrative Site Plan

- 5.1 One final draft to client for review
- 5.2 One final presentation/work session w/client

Deliverable: final draft concept Improvement plan, final concept Improvement plan, concept MP illustrative