

Request for Qualifications (RFQ) for Architectural Design Services for Alameda Theater Complex

Alameda Theater Conservancy



RFQ Issue Date: October 9, 2017

Submittal Deadline: ~~October 31, 2017~~ at 3:00 PM CST

Deadline Extended: November 3, 2017 at 3:00 PM CST

RFQ for Architectural Design Services for Alameda Theater Complex

I. BACKGROUND

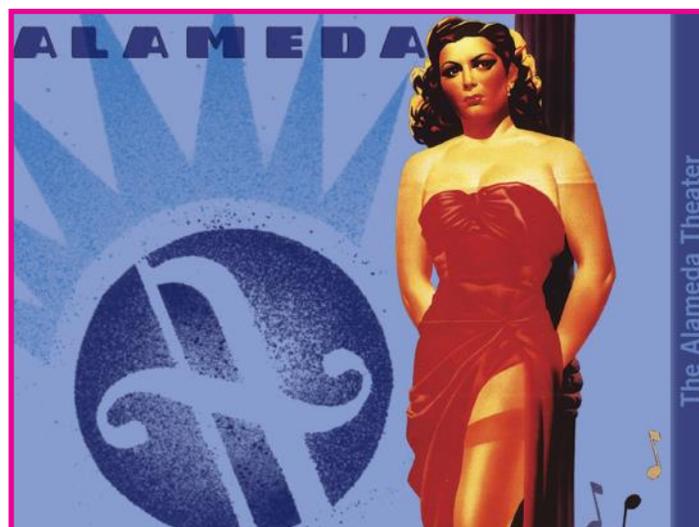
The Alameda Theater Conservancy (ATC), a non-profit organization, is seeking Request for Qualifications (RFQ) from qualified firms to provide architectural design services and construction administration services for the restoration of the Alameda Theater complex. The estimated cost for the project is \$23 million.

The Alameda Theater complex was completed in 1949 as a Mexican-American entertainment venue. The theater featured performances by major artists from throughout the United States, Spain, Mexico and other Latin American countries. In 1994, the City of San Antonio acquired the property.

The City of San Antonio, in partnership with Bexar County, Texas Public Radio (TPR) and La Familia Cortez, has now created a conceptual plan to restore and reopen the Theater as a multi-media live performing arts and film center featuring the American Latino-Multicultural Story. The project will also include the relocation of TPR's headquarters to the newly constructed back area of the theater. The construction of the total project will be phased, and includes:

- The Alameda Theater will be restored and reopened as a performing arts facility.
- The Alameda Theater capacity goal is 1,000, with a tiered floor design that can accommodate theater seats and/or event tables and chairs.
- The Alameda Theater will include a thrust stage to create a more intimate setting for performances and events.
- TPR would relocate their headquarters to the newly constructed backstage area and construct a new black box theater within the facility.

Qualified firms must have experience with working on culturally significant projects with multiple stakeholders.



RFQ for Architectural Design Services for Alameda Theater Complex

Historical Statement

The Alameda Theater is one of the last examples of the opulence that was once the standard for grand movie “palaces.” When it opened on March 9, 1949, the Alameda Theater was the largest movie palace ever dedicated to Spanish language films & the performing arts. The Mexican film “Revancha” starring Ninon Sevilla was the opening movie. Singing cowboy Gene Autry was a surprise guest at the opening and he sang a popular ballad in Spanish.



Designed in 1945 by Nayfach Strauss and developed by G.A. Lucchese, the complex was completed in 1949 as a Mexican-American entertainment and a professional center known as Casa de Mexico. For the next thirty years, major artists from throughout the United States, Spain, Mexico, and other Latin American countries performed there while businesses operated in adjacent spaces. Unlike nearby segregated theaters such as the Majestic, just a few blocks to the East on Houston, the Alameda catered to a Spanish-speaking audience and offered desegregated seating. The Alameda was non-segregated allowing theater patrons to sit wherever they wished to view films as well as live entertainment known as Variedades (variety shows). Top tier performers of Mexico’s golden movie age such as Lola Beltran, Agustin Lara, Pedro Infante, Maria Felix, and Cantinflas appeared here on a stage so grand that it could even accommodate performers on horseback, such as Antonio Aguilar who would ride out on the stage and towards the audience on a horse.



Most, if not all, of the elements and interior finishes of the public areas in the Alameda Theater are original to the 1949 date of construction. This includes murals created by local artist Pedro Teran, mirror glass finishes, black lighting, etched plexi-glass and the unique cathode lighting system which illuminates the etched plexi-glass images drawn by architect Nayfach Strauss. The interior murals are very large and the design and implementation of the design involve two significant artists of this period, Hanns Teichert of Chicago and local artist Pedro Teran who designed the two murals, with Frank Lackner executing the design. One mural depicts the history of Mexico, the other the history of Texas.

The murals are executed in phosphorescent paint and illuminated by black light. The murals are believed to be the largest in the U.S. A newspaper article at the time of the grand opening quotes a nationally known interior designer of theaters as stating the Alameda featured one of the most beautiful interiors in the country, focusing specifically on the details listed above as well as the curvilinear attributes of the walls.

RFQ for Architectural Design Services for Alameda Theater Complex

Historical Statement (Cont'd)



The theater's interiors feature a Plexiglas stairwell and glass partial walls with light oak wood paneling. Cold cathode lighting was used throughout the theater. Two aluminum statues in the grand foyer represent the Spirit of Dance. The statues have been removed for restoration and are currently in storage. Floral designs in the Plexiglas railing surrounding the stairways and the well in the ceiling were taken from sketches of plant life made by the architect during trips between San Antonio and Mexico City. The building is unique in its architectural influences,

has local and State significance and is considered one of the finest examples of Mexican-American architecture in the United States.

In 2012, the San Antonio Historic Design Review Commission approved construction of an addition to the rear of the historic Alameda Theater to incorporate a new stage house, loading dock and support space in order to make the theatre a more functional space and allow it to meet modern theatrical performance standards. The construction was completed in 2013.

II. PROJECT DESCRIPTION / SCOPE OF WORK

This section is intended to provide potential Respondents to this RFQ with summary information concerning the project requirements, budget, scope and schedule to ensure that Respondent understands the basic expectations and to allow the Respondent to submit their qualifications accordingly.

The Alameda Theater Conservancy is seeking to contract with an architectural firm that, if selected, will provide programming documents, design and construction documents, and construction administration as the Architect of Record.

The scope of the Project generally includes the following two areas, which are intended to be phased:

Phase 1: TPR Studio and Administrative Offices (approximately 35,000 square feet)

- Administrative offices
- Radio broadcast studio
- 200 seat, black box theater

RFQ for Architectural Design Services for Alameda Theater Complex

II. PROJECT DESCRIPTION / SCOPE OF WORK (Cont'd)

Phase 2: Alameda Theater (approximately 45,000 square feet)

- Restoration of the existing historic structure – interior and exterior
- Restoration of art murals inside historic structure
- Re-design of theater space, to include approximately 1,000 removable seats and a tiered floor design to accommodate a variety of events
- A thrust stage
- Acoustic upgrades
- Theater amenities, including dressing rooms, green room, box office, sound and lighting equipment
- HVAC upgrades
- Electrical power and lighting upgrades
- Utilities upgrades related to sewer
- Interior accessibility upgrades
- Plumbing/restrooms upgrades
- Code compliance/upgrades, including ADA/Texas Accessibility Standards
- Assist with preparation of environmental specifications for addressing health and safety measures and special soil management procedures during construction

The design team is asked to provide qualifications to address, but not necessarily limited to, the following:

- Public engagement
- Facility programming
- Assist with identifying and prioritizing improvements
- Construction documents
- Cost estimating
- Phasing recommendations
- Presentations to stakeholders
- Coordination and assistance with obtaining all applicable permits, to include historic design reviews and approvals, and ensuring adherence to code requirements as required for the construction of the project
- Knowledge and experience with theater design
- Knowledge and experience with broadcast studios
- Knowledge and experience with federal and state historic tax credits process
- Project management services and Construction administration
- Knowledge of historic preservation best practices with specialized experience in the principles, theories, concepts, methods and techniques of preserving historic buildings
- Understanding of the Secretary of Interior Standards
- Heritage management

RFQ for Architectural Design Services for Alameda Theater Complex

Environmental Statement

The Alameda Theater project is enrolled in the Voluntary Cleanup Program (VCO) under the Texas Commission on Environmental Quality (TCEQ). A coal gasification plant operated in the late 1800's on the site. Soil and groundwater contamination were discovered during construction of the new theater addition to the existing building. The City's environmental consultant has conducted extensive environmental investigations within the property and surrounding area to delineate the extent of the known affected media. Results from these investigations have identified affected soils and groundwater underneath the existing theater as well as the expanded building area. The City is currently working with the Texas Commission on Environmental Quality (TCEQ) to obtain site closure. The selected design team shall adhere to the following requirements:

- Design of the building and its restoration must take into consideration the impacted media underneath the new and old parts of the building.
- Design of the building must minimize or eliminate any improvements underground, or any improvements that may jeopardize the concrete liner of San Pedro Creek located east adjacent to the project, or the impermeable barrier placed underneath the new addition to the building.
- The Design team must communicate and coordinate with the Environmental Management Division (EMD) of the City of San Antonio, and request input for design considerations and decisions.
- If required, construction oversight may be required to protect construction workers and public in general as well as manage and dispose of affected media in accordance with TCEQ requirements.
- EMD will review existing asbestos surveys for the project, and determine with design plans, if abatement is required. Asbestos abatement may be required under this contract.
- Design team must review exiting environmental data to determine appropriate design strategies for avoiding or minimizing impacted media.
- Design team may be responsible for developing and implementing remediation strategies for the project as part of the overall design and construction improvements.

Any issues not addressed in this RFQ will be discussed during the course of design of the project.

PROJECT TIMELINE:

Notice to Proceed for Design is anticipated to be January 2018, with design completed in Summer 2018. Phase 1 construction is anticipated to be completed in Fall 2019. Phase 2 construction is anticipated to be completed in early 2020.

PROJECT BUDGET:

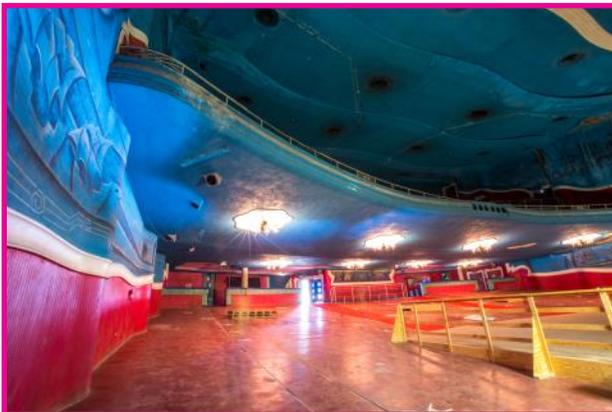
The City, County, and TPR have committed \$23 million to the project. The base project budget is \$23 million and may increase if the partners are successful in obtaining a historic tax credit allocation from the State of Texas and Federal Government. The project budget includes design, project management, construction, and environmental.

RFQ for Architectural Design Services for Alameda Theater Complex

III. SCHEDULE FOR SELECTION PROCESS AND AWARD

The following **tentative** schedule has been prepared. Firms interested in the project must be available on the interview date.

Deadline for Submission of Written Questions:	October 20, 2017
RFQ Submittal Due Date:	October 31, 2017 Extended: November 3, 2017
RFQ Shortlist Determination:	November 9, 2017
RFP request for additional information:	November 17, 2017
RFP Submittal Due Date:	December 15, 2017
Interview Date (if required):	December 21, 2017
Anticipated Selection Date:	January 12, 2018



IV. SUBMITTAL DOCUMENT REQUIREMENTS AND EVALUATION CRITERIA

Respondent shall provide information or response to the following items as it relates to Scope of Services and submittal shall include the following items:

1. Executive Summary – maximum of two pages
2. Letters of Reference – no more than three
3. Statement of Qualifications
 - a. **Experience, Background and Qualifications (40 Points)**
 - i. Experience –maximum of four pages, describing team’s qualifications as they relate to the Project’s scope in the RFQ.
 - ii. Project Sheets – maximum of three project sheets, describing similar projects Respondent has completed within the last ten years
 - iii. Proposed Key Personnel – identify key personnel, including any Sub-Consultants, committed to working on the various tasks of this contract. Key personnel must include a Licensed Architect with demonstrated experience in San Antonio or the South Texas Region.

RFQ for Architectural Design Services for Alameda Theater Complex

IV. SUBMITTAL DOCUMENT REQUIREMENTS AND EVALUATION CRITERIA (Cont'd)

b. San Antonio Experience (20 Points)

Provide a narrative, in two pages or less, describing Respondent's and its team's experience in the following areas

- i. Community collaboration on design process
- ii. Historic Preservation and Preservation of Cultural assets
- iii. Local area construction costs and practices
- iv. Environmental conditions and constraints
- v. Building Code requirements
- vi. City of San Antonio Design Guidelines
- vii. Historic Design Review Process (local, State, Federal)

c. Understanding of the Project and Proposed Management Plan (25 points)

Describe your understanding of the Project and specific issues and challenges likely to be involved, as well as your capacity to perform the defined scope of work.

- i. Describe your firm's project management approach.
- ii. Describe your firm's public engagement approach for the design process.
- iii. Describe the team's Quality Control/Quality Assurance Process approach and capabilities to maintain quality control of the design and construction.
- iv. Describe your approach to assuring timely completion of designs, including methods for schedule recovery, if necessary.
- v. Describe your construction observation approach and ability to coordinate work with all stakeholders.
- vi. Describe your cost estimating methodology and approach to construction documents and bid phase management.
- vii. Describe your method to track and respond to contractor requests for information, review of change orders, coordinating construction progress meetings with the contractor, preparing and distributing meeting minutes, reviewing contractor schedules and other construction phase services.
- viii. Describe your approach when an unforeseen condition is encountered in the project.
- ix. Describe your team's approach to addressing known environmental issues through planning, designing, budgeting, and implementing environmental remediation strategies as part of the overall project design plan.

d. Overall Evaluation of Firm (15 Points)

No required documents.

Evaluation Criteria		Maximum Points
A.	Experience, Background & Qualifications	40 points
B.	San Antonio Experience	20 points
C.	Project Understanding and Management Plan	25 points
D.	Overall Evaluation of Firm	15 points
TOTAL		100 points

RFQ for Architectural Design Services for Alameda Theater Complex

V. REQUIRED FORMS

Along with the Statement of Qualifications please submit the following:

- a. **Submittal Cover** – cover sheet signed by a person authorized to bind Respondent and entities submitting the response
- b. **Proof of Insurability** – submit a copy of current insurance certificate

VI. SUBMISSION INSTRUCTIONS

Firm shall submit the following items:

- Six (6) printed Statement of Qualification submittals. Each section (six altogether) is to be tabbed.
- One (1) package of Required Forms
- One (1) copy of the entire submittal and one copy of the Required Forms in Adobe PDF format on a USB

All submittals shall be received **NO LATER THAN ~~October 31, 2017 at 3:00 PM~~ November 3, 2017 at 3:00 PM (deadline extended)** to the address below. Any submittals received after this time shall not be considered.

Physical Address:

Alameda Theater Conservancy
c/o City of San Antonio – Center City Development & Operations Department
Attn: Veronica Garcia
100 W. Houston, #1900
San Antonio, Texas 78205

Please adhere to the following criteria:

- No smaller than 11 point font.
- Keep your submittal relevant to the target project.
- Include all requested sections and required forms.
- All pages shall be numbered and all sections shall adhere to page limits.

VII. AMENDMENTS

Any amendments to this RFQ will be posted online at www.alamedatheaterconservancy.org.

RFQ for Architectural Design Services for Alameda Theater Complex

VIII. COMMUNICATION RESTRICTIONS AND WRITTEN QUESTIONS

Upon release of this RFQ solicitation, Respondent is prohibited from communicating with Alameda Theater Board members regarding the RFQ or its submittal, including:

Pete Cortez, La Familia Cortez

Lori Houston, Assistant City Manager, City of San Antonio

Joyce Sloccum, CEO, Texas Public Radio

David Smith, County Manager, Bexar County

Respondents may submit written questions concerning this RFQ until **4:00 pm, CST, on October 20, 2017** to:

Veronica Garcia

City of San Antonio, Center City Development & Operations Department

veronica.garcia@sanantonio.gov

Questions submitted and official responses will be posted with this solicitation.

IX. AWARD OF CONTRACT AND RESERVATION OF RIGHTS

Alameda Theater Conservancy reserves the right to award one, more than one or no contract(s) in response to this RFQ.

- a. A contract or contracts, if awarded, shall be awarded to the selected Respondent(s) whose submittal(s) is/are deemed most advantageous to ATC, as determined by the selection committee.
- b. ATC may accept any submittal in whole or in part. If subsequent negotiations are conducted, those negotiations shall not constitute a rejection or alternate RFQ on the part of ATC.
- c. ATC reserves the right to accept one or more submittals or reject any or all submittals received in response to this RFQ and to waive informalities and irregularities in the proposals received. ATC also reserves the right to terminate this RFQ, reissue a subsequent solicitation and/or remedy technical errors in the RFQ process.
- d. ATC shall require the selected Respondent(s) to execute a contract with ATC and no work shall commence until ATC signs the contract document(s) and Respondent provides the necessary evidence of bonds and insurance as required in this RFQ and the contract. In the event the parties cannot negotiate and execute a contract within the time specified by ATC, ATC reserves the right to terminate negotiations with that selected Respondent and commence negotiations with another Respondent.

RFQ for Architectural Design Services for Alameda Theater Complex

IX. AWARD OF CONTRACT AND RESERVATION OF RIGHTS (Cont'd)

- e. This RFQ does not commit ATC to enter into a contract or award any services related to this RFQ, nor does it obligate ATC to pay any costs incurred in preparation or submission of a response or in anticipation of a contract.
- f. Independent Contractor: Respondent agrees and understands, if selected, it and all persons designated by it to provide services in connection with a contract, is, are and shall be deemed to be an independent contractor(s), is/are responsible for its/their respective acts or omissions, ATC shall in no way be responsible for Respondent's actions and none of the parties hereto shall have the authority to bind the other(s) or to hold out to third parties it/they has/have such authority.
- g. All submittals become the property of ATC upon receipt and shall not be returned. Any information deemed to be confidential by Respondent should clearly be noted on the page(s) where confidential information is contained; however, ATC cannot guarantee it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by Respondent may not be considered confidential under Texas law or pursuant to a Court order.
- h. Any cost or expense incurred by Respondent associated with the preparation of its submittal, attendance at the Pre-Submittal Conference, if any, or incurred during any phase of the selection process shall be borne solely by Respondent.
- i. ATC reserves the right to contact any Respondent to negotiate a contract, if such contact is deemed desirable by ATC.

