

REQUEST FOR QUALIFICATIONS

for:

Architectural Design Services

associated with:

The Perris Historic Theater Restoration Project

Released: February 26, 2024, 10:00 AM

Due By: April 8, 2024, 5:00 PM



The City of Perris (“City”) is offering an opportunity for architectural firms to submit a “Statement of Qualifications” (SOQ) to the City to provide architectural design services for the Perris Historic Theater Restoration Project (“Project”), located at 279 South D Street, Perris, CA 92570, or the northeast corner of East 3rd Street and South D Street in the City’s Downtown District.

PROJECT DESCRIPTION

The Perris Historic Theater (“Theater”) was built around 1945-1946 at the northeast corner of South D Street and East 3rd Street, in the City of Perris Downtown District. The City purchased the building with the intent to renovate the space for community use in the performing arts field. The Theater is adjacent to City-owned parking lots serving the facility, as shown in Exhibit “A” (Project Site Location). The building is a predominantly one-story wood framed structure, and the building dimensions are 119’-6” x 53’-00” in the front and 50’ wide in the rear. While the Theater is not currently on the California Register of Historical Resources, nor the National Register of Historic Places, the facility is locally regarded as an historic landmark and is designated as such in the City of Perris Downtown Specific Plan.

A Summary of Existing Conditions (updated in February 2024) is included as Exhibit “B” to this RFQ, and current photos of the exterior and interior are included as Exhibit “C.”

Administratively, the City will execute all required contracts to support the services and also direct and manage the same. Financially, the City will fund the Project and associated services utilizing internal and external sources, including, but not limited to, existing budget, grant funding, community benefit contribution, and private investment.

SCOPE OF WORK

The design of the Project will occur in two phases. Phase I will entail the development of four design concept variations with associated cost estimates, which will be presented to City leadership for discussion and direction for the exterior and interior floorplan design concept. These four variations include: 1) Restoration of the existing structure; 2) Restoration of the existing structure and minor expansion; 3) Restoration of the existing structure and substantial expansion; and 4) Demolition and rebuild option. Phase II will entail finalization of the selected concept and presentation to City leadership for approval. Each phase will include at least two presentations by the selected firm before the City’s Planning Commission and City Council.

The City of Perris will select the firm which is determined to be the best qualified for the design of the Perris Historic Theater Restoration Project through organization, structure, resource base, and personnel expertise and experience to deliver the required knowledge, skills, and abilities in the following subject areas to support successful project delivery services. These services include, but are not limited to:

1. Architectural Design Basic Services:
 - a. Programming
 - b. Schematic Design, including preliminary cost estimates
 - c. Design Development
 - d. Historic Design Concepts
 - e. Compensation Proposal for Architect firm design services

SUBMITTAL REQUIREMENTS

Firms submitting a Statement of Qualifications will be evaluated for selection based on the following criteria:

- Indication of specific interest, including scope of work and compensation schedule
- History of the firm including years in business, current number of professional personnel and current volume of work (number of projects/total project value)
- History of firm's experience working with historic buildings
- Firm's description of experience for a minimum of five (5) of its largest projects that best represent your firm's portfolio of public facility restoration projects
- Firm's experience on public facilities projects with the City of Perris, if applicable, and for other public sector clients
- Relevant experience of Principal, Designer, Cost Estimator, and assigned staff as a project team
- Overall project approach including, but not limited to, quality control program, work organization, management, and customer service philosophy
- Firm's demonstrated ability and management commitment to successfully complete a project design within budget and schedule
- Resume and current workload of listed team members
- Client references with telephone numbers, physical addresses, and email addresses
- Relative location of firm to the City of Perris
- Comprehensive performance schedule to complete the scope of work

Staff will hold a mandatory Pre-Submittal Meeting and site walk, with representatives from the City Economic Development Division (lead division for the Project), Engineering Department, Public Works Department, and the Interim Building Official and Fire Marshal. All firms interested in submitting an SOQ for consideration must attend this meeting, scheduled for Thursday, March 7, 10:00am-12:00pm, at the Perris Theater location, 279 South D Street, Perris, CA 92570. This is an opportunity for interested firms to visit the site and surrounding area, observe the exterior and limited view of the interior of the existing structure, and ask questions about the Project and selection process. Please note that due to the current conditions of the Theater, waiver of liability forms will be required for the tour of the interior. Staff will have hard hats and waiver of liability forms on hand to be completed by any interested firms. The window for questions will close at 12:00pm, and no access to the Theater will be granted after that time.

Following evaluation of the SOQs by the City, a short list of firms will be selected for interviews. The number of firms selected for interview will be at the City's discretion. The City will notify respondents selected for an interview, and hold the interview(s) within 30 days following the submission deadline, April 8, 2024, 5:00pm.

Each respondent will be responsible for all their expenses incurred during the RFQ process.

PRE-QUALIFICATION SELECTION PROCESS

The elements and sequence of this qualification-based selection process are as follows:

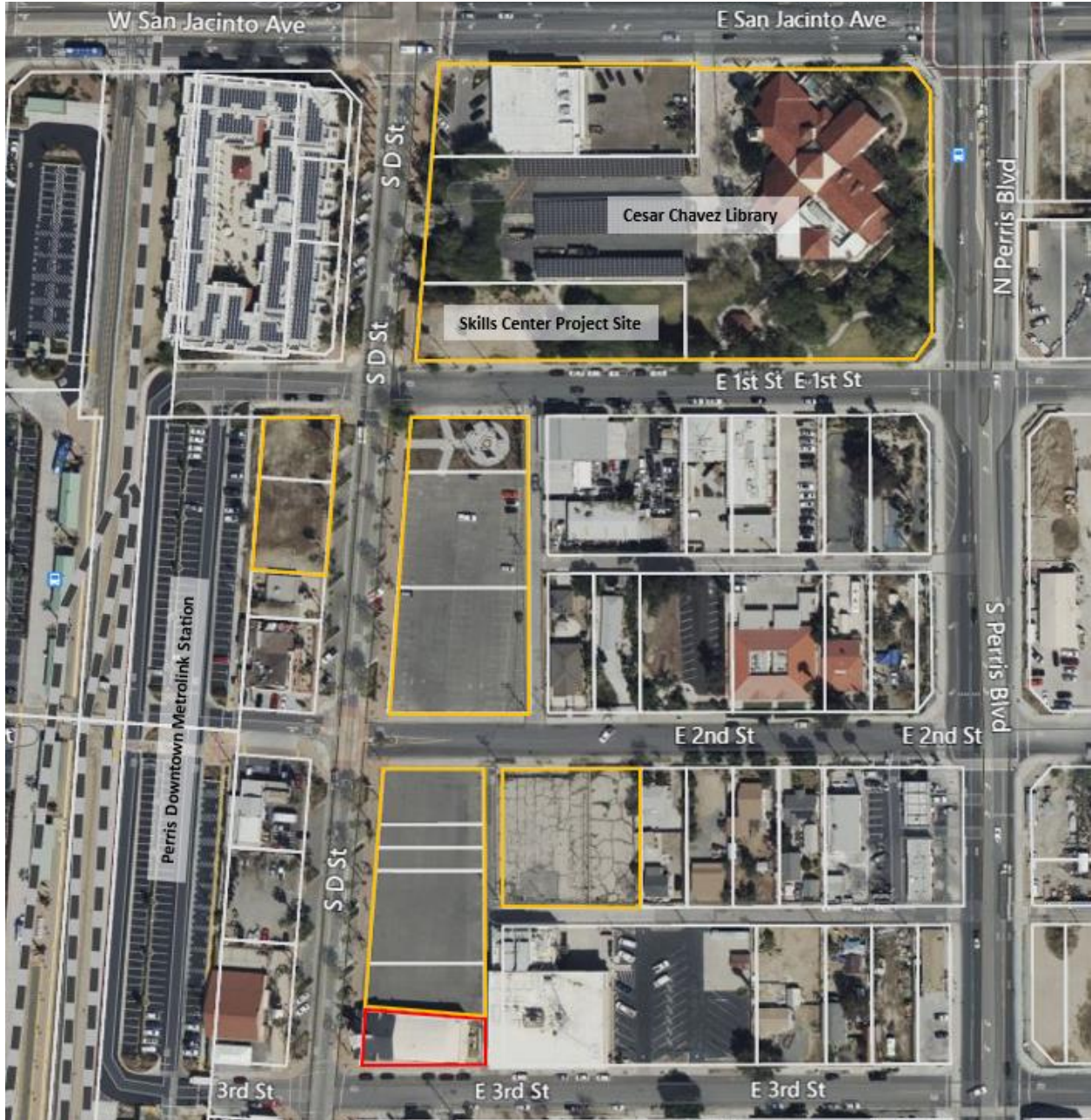
- Electronic submittal of Statement of Qualifications and all required materials from prospective firms
- Evaluation of SOQs by the City
- Interviews of selected short list of firms
- Evaluation of interviews and final selection of firm for the Project
- Notification to all respondents
- City Council approval of selected firm

Significant criteria to be used in selection process may include, but not be limited to:

- Written response adherence to this RFQ
- Reference information
- Demonstrated experience in the design of similar projects
- Historic building background
- Evaluation of interviews

Interested firms must submit their Statement of Qualifications electronically to the Economic Development Division: Michele Ogawa, mogawa@cityofperris.org, and Armando Panchi, apanchi@cityofperris.org. Submissions must be received in a single email by the April 8, 2024 deadline in order to be considered. Any questions or comments regarding the Project and/or process may be directed to the Economic Development Division.

EXHIBIT A
Project Site Location



- Perris Theater
- City-Owned Properties

EXHIBIT B

Summary of Existing Conditions

Perris Theater History

The existing cinema-style theatre was originally built in the mid 1940's or early 1950's in downtown Perris, California. While the Theater is not currently on the California Register of Historical Resources, nor the National Register of Historic Places, the facility does appear on the local list of historic structures. The building is roughly rectangular in plan measuring approximately 50 feet wide by approximately 120 feet long. It is a one story wood framed building with a mezzanine. On the ground level, the audience chamber and stage area, measuring approximately 50 feet wide by 90 feet long, comprises the majority of the building. Current seating capacity is 436. An inset entry, lobby, restrooms, and storage areas are located at the ground level at the west end (front) of the building. A small mezzanine area comprising the theatre projection room and other appurtenant storage areas is located above the lobby. The building has a pitched roof with asphalt composite shingles over the lobby area and the western portion of the audience chamber, and a curved "barrel" roof with single ply membrane roofing over the remainder of the audience chamber and stage area.

The north, east, and west facades have a stucco finish. The west façade (Entry) has combination of stucco and wood siding, predominately wood on the iconic fin.

Existing Conditions:

1. There is evidence of water damage due to roof leaks. There is evidence in some areas of dry rot.
2. Portion of existing plaster ceiling in audience chamber has collapsed. Condition of remaining ceiling is questionable.
3. Audience chamber for seating is not in compliance with current ADA requirements. There are currently no provisions for individuals with physical disabilities, and no required listening devices.
4. Audience chamber lacks proper acoustical treatment for sound.
5. Existing sanitation facilities are in adequate and not in compliance with current ADA requirements.
6. There is no ADA access to the mezzanine level.
7. Existing lobby has no concession stand, and is very small.
8. Existing exterior walls have no thermal insulation.
9. Existing exterior walls lack adequate sound insulation.
10. Existing exterior wall assembly is in adequate for sound insulation. Exterior noise is audible from the interior.
11. Building lacks fire protection and fire alarm system.
12. Existing electrical system is in adequate, undersized, and lacks compliance with energy regulations and current codes.
13. Existing lighting fixtures are outdated and do not meet current standards, especially, with respect to energy compliance requirements. In addition, there is no emergency lighting as required by current code.
14. There are currently no lighting controls.

15. Existing interior door width are not in compliance with current ADA requirements for accessibility.
16. Existing seats need replacement as most are in state of disrepair.
17. Stage curtain is deteriorating and in need of replacement with fire rated curtain.
18. Existing stage floor needs replacement.
19. The existing mechanical system is inadequate, beyond its useful life, and needs to be replaced.
20. Structural Conditions:
 - A. Some of the exiting roof trusses over the audience chamber are in need of repair and/or replacement. More study is required to determine the need for retrofit or possible structural supplement of damaged members. One of the trusses has a split top chord.
 - B. The shear transfer mechanism from the roof diaphragm sheathing to the perimeter shear wall sheathing appears to be minimal at the original sheathing and any connection to the OSB roof overlay to the perimeter walls was not observed. The connection of the diagonal tension rod bracing to the assumed perimeter wall top plate drag member is not clear in the in available as-built drawings and was not observed in the field.
 - C. Due to water leaks, given age of building, and based on past experience with similar construction and vintage, there is the possibility of some corrosion of stucco lath and nails fasteners and/or deterioration of the wood framing and diagonal sheathing may be present along the sill plate of the perimeter bearing walls. Corrosion of stucco lath and fasteners can significantly reduce the walls shear capacity in a significant seismic or wind event.
 - D. The iconic blade sign requires retrofitting.

EXHIBIT C

Photos of Existing Conditions

Additional images can be viewed and downloaded using the following link:

https://cityofperris-my.sharepoint.com/:f:/g/person/apanchi_cityofperris_org/Evb1IZoEUARPnugQFgqSsJUBMwqXUTYehSW1QVVziFZzkw?e=EoUkYt

