Bridging Architectural Design Services for the new Mission Bay School

RFQ Conference
April 2, 2019
Meet and Greet

- SFUSD project team introductions (RS)
- Opening comments (DK)
- Please sign the sign in sheet

Presentation

- History: How we got here (DK)
- Building Program: Three distinct uses (DK)
  - PreK to 5 Elementary School
  - Linked Learning Hub
  - District Professional Development & Office Space
- The site, the neighborhood (RS)
- RFQ overview: (RS)
  - Purpose, primary users
  - Design: a collaborative approach
  - Key Dates

Q & A
Vision: The Next Century Schoolhouse

- Showcase for future of school spaces
- Flexible and Multi-Use
- Built to adapt to changing technology and pedagogy over the next 50 - 100 years
Vision: Mission Bay Neighborhood Hub

- Integrates with and contributes to neighborhood character

- Balance against the high rise, glass and steel, tech industrial feel of Mission Bay

- School site designed “in dialog” with surrounding open spaces

- A neighborhood space that envisions community use from day one
History: How We Got Here

Mission Bay School

1998
- The SF Board of Supervisors announce Mission Bay to be a redevelopment project

2000
- Groundbreaking begins for UCSF buildings

2003
- First UCSF buildings open, Mission Bay campus is dedicated

2015
- UCSF Medical Center opens

2016
- Proposition A Bond measure passes that funds this project

2018
- Property title transfer is in progress. Mission Bay Master Plan designates Lot 14 to be reserved for educational purposes.
- Planning for the new Missions Bay school begins.
Excerpts from Board Resolution No. 172-14A1, “In Support of the Construction of a New School in Mission Bay”

**Therefore, Be It Resolved:** The Board of Education supports the construction of a new school in Mission Bay on Parcel 14 site; and

**Be It Further Resolved:** The Board of Education calls on the Superintendent to initiate a process, which shall include District staff, the City and County of San Francisco, residents, and community partners, to put forward a plan and timeline for the development, design and construction of a school in Mission Bay; and

**Be It Further Resolved:** The Board of Education calls on the Superintendent to consider all viable possibilities and options for the site, including full utilization within the height limits...
Three Distinct Uses

- PreK to 5 Elementary School
- Linked Learning Hub
- District Professional Development & Office Space
Pre-K to 5 Elementary

- The SFUSD Early Education Department currently serves over 4,500 children and has a waitlist of 342 children. There are over 2,400 children on a citywide waitlist for subsidized preschool.

- Adding an early education program to the District’s portfolio at the Mission Bay elementary school will increase opportunities for PreK-3rd Grade alignment.

- The Elementary school will comprise classrooms for general education, science, special needs, a wellness center, a gymnasium, multi-purpose room/cafeteria, administration and other ancillary areas as determined during the programming phase.
Hub Concept

- Re-imagines the High School experience
- Provides hands-on, personalized, intensive real world learning in partnership with nearby industries in Mission Bay
- Mission Bay offers the unique opportunity for students to “link learning” with experiential opportunities organized around nearby industries such as biotech and health, and nearby institutions such as UCSF
- Strengthens and complements the current portfolio of College & Career Pathways
- Can serve as a destination for students across the District to access specialized learning; hub concept is inspired by the Center for Advanced Research and Technology (CART) in Clovis, CA
District Professional Development & Office Space

- Space is needed to support the human capital shifts outlined in Vision 2025
  - Current space is insufficient in terms of availability and configuration; it does not reflect the value we place on recruiting and developing talent.
  - SFUSD employs approximately 10,000 certificated and classified staff. The Mission Bay site will be part of the solution to provide space to equip teams to gain skills and mindsets, so that we are better able to serve each and every SFUSD student.
- Projected student enrollment increases will prompt additional changes to our facilities portfolio
  - Currently, many central office staff use closed school sites as office or training space (e.g., 135 Van Ness).
The District has hired an environmental consultant who has produced a Phase I and a Phase II Environmental Site Assessment. In addition, the site is currently undergoing further remedial analysis site investigations in coordination with the San Francisco Department of Public Health (SFDPH) and the Department of Toxic Substances Control (DTSC).

- Partial community joint use for both interior and exterior spaces, such as health related spaces, multi-purpose and meeting spaces.

- Cross agency coordination in the exploration of adjacent sites identifying compatible uses and synergies.

- Exploration of potential outdoor use relationships through collaborative design process of adjacent sites identifying potential shared community use opportunities.
To select an architectural firm to provide the architectural services necessary to prepare the required **Bridging Documents** for the future “Design-Build” solicitation that will occur at the conclusion of the scope of work detailed in this proposal. **Bridging Documents** are considered to be at an approximate 50% Design Development level of documentation and are sufficient to convey the Mission Bay School design to the Design Build Team. It is therefore the intent of the District to construct the new Mission Bay School under a “Design-Build” construction delivery method.

The new Mission Bay School is being imagined as a multi-story educational facility with 3 distinct uses: PreK-5 Elementary School, a High School linked learning hub and District Professional Development and office space.
Diverse Team

- The Bridging Architect will be a member of the diverse and dynamic Mission Bay School team. This team will consist of architects and engineers, as well as SFUSD representatives: project manager, educational planners, policy, financial and operations personnel, and consultants. The project has a robust community outreach program with various neighborhood stakeholders. Neighborhood engagement and feedback is an important aspect of the team’s collaborative approach.

Engagement

- The Bridging Architect will engage these groups within a collaborative strategy that yields a most favorable outcome where voices are heard and design challenges are met with creative solutions.
- The Bridging Architect will establish and promote a nurturing collaborative environment that brings the project stakeholders together, facilitates buy-in to common goals, and helps participants understand the expectations of others.
April 2 - April 9, 2019
• Written questions accepted. Send written questions to:
  Ron Soper, Senior Project Manager, SFUSD
  soperr@sfusd.edu

April 11, 2019
• RFQ addenda posted to the SFUSD web site by this date.

April 19, 2019, 2:00 pm
• Proposals due

April 2019
• Shortlist notification

May 2019
• Interviews
• Results announced
Questions?