

## REQUEST FOR QUALIFICATIONS ESTUARY & OCEAN SCIENCE CENTER MASTER PLAN

San Francisco State University is requesting qualification statements from collaborative design teams to develop a **campus master plan for the Estuary & Ocean Science Center at the Romberg Tiburon Campus**. The Estuary & Ocean Science Center is a research and service organization of San Francisco State University, located in Tiburon, California. The center has an established academic reputation for excellence in marine and estuarine sciences.

The EOS Center (formerly known as the Romberg Tiburon Center) has a rich history of marine research, education, and discovery dating back nearly 40 years. The center connects science, society, and the sea through outstanding interdisciplinary research, education, and outreach programs to train the next generation of scientists and sustain healthy and resilient coastal ecosystems for future generations. Located on San Francisco Bay near the Pacific Ocean, the campus is a scientific and educational bridge to the extraordinary physical, biological, and cultural diversity of nearby marine and coastal ecosystems.

The 53-acre Tiburon campus is set within a compelling landscape and bay shore replete with cultural and environmental history. The physical plant has aging buildings and infrastructure with historic value, as documented in a recently completed historic resource evaluation. In addition, the campus has nearly half a mile of armored shoreline (seawalls, riprap, and rubble) that negatively impacts natural coastal habitats, ecological processes, sediment transport, and biodiversity.

The specialized nature of a marine research center on an historically and ecologically sensitive site will require specific expertise beyond the scope of a conventional campus master plan. Design teams may include architects and landscape architects; engineers; practitioners of geomorphology, ecology, and restoration; sustainability consultant, LCC facilitator and documentation manager; and other consultants as deemed appropriate to deliver the scope of work requested. **The successful team will demonstrate the capability to deliver a physical plan with integrated strategies that reveal the values and reflect the science conducted at the EOS Center.**

## BACKGROUND

**San Francisco State University** is part of the California State University (CSU) system, the largest four-year public university system in the United States. SF State is San Francisco's only four-year public university. The main campus is located in southwest San Francisco, near Lake Merced.

**Similarly, the EOS Center** is the only marine laboratory on San Francisco Bay. In addition to its academic programs, the center hosts the SF Bay National Estuarine Research Reserve, a National Oceanic and Atmospheric Administration program, and Smithsonian Environmental Research Center programs.

## PLANNING CONTEXT

**The EOS Center at Romberg Tiburon Campus** (formerly Romberg Tiburon Center) is geographically separate from the main campus. It has never had a master plan formally prepared and adopted by the campus or the CSU Board of Trustees. An approved master plan and certified EIR are required before the campus can take on demolition and new construction.

In addition, the uses and issues at Tiburon are distinct from the main campus in San Francisco, and the responding communities and agencies with interests and regulatory control are very different. (These will include the Bay Conservation and Development Commission, City of Tiburon, County of Marin, an engaged residential community, and others.)

**Values.** San Francisco State University completed its strategic plan in 2014. Emerging from the University's long-standing commitments to teaching, learning and social justice, the strategic plan is anchored by five core University values: *Courage, Life of the Mind, Equity, Community, and Resilience*. The EOS Center embraces these guiding principles.

The goals of the EOS Center are to:

- Provide leadership in solving environmental problems affecting the coast and ocean through interdisciplinary scientific research;
- Deliver excellent education, training and mentoring to a diverse population of university students in marine and estuarine science and prepare them for successful careers in marine science and STEM-aligned fields;
- Support modern research facilities and laboratories for marine science (seawater systems, scientific boating and diving, research vessels, etc.); and
- Engage community awareness about the ocean and estuaries and their importance to human wellbeing through outstanding public programs and communications, professional development programs and volunteer opportunities.

**Sustainability and Resilience.** A signatory to the College and University Presidents' Climate Commitment, SF State is updating its greenhouse gas inventory and Climate Action Plan. We have recently completed a sustainability framework for all new building projects, setting ambitious goals and targets that reflect SF State's position as a leader of sustainability among urban public universities.

Resilience is integral to the academic mission and to the physical campus. All new infrastructure, buildings, and landscapes must incorporate deep green principles that are

restorative and regenerative in nature. This approach aligns with the EOS Center’s purpose to support scientific study of the sea, enhance public engagement with marine science, and develop solutions to the environmental problems confronting coastal communities. To strengthen the connection of purpose and place, the campus will follow the Living Community Challenge framework for master planning, design, and construction—a tool to create a symbiotic relationship between people and all aspects of the built environment.

Scientists and environmental engineers based at the EOS Center have extensive technical expertise in coastal resilience planning, the design and evaluation of living shorelines, and the design and assessment of nature-based adaptations to sea level rise. The plan and its implementation strategies will include technical input and review by this group.

**Physical Plan Focus and Process.** The planning approach must engage and include students, faculty, staff, and affiliates, as well as the greater community. Its purpose is to build the social, political, economic, and policy support for the plan. Finally, the plan must lay a strong foundation for implementation by informing land use; establishing infrastructure needs; defining projects and phasing; establishing design characteristics; and attracting potential development partners.

**Design in Public.** The main planning activities will be carried out on the Romberg Tiburon Campus in an interactive charrette format. Activities will be recorded and posted online for open review and comment.

**Sustainability Approach.** The EOS Center is seeking certification of this plan under the Living Community Challenge, version 1.2 certification program. The Living Community Challenge is a tool to help us create a campus community that is vibrant, connected, and regenerative.

The certification program for master planning, design, and construction is based on actual performance, rather than modeled or anticipated outcomes. The EOS Center intends to pursue the LCC at the Living Certification level.

**Collaborative Design Process.** The master plan process will adopt an integrated design approach. The selected consultants will work with a university advisory committee; EOS Center scientists, faculty, and staff; Facilities Services; and University Enterprises / CPDC to advance the plan. In addition, SF State will engage a real estate advisor and an environmental consultant to convene with the planning team. The planning and design effort will take recent and concurrent design activities into account.

Integrated design enables team members to contribute their particular expertise and insight, promoting exceptional team performance. To meet SF State’s ambitious goals, we require our designers and advisors to think beyond industry norms. Every project team member is expected

to be well-equipped to work collaboratively and take on the attitudes, skills, resources, and experience needed to do so successfully.

## SCOPE OF SERVICES

### Discovery.

- Analyze existing conditions and influences, including the unique microclimate of the Tiburon Peninsula in southeastern Marin County
- Review planning context, including regional and site-specific history
- Collect and review site information, including soils, topography, access, etc.
- Review historic resource evaluation
- Review existing and proposed program (to be provided at shortlist)
- Work with real estate advisor to identify viable projects for study during design
- Identify key directives
- Develop a master plan vision in collaboration with a planning advisory committee
- Conduct a one-day charrette to establish the biophilic framework for the plan

**Design.** In an open public charrette format, develop plan alternatives that include:

- Land use and organization
- Development sites and building locations, taking into account sea level rise
- Landscape, open space, and habitat
- Public gathering spaces
- Access, including key arrival points (land and water)
- Marine infrastructure, including seawall, pier/dock, etc.
- Transportation and mobility infrastructure
- Energy and water systems
- Biophilic design criteria

Use diagrams, vignettes, and sketches to illustrate design options and considerations. The planning exercises should be both visually and scientifically rich and compelling.

A single, preferred physical plan should emerge as a result of the process. This plan will be submitted for LCC Vision Plan compliance.

**Document.** The process and resulting work must be documented in clear language and graphics, for use in print and online. The final illustrated report will include:

- Vision, planning process, and plan narrative
- Illustrative master plan map
- Land use and open space plans
- Mobility and access plans
- Energy and water modeling
- Deep green energy and water conservation strategies

- Biophilic design criteria
- Architectural design themes and guidelines
- Site and landscape design themes and guidelines
- LCC master plan submittal and clarifications
- Conceptual cost estimate

All content to be delivered in printed and native digital formats.

#### ANTICIPATED SCHEDULE

Request for Qualifications (RFQ) issued	March 12
Statements of Qualification (SOQ) due	April 2
shortlist and notification	week of April 2-6
interviews of shortlisted firms	week of April 23-27
selection and notification	April 27
contract negotiations	May 2018
reference checks	
scope and fee proposal	
award contract	June 2018
begin discovery phase	

#### QUALIFICATIONS SUBMITTAL

Provide three (3) bound hard copies and a PDF on a USB drive.

The purpose of the submittal is to demonstrate your understanding of the work to be accomplished and how you would approach it, to establish your commitment to environmental stewardship and human wellbeing, and to tell us why your team is the best partner for us in realizing the potential of our beautiful Tiburon campus.

The submittal should also include these items, in the order of your choosing:

- Letter signed by the firm's principal-in-charge that tells us why you are interested in our master plan
- Statement confirming that you have reviewed and are in agreement with all the requirements of CSU Rider A / Agreement General Provisions, in the event that your firm is chosen (*this statement must be included in order to be considered*)
- Brief description of the firm's history and abilities\*
- The firm name, primary contact, office location, and email/phone for lead consultant and each subconsultant

- Examples of deliverables for similar projects, preferably for higher education clients, within the past five years\*
- Brief description of relevant, recently completed projects
- Experience in designing high performance, restorative, and regenerative buildings, landscapes, and habitats
- Experience in designing shoreline environments, including seawalls and boating docks
- Examples of leading successful, charrette-based design processes
- Experience with or demonstrated understanding of the Living Community Challenge
- List of key professionals proposed for the project, their resumes, and percentage of time they will spend on this project\*
- Three client references

The University values equity and inclusion and welcomes proposals from firms with a diverse workforce, including State of California Disabled Veteran Business Enterprise (DVBE), Small Business Enterprise, Minority Business Enterprise (SMBE), and Women Business Enterprise (SWBE) firms.

SF State also requires a general statement of financial condition of the firm. SF State reserves the right to request that the consultant provide an annual operating statement, income tax form or other reasonable comprehensive evidence of financial condition.

\*Include relevant information for all subconsultants that are part of the team.

**Responses must be received by MONDAY, APRIL 2 at 1:00pm** in order to be considered for this work. The University assumes no responsibility for delay in delivery caused by the USPS or other courier or delivery service used by the consultants.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Direct all materials to Jill Anthes, executive director of planning and design, at this address:

San Francisco State University  
 University Enterprises / Planning + Design  
 1600 Holloway Avenue, Corp Yard 202  
 San Francisco, CA 94132

In advance of the due date, please contact Jill ([janthes@sfsu.edu](mailto:janthes@sfsu.edu)) if you have questions. Out of respect to all potential applicants, please do not contact other faculty, staff, or students of the university during the selection process.

## RESOURCES

### San Francisco State University

- 2017 Sustainable Development Framework [sustain.sfsu.edu](https://sustain.sfsu.edu)
- 2014 San Francisco State University Strategic Plan [planning.sfsu.edu](https://planning.sfsu.edu)
- SF State Facts [puboff.sfsu.edu/sfsufact/archive/1516](https://puboff.sfsu.edu/sfsufact/archive/1516)

### EOS Center / Romberg Tiburon Campus

- 2018 Historic Resource Evaluation
- 2017 Strategic Plan
- EOS Mission and Vision
- Website [eoscenter.sfsu.edu](https://eoscenter.sfsu.edu)

### Additional Materials

- Study Area Map
- Living Community Challenge Handbook [living-future.org/lcc/resources/](https://living-future.org/lcc/resources/)
- Living Community Challenge 1.2 Standard [living-future.org/lcc](https://living-future.org/lcc)
- CSU Service Agreement and Rider A

Resources are available at the links shown or at [plan.sfsu.edu/rfq](https://plan.sfsu.edu/rfq), where this document is also located.