

Master Architect/Master Planner Request for Proposal

BACKGROUND

The Immaculate Heart Community (IHC) seeks to retain a qualified Master Architect/Master Planner to conduct a design development process for its 26-acre retreat center located at 800 El Bosque Road in Santa Barbara County, CA, known as La Casa de Maria and the Center for Spiritual Renewal (Retreat Center). [See the attached brief history of the property and site map]

IHC, is a multiservice nonprofit 501c3 public benefit corporation that seeks to strategically change practices and situations through art, education, spirituality, and social services. We have a vision of a society which fosters access of all persons to truth, dignity, and full human development. This vision and mission stems from our roots from our founding in the mid-1800's, and as an order, the Sisters of the Immaculate Heart of Mary.

To achieve our overarching mission, IHC operates four distinctive programs across Southern California: Casa Esperanza, the Corita Art Center, the IHM Residence, and La Casa de Maria and the Center for Spiritual Renewal (Retreat Center). In addition to these programs, IHC has three IHC Member led Commissions that influence our direction and work in the world: Commission for the Environment, Commission for Immigrants and Refugees, and Commission on Justice for Women.

The Retreat Center is located in a beautiful, natural sanctuary of 26 semi-rural acres. For 75 year, IHC has owned and operated the Retreat Center and provided a variety of programs and services. On January 9, 2018, the Retreat Center sustained substantial damage in the mud and debris flow that followed the Thomas Fire. Over 50% of our property was severely impacted - we lost nine buildings and sustained damage to six more. We are currently closed to the public for remediation and recovery purposes.

Finding light in the aftermath of disaster, we are using this opportunity to re-envision how we can best serve the world through our mission. We undertook an intensive ten-month visioning process and have created a clear vision and direction from which to develop a sustainable business model to be finalized over the course of the next six-months.

We desire to design a built and natural environment in which to actualize that vision. This is a unique and exciting opportunity for an experienced and visionary Master Architect / Master Planner to help manifest the IHC and Retreat Center missions into physical form.

IHC desires to work with a partner-level architect/planner who has the ability to, not only design an environmentally friendly context that embodies our vision, but also to assess geological and environmental factors, land use, sustainability issues, and to work with a small IHC design visioning team.

RETREAT CENTER DIRECTION AND DESIGN

Visioning Process and Outcomes

Over a six-month time period, IHC embarked upon a comprehensive visioning process. Through a process of key informant interviews, focus groups and surveys, we reached out to over 4,000 people familiar with our programs and grounds and were informed by nearly 1,400. In addition, we assessed the US retreat industry and conducted research on constituency trends, market research, and more. We reviewed internal reports and integrated the data through our organizational goal statement, values and spirit document.

The results of this process include affirmations of direction, historical alignment with the innovated work that we established in 1967 and a new business model.

Direction Affirmation

- Take a leadership role in: Creating community, spiritual transformation, creating peace through connection to nature, inclusion, providing time and space to address the needs of the world's disenfranchised populations, human and otherwise
- Embraces the IHM revolutionary goals of changing the world for the good of all
- Programs encourage spiritual transformation, peace and conflict resolution
- Draws individuals and organizations from all walks of life seeking spiritual and/or transformational growth
- Will be sustainable both environmentally and financially

Business Model - Quality Retreat Center-Designed Programming

Description:

Unique quality designed programs that encourage spiritual transformation, peace, and conflict resolution. The programming will draw participants who understand the life-changing value of the unique programming. There will be particular focus on sustainable operations, environmental design and empowerment of creatives. This is an opportunity to embrace the IHM revolutionary goals of changing the world, with the ability for high impact by engaging highly influential, like-minded persons and organizations who have access to the power and resources to make large scale societal transformation.

Clientele:

Individuals and organizations (private and nonprofit) that are seeking spiritual/transformational growth in a natural and peaceful environment.

Programming:

Brings to life the unique values of IHC and encourages positive engagement in the world, social change as well as spiritual/transformational renewal. There is potential to partner with past speakers whom we helped launch to prominence and other thought leaders to bring proprietary programming to the Retreat Center to enhance and support our work.

Considering artist in residence programs: Thought leader/teacher in residence, artist/writer in residence. Could include a small Corita Art Gallery on the property with an artist-in-residence program to grow and enhance the value of art in social change movements while expanding Corita's reach as well as the intersectionality of other IHC Works.

Serving the Under Privileged:

Part of our revenue model will include grants or scholarship programs to ensure that the programs and services delivered by our retreat center are accessible to those that are underprivileged and those organizations that serve them.

Facilities:

Facilities will have modern, refined, yet clean and simple design, with tastefully designed amenities throughout. A variety of intimate indoor and outdoor meeting spaces including space for workshops and meetings as well as movement, with outdoor space for recreation, exercise, contemplation and meditation. Meeting spaces will have the latest technology. Dining facilities will be flexible to accommodate multiple group sizes.

Other elements for consideration and integration:

Since the area of mud-flow will likely not be deemed safe enough to build permanent structures on, possibilities could be pursued to partner or lease a portion of the property to strategically positioned groups with a focus on food or sustainability. Such possibilities exist for things such as: Organic "farm-to-table" growers, UC Santa Barbara research projects, UC Davis Master Growers, FarmLink, etc.

PROJECT SCOPE:

Develop a comprehensive facility design based upon IHC property vision, mission, and programmatic direction, with input from stakeholder group and in collaboration with the IHC Planning Team.

Project Type and Size:

- This is a new construction project that will require evaluation of the entire 26-acre property including, but not limited to: seismic issues, geological considerations, creek disposition, addressing flood zones and debris flow considerations, environmental issues, sustainable and green design, ADA and accessibility, design of meeting spaces to accommodate programming with varying participant functionality, landscaping, gardens, dining, utility of outdoor space, emergency evacuation issues, storage, etc.
- Integrating existing buildings that meet programming function with new design elements and buildings.
- Other factors for consideration include: Santa Barbara County Planning and Development, Flood Control, FEMA and other post-disaster requirements and limitations, alignment with mission, and stakeholder input.
- Guide IHC through a design process that takes into consideration the mission and values of IHC, the land, history, future potential of the Retreat Center, its programs and services, goals and strategies.
- Develop an overall conceptual design or design schematic as early in the process as is reasonable for the purpose of fundraising.
- Design the overall campus plan, to include the built environment e.g., building style, type, purpose, location, natural spaces, services, and all other aspects.
- Our facility has a special use permit which allows up to 120 overnight guests and up to 167 total persons on the property at any given time.

REQUIRED QUALIFICATIONS/EXPERTISE

- Experience designing campuses with multiple purposes, integrated uses, and varied traffic patterns.
- A visionary designer/architect, with an understanding of how the practical built environment influences experience, of using space as symbol, and who will guide us to inspirational aspiration through the built environment.
- Extensive experience in designing in harmony with nature, including incorporation of the natural environment as a key element of design, but also with green building (e.g., LEED certification), resource conservation, and other environmentally friendly approaches to design.
- Experience facilitating design input from a variety of sources. This experience should include not only the ability to utilize interactive tools to work with audiences, but the ability to listen, mediate, bring cohesion, and honor diversity of thought.
- Highly collaborative, communicative, and articulate.
- An appreciation for our IHC's mission and direction for its Retreat Center.
- Objective in manner, approach, and with regard to the outcome.

PREFERRED QUALIFICATIONS/EXPERTISE:

- Experience working within the historical context of Southern California's architecture.
- Experience working with governmental municipalities both at the local and state levels in California (Santa Barbara County, Los Angeles County and the State), their rules, regulations, and ordinances governing the range of issues that will be faced during the rebuild process, especially the County's design review and building permit requirements.
- Willingness to provide a nonprofit rate or provide all or some services pro bono.

PROPOSAL DUE DATE:

9am, Monday, September 23, 2019.

INFORMATION SESSION:

We will be holding an information session on Wednesday, August 21, 2019, at 11:00 a.m. To RSVP, please contact Cindy Faith Swain at cindy@lcdm.org.

PROJECT TIMEFRAME

The timeframe for completion of this project is November 2019 – March 2020.

HISTORY OF RETREAT CENTER PROPERTY AND STRUCTURES

The Retreat Center property is 26-acres, twenty of which were originally purchased in 1886 from the San Ysidro Ranch and became a lemon orchard. In 1924 the property was sold to E. J. Miley, a pioneer in the California oil development, who hired local architectural designers Mary & James Craig to build his house. Craig, along with her husband, architect James Osborne Craig, had come to Santa Barbara in 1915, and both focused their designs on the still ongoing Spanish revival style. The stone of the main house was entirely quarried from a nearby creek.

Miley also imported stone fireplaces from Italy and tiles from Spain and Czechoslovakia. As a result of the crash of 1929, Miley was forced to sell the estate. At this time the main estate house was only partially complete. The sale was made in 1932 to John de Blois Wack who had come to Montecito to raise horses and participate in the Southern California polo scene. Wack hired Chester Carjola as the supervising architect to complete the estate. Carjola designed all the wrought iron work, including chandeliers, exterior lamps and the main gate. The house was finished in 1933, and its vaulted ceilings, pegged oak floors, unique beveled bathroom tiles, inner courtyard, carved doors and bronze fixtures all make it a classic of the period.

Wack had several other structures built of which all but the stables, Casa San Ysidro, were destroyed in the recent mudflows. In 1942 Wack put the place up for sale and it remained on the market until the Sisters of the Immaculate Heart of Los Angeles (now Immaculate Heart Community or IHC), who were seeking larger quarters for use as a novitiate and educational center for young women entering the order, purchased the property in 1943.

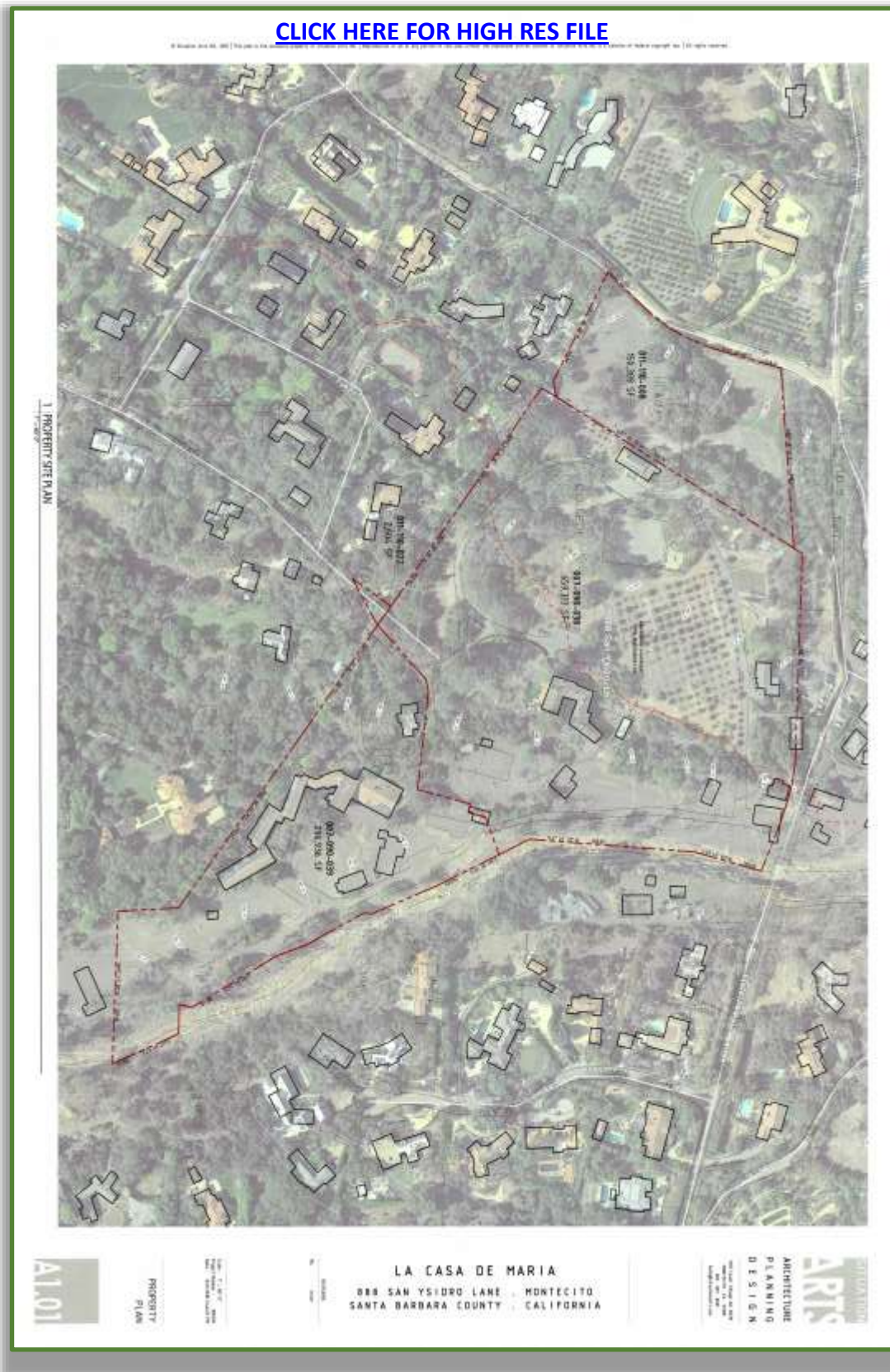
In 1953 the Sisters began to open their home to Catholic married retreat participants. Eventually the need for a more permanent retreat center spurred donations, and with a generous gift work began for what would become La Casa de Maria. A large chapel, a lounge, dining room and 24-bedroom unit were completed in 1955, all on six acres near the main house. It was the first such facility in the United States built primarily for married couples. Twenty-one couples attended the first retreat.

The novitiate withdrew from the Main House to Los Angeles in 1968 and the present-day Center for Spiritual Renewal, where couples or individuals may stay for a time of quiet retreat, meditation and prayer, was started by IHC in 1974.

When it was fully operational, the Retreat Center served thousands of people each year, offering retreats in an inter-spiritual environment with a mission *“to be a sanctuary of peace for individuals and groups to renew their purpose, strengthen community, and increase their effectiveness in the world.”*

MAPS

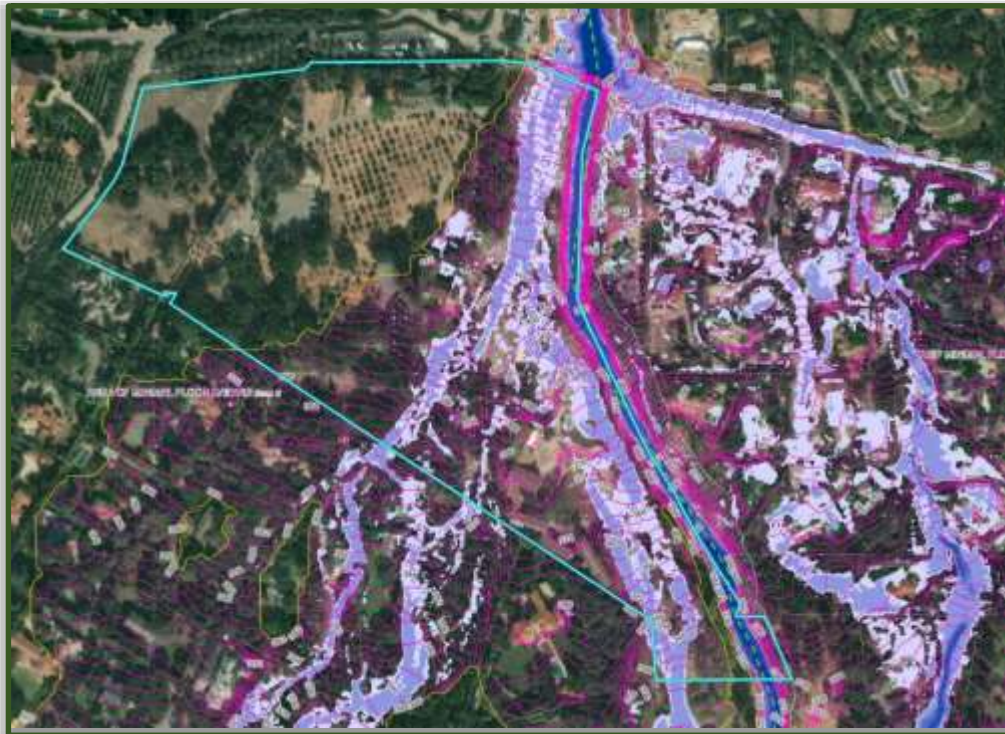
[CLICK HERE FOR HIGH RES FILE](#)



MONTECITO FLOOD & MUD MAPS

La Casa de Maria - 888 San Ysidro Lane / 800 El Bosque Road

Please visit <http://bit.ly/ArcGIS-Montecito> for high res details



PROPOSAL SUBMISSION

Proposals should be submitted electronically as well as two hardcopy versions. The hardcopy versions should have a binder with a clamp similar to the one shown here: <http://bit.ly/2YMnpbz> . Please use the form provided below. If you need additional space, add pages to the back of your proposal with the corresponding alpha / numeric label.

Due Date: Proposals are due no later than 9:00am on Monday, September 23, 2019. Proposal finalists will be contacted with the following two weeks to schedule an in-person interview.

Submit the electronic proposal to: Linda Alexander, Executive Director: lalexander@ihworks.org and Cindy Faith Swain, Retreat Manager, La Casa de Maria: cindy@lcdm.org.

Mail the hardcopy proposal to: Linda Alexander, Executive Director, Immaculate Heart Community, 5515 Franklin Avenue, Suite A, Los Angeles, CA 90028.

COMPANY INFORMATION

- A. Provide company information
- B. Submit cover letter outlining your interest in working with IHC to create a design for our Retreat Center and describing your relevant experience and a brief history of your firm
- C. List 3 projects (C1-3) that best represent your work on a similar scope, budget, program and complexity and include the following:
 - i. Name and Location
 - ii. Start date and Completion date
 - iii. Description of project including total square footage
 - iv. Budget – include hourly and/or project rates and overall budget proposal with operating assumptions
 - v. Graphic description and attach renderings and photographs
 - New Construction • Additions • Rebuilding / Renovation
- D. Briefly describe your experience in green design and functionality for a property with roadways, meeting spaces, soundproofing, sleeping quarters, dining, outdoors, meditation, and environmental concerns
- E. Provide names of civil, mechanical and structural engineering firms you work with
- F. Provide details of specific works in which you had challenges regarding changes in topography, seismic, geological, flood issues, geological considerations, creek disposition, addressing flood zones and debris flow considerations, environmental issues
- G. Commercial terms
- H. Resumes of team members
- I. Provide 3 references

A. Company Information

Date:

Please provide the following information about your company.

Firm:

Years in Business:

Principal/s:

Phone:

Email:

Principal/s:

Phone:

Email:

Principal/s:

Phone:

Email:

Project Manager/s:

Phone:

Email:

Project Manager/s:

Phone:

Email:

Project Manager/s:

Phone:

Email:

Size of Firm:

Website:

Other:

- B. Submit cover letter here with the following information: Outline your interest in working to create a design for our Retreat Center. Describe your relevant experience and provide a brief history of your firm.**

C. List three projects you've worked on (C1-3) that best represent a similar scope, budget, program and complexity and include the following:

Project [C-1]:

i) Name:

Location:

ii) Start date:

Completion date:

iii) Briefly describe the project and provide links / attachments you'd like to share:

iv) Budget: Include hourly/project rates and overall budget proposal with operating assumptions

v) Provide a graphic description and attach renderings and photos:

Total FT²:

New Construction FT²:

Additions FT²:

Rebuild/Renovations FT²:

Project [C-2]:

i) Name:	Location:
ii) Start date:	Completion date:

iii) Briefly describe the project and provide links / attachments you'd like to share:

iv) Budget: Include hourly/project rates and overall budget proposal with operating assumptions

v) Provide a graphic description and attach renderings and photos:

Total FT ² :	New Construction FT ² :	Additions FT ² :	Rebuild/Renovations FT ² :
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Project [C-3]:

i) Name:	Location:
ii) Start date:	Completion date:
iii) Briefly describe the project and provide links / attachments you'd like to share:	

iv) Budget: Include hourly/project rates and overall budget proposal with operating assumptions

v) Provide a graphic description and attach renderings and photos:

Total FT²:

New Construction FT²:

Additions FT²:

Rebuild/Renovations FT²:

D. Briefly describe your experience in green/sustainable design and functionality for a property with roadways, meeting spaces, sleeping quarters, multi-function outdoor space, farm/garden area (e.g. LEED, EDGE, PEER, etc.)

E. Names of civil, mechanical & structural engineering firms with which you work:

F. Provide details of specific works in which you had challenges regarding changes in topography e.g. elevation, seismic, geological, flood issues, geological considerations, creek disposition, addressing flood zones and debris flow considerations, and environmental issues

G. Commercial terms: What terms are you offering

i) Detail of payment schedule:

ii) Incentives and penalties:

iii) Other / Comments:

H. Attach resumes of relevant team members - Please list names here

I. Three business references; please include name of firm, address, phone number and principal/s, project/s manager:

Company: _____
Website: _____
Address: _____
Principal/s: _____
Project Manager/s: _____
Phone: _____ Email: _____

Company: _____
Website: _____
Address: _____
Principal/s: _____
Project Manager/s: _____
Phone: _____ Email: _____

Company: _____
Website: _____
Address: _____
Principal/s: _____
Project Manager/s: _____
Phone: _____ Email: _____