

**REQUEST FOR QUALIFICATIONS (RFQ)**  
**Architectural Services for Historic Renovation and New Construction**  
**YWCA Harbor Area: Julia Morgan Center for Women and Children**

Issue Date: May 1, 2025  
Responses Due: June 13, 2025  
Contact: Marc Litchman, Manager  
Julia Morgan Building Fund  
[jmb@ywcaharbor.org](mailto:jmb@ywcaharbor.org)  
(562) 232-4321 (direct)

The Julia Morgan Building Fund is seeking Statements of Qualifications from experienced architectural firms to lead the renovation and restoration of the historic Julia Morgan-designed YWCA in San Pedro and to design and oversee the construction of 12–14 units of dormitory-style housing for homeless women and children on the same property.

This project is a unique opportunity to preserve a culturally and architecturally significant structure while creating urgently needed small, community based transitional housing for homeless women and children.

**Project Overview:**

**Location:** 437 W. 9<sup>th</sup> Street, San Pedro, CA 90731

**Existing Structure:** Historic building designed by Julia Morgan has a critical need to upgrade electrical, heating and air conditioning and bring the historic building into full ADA compliance. A small 2 story adjacent building is to be demolished and replaced with new housing

**New Construction:** Adjacent structure with 12–14 dormitory-style units, common areas, and supportive service spaces.

**Project Goals:** Preserve the historical elements of the Julia Morgan structure.  
Create a trauma-informed, accessible, and welcoming environment for women and children experiencing homelessness.  
Fully comply with all local, state, and federal codes, including historic preservation, environmental and building regulations.  
Integrate maximum sustainability and energy efficiency

**Scope of Services:** The selected architectural firm will provide full architectural and design services including, but not limited to:

- Historical research and compliance with preservation standards
- Design development and construction documents
- Permitting and coordination with relevant agencies
- Cost estimating and value engineering
- Bidding assistance and contractor selection support
- Construction administration and project oversight
- Coordination with YWCA leadership and community stakeholder

Submission  
Requirements:

Cover Letter introducing the firm and expressing interest  
Firm Profile including size, history, and areas of expertise  
Relevant Experience, especially with:

- Historic preservation of landmark structures
- Affordable or transitional housing
- Trauma-informed design principles

Key Personnel with résumés and roles in this project  
Project Approach including vision for integrating historic and new elements  
References from at least three comparable projects  
Proof of Licensure and insurance

Submissions should be no more than 25 pages, excluding appendices

Evaluation Criteria:

Successful experience with historic and residential projects and working with non-profits  
Qualifications and availability of key personnel  
Understanding of project goals and approach  
Track record of delivering projects on time and within budget  
Cultural sensitivity, community awareness and alignment with YWCA's mission.

Short-listed firms may be invited for interviews before final selection.

Submission Instructions:

Please submit materials digitally to:

Marc Litchman, Manager  
Julia Morgan Building Fund  
JMB@ywcaharbor.org

Subject Line: *RFQ Submission – Julia Morgan Building Project*

All submissions must be received by COB Friday, June 13, 2025

The Julia Morgan Building Fund reserves the right to modify or cancel this RFQ, to request additional information, or to reject any or all submissions.

This RFQ does not constitute a contract or an offer to contract.

[JuliaMorganBuildingFund.com](http://JuliaMorganBuildingFund.com)