

REQUEST FOR QUALIFICATIONS

EXECUTIVE ARCHITECT

FOR THE

**CANYON VISTA DINING RENOVATION
UNIVERSITY OF CALIFORNIA, SAN DIEGO**

CPM Project No. 5289

**Proposals due
JUNE 11, 2018**

Issue date – May 24, 2018

I. INTRODUCTION

The University of California, San Diego, will be selecting an Executive Architect to perform field investigation, programming development, schematic design, design development, construction documents, bid, and construction phase services for the proposed Canyon Vista Dining Renovation located in Housing, Dining & Hospitality's (HDH's) Canyon Vista building, in the Warren College area of the UC San Diego campus.

In anticipation of increased undergraduate enrollment, the intent of this project is to enhance the dining experience at Canyon Vista, including Earl's Café. The Warren Administrative Residential Life and Conference Services spaces adjacent and above the dining areas may also be considered when developing the project program. Under the leadership of Hemlata Jhaveri, Executive Director at HDH and the Property Operations and Planning (POP) Team, HDH continually strive to improve and expand the university dining experiences. The Canyon Vista Dining project will endeavor to provide more efficient service, increased capacity, variety and diversity in food options and a market/grocery with coffee/espresso bar, within a more open and inviting dining environment with indoor/outdoor seating opportunities. Improvements to building systems, back-of-house prep areas, and dining serving stations will be a part of the overall renovation. The Executive Architect will work closely with the Capital Program Management (CPM) and HDH Team for the development, design, and engineering execution of the finalized renovation project program.

Originally constructed in 1993, the building renovation is approximately 20,000 assignable square feet (ASF) and 40,000 overall gross square feet (OGSF). The construction budget is dependent on the scope of work developed as part of the programming phase estimated to be between \$8,500,000 – \$10,000,000 @ CCCI 7016. The project will be subject to the campus/university academic and administrative approval process

II. PROJECT DESCRIPTION

This renovation project will include improvements to dining seating and serving areas, back-of-house storage, washing, food prep, and cooking kitchen functions, and dining administrative office and meeting areas, along with anticipated impacts and upgrades to adjacent residential life administrative, conference services, and other building utility spaces. The project scope will be finalized by the Executive Architect with the University and CM/GC Team subsequent to overarching programmatic development and alignment with project budget, schedule and constructability reviews. Modifications to the existing building's exterior envelope, life safety systems and assemblies, kitchen systems and equipment, and building elevator, mechanical, electrical, plumbing and fire protection systems are required as a part of this work effort. Seismic, accessibility, gender inclusive, and lactation improvements will be incorporated into the project scope per federal, state, local codes and regulations, and in correlation with University of California Office of the President (UCOP) requirements.

Sustainability: The scope of this project will require LEED Silver Certification of Commercial Interiors and must exceed Title 24 Energy Conservation Standards by 20%. The project shall comply with energy conservation standards of Title 24 of the California Building Code (CBC) and California Green Building Standards Code (CALGreen).

III. SCOPE OF SERVICES

Phase I services will include pre-design and basic architectural services to support comprehensive program development, schematic, design development and construction document phases. Phase II services will include bidding and construction administration. Phase I services are intended to start August 2018.

Upon the Executive Architect's successful completion of Phase I, the University, at its discretion may authorize Phase II. Phase II authorization is dependent on the expedient completion of Phase I construction documents that have been fully coordinated, and in parallel with CM/GC's bidding and procurement schedule. It is anticipated Phase II bid process to start no later than February 2019 with construction starting the end of March 2019 resulting in occupancy September 2019.

IV. JOINT VENTURES/ASSOCIATIONS

The University seeks to contract with one executive design professional entity and will not entertain contracting with a Joint Venture or Associations for this project.

V. PROJECT DELIVERY METHOD

The project delivery method is anticipated to be CM/GC (Construction Manager/General Contractor). Executive Architect will be expected to collaborate with the general contractor during the design and construction phases to meet project scope, budget, and schedule expectations.

VI. CONSULTANTS

The University is only selecting the Executive Architect at this time. All sub-consultants, such as, but not limited to, kitchen, accessibility, acoustical, lighting, mechanical, electrical, plumbing, landscape, structural, civil, energy, and fire protection etc., will be selected later in collaboration with the selected Executive Architectural firm.

VII. SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA

The University of California, San Diego requests the following submittal material for use in the selection of a professional design firm to perform the Scope of Services described in Section III. ***For each comparable project example depicted, please note the responsible lead designer. Qualifications should include examples of comparable design work accomplished by the proposed lead designer for this specific project. Work accomplished by the lead designer while in the employ of other firms should be clearly noted.***

- A. Demonstrated experience and excellence in the design of university dining facilities (or comparable facilities), in the arena of new construction, renovations or additions. Identify any previous work, if any, for the University of California system. For all project summaries, indicate the project size, construction cost, and project delivery method which was used.
- B. Proven capabilities for providing creative design solutions in the way of building systems integration and modernization. Firms should consider that the proposed location for this renovation is within an existing, heavily utilized dining hall facility with affiliated administrative, conference, and residential life operations.
- C. Demonstrated experience in the pre-design and programming development of university dining facilities at major universities (or comparable institutions) within a fully functional, growing campus or urban setting.
- D. Proven technical, scheduling and cost management capabilities. Firms should highlight their approach to field investigations and determining the adequacy of existing systems in conjunction with proposed improvements early in design, without resulting in schedule, procurement, or cost issues in construction documents or construction.
- E. Demonstrated experience in meeting challenging schedules during both design and construction phases.
- F. Qualifications of the Principals and Project Team Members, including a clear definition of the primary responsibility of each.
- G. Outline of the basic work plan to accomplish the work.
- H. Definition and track record of Outreach Program to local small and disadvantaged sub-consultant businesses. (S/D/W/M/DVBE, see Section IX)
- I. Ability to provide Professional Liability Insurance in the amount of \$2,000,000. Each Occurrence and \$4,000,000 per Project Aggregate.

VIII. STATEMENT OF UNDERSTANDING

All Short-listed firms will be required to sign a Statement of Understanding. By signing the document

it is acknowledged that a draft copy of the standard Executive Design Professional Agreement (EDPA) has been read, and with reservation of rights, the terms and conditions are generally agreed upon. Additionally, notwithstanding this is a qualification based selection process, it is understood that fees for basic services are expected to fall within the Professional Services Fee Guideline which will be provided to all shortlisted firms.

IX. PROCEDURES FOR SUBMISSION

Architectural firms wishing to be considered should submit electronic materials, under a coversheet, indicating their past experience in the programming and renovation of university buildings or other comparable institutional facilities including references, Standard Forms 330, University of California Consultant Experience Form (Attachment A) and University Statement of Qualifications (Attachment B). One electronic copy on CD or flash drive, in pdf format, should be submitted, with any graphic images, spreadsheets or pages larger than 8.5" x 11" submitted in landscape view. No paper copies or emailed submittals will be accepted. Proposals are due no later than 4:00 p.m., **MONDAY, JUNE 11, 2018.**

Mailing Address:

University of California, San Diego
Jessica Cuevas, Senior Contracts Administrator
Office of Capital Program Management
9500 Gilman Drive MC 0916
La Jolla, CA 92093-0916

Delivery or Overnight Mail Physical Address:

University of California, San Diego
Jessica Cuevas, Senior Contracts Administrator
Office of Capital Program Management
10280 North Torrey Pines Road, Suite 465
La Jolla, CA 92037

Hours of business: Monday through Friday, 8:00 a.m. to 4:30 p.m. Technical questions or questions regarding the scope of the project should be addressed to Marie Clark, Project Manager at Capital Program Management, at mjclark@ucsd.edu. UC San Diego requests that interested firms refrain from contacting any other party regarding this project.

UC San Diego encourages the participation of Small, Disadvantaged, Minority-owned, Women-owned and Service/Disabled Veteran-owned Business Enterprises (S/D/M/W/DVBE's) and is committed to promote a diverse pool of firms for our building programs.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each candidate firm may be required to show evidence of its equal employment opportunity policy.

The University of California is an Equal Opportunity Employer – minorities and women are encouraged to apply for consideration.