

REQUEST FOR QUALIFICATIONS

EXECUTIVE ARCHITECT

FOR THE

UNIVERSITY OF CALIFORNIA, SAN DIEGO

**BIOLOGICAL & PHYSICAL SCIENCES BUILDING
FD&C Project No. 4071**

**Proposals due
FRIDAY, DECEMBER 6, 2013**

Issue date – Friday, November 15, 2013

I. INTRODUCTION

The University of California, San Diego, will be selecting an Executive Architect to perform programming, design, construction documents, bid, and construction phase services for a proposed Biological and Physical Sciences Building. The Division of Biological Sciences' educational and research programs are consistently highly ranked in national and international surveys. Most recently, the Division's research programs were ranked ninth in the world according to the 2012 Academic Ranking of World Universities conducted by the Center for World-Class Universities at Shanghai Jiao Tong University. Biology is also one of the most sought after undergraduate majors at UCSD, with over 4,000 students enrolled in 2013.

The building will have approximately 73,000 assignable square feet (ASF) and 120,000 overall gross square feet (OGSF). The project is also anticipated to include significant site-related work including utilities relocation, integration into the surrounding campus, service access, pedestrian walkways and landscaping. The overall budget for construction is estimated to be approximately \$78,000,000 at CCCI 6421. The project is anticipated to include state-funding and be subjected to the campus/university academic and administrative approval process.

II. PROJECT DESCRIPTION

The proposed project would construct new space to meet the needs of recent enrollment growth and the associated increase in faculty recruitment for the Divisions of Biological Sciences and Physical Sciences. The Preliminary program consists of:

• Instructional Class Labs	20,000 ASF
• Nuclear Magnetic Resonance (NMR) Facility	7,000 ASF
• Auditorium	2,500 ASF
• Biological and Chemical Research Labs	32,000 ASF
• Offices	11,500 ASF
TOTAL	73,000ASF

Refinements to the space program will be developed with the selected Executive Architect during the programming phase.

Physical Planning Context:

The proposed site is in the Revelle/Muir College area of the UCSD campus, in the vicinity of other science and student recreation buildings.

Sustainability: The Executive Architect will have prime responsibility for administration of the LEED Certification process through USGBC. The minimum level of certification for this project shall be LEED Silver. The project will be required to meet the new minimum mandatory requirements of the 2013 Building Energy Efficiency Standards Code, Title 24, Part 6 and Associated Administrative

Regulations in Part 1 and UCOP Green Building Policy.

III. SCOPE OF SERVICES

Phase I will consist of the development of a Detailed Project Program (DPP) as well as conceptual testing of the program. A previously prepared DPP will be made available to the selected team for information. The DPP is the operative document that will describe the exact program, scope, site, infrastructure requirements (MEP), cost estimate, and massing studies of the project. Phase I services will begin in mid/late January 2014 and are intended to be completed by June 2014. Upon the architect's successful completion of Phase I, the university, at its discretion, may authorize Phase II.

Phase II will entail basic architectural services to support design, bidding, and construction of the Biological & Physical Sciences Building. The authorization of Phase 2, including construction documents, bidding, and construction administration will be dependent on determination and approval of project funding sources. Phase II is intended to commence immediately after Phase I in June 2014 resulting in occupancy in the summer of 2018.

IV. JOINT VENTURES/ASSOCIATIONS

The University will not entertain Joint Ventures or Associations on this project.

V. PROJECT DELIVERY METHOD

The project delivery method will be CM/GC (Construction Manager/General Contractor).

VI. CONSULTANTS

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

- A. Demonstrated experience and excellence in the design of university chemistry and biology laboratory buildings or comparable facilities.
- B. Proven capabilities for providing creative design solutions. Firms should consider that the proposed location for this facility is on a very prominent and visible site on the western perimeter of the university campus. Firms are asked to submit

appropriate graphic material supporting design creativity and excellence. **For each project example depicted, please note the responsible lead designer.** Proposals should include examples of the 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 noted.

- C. Demonstrated experience in the programming of university research and instructional laboratory buildings and complex major university facilities within a fully functional and congested campus or urban setting.
- D. Demonstrated experience in USGBC LEED NC analysis, project development and design.
- E. Proven technical, scheduling and cost management capabilities.
- F. Demonstrated experience in the use of Building Information Modeling (BIM) in the design and documentation of laboratory facilities, where the BIM model is used for coordination of Architecture with MEP+Structural.
- G. Qualifications of the Principals and Project Team Members, including a clear definition of the primary responsibility of each.
- H. Outline of the basic work plan to accomplish the work.
- I. Definition and track record of Outreach Program to local small and disadvantaged sub-consultant businesses.
- J. 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 requested. Proposals are due no later than 4:00 p.m., Friday, December 6, 2013.

Forward material **by mail, messenger and/or overnight express** to:

University of California, San Diego
Jennifer Mora, Contracts Analyst
Office of Facilities Design and Construction
10280 North Torrey Pines Road, Suite 465
La Jolla, CA 92037-0916

Hours of business: Monday through Friday, 8:00 am to 4:30 pm.

Technical questions or questions regarding the scope of the project should be addressed to Mark Rowland, Principal Architect at Facilities Design and Construction, at (858) 822-0725.

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.