

REQUEST FOR QUALIFICATIONS

**CONSULTING
EXECUTIVE ARCHITECT**

FOR

**SOUTHWEST FISHERIES SCIENCE CENTER
BUILDING “D”**

UNIVERSITY OF CALIFORNIA, SAN DIEGO

FD&C Project No. 4638

Issue Date – Thursday, May 22, 2014

**Proposals due
MONDAY, JUNE 9, 2014**

I. INTRODUCTION

The “Old” Southwest Fisheries Science Center was originally constructed in the 1960’s. The “D” Building is the remaining four story building, with basement, of a complex of 4 original buildings that will now be repurposed to support the Scripps Institution of Oceanography at UC San Diego. Currently, the building is undergoing a seismic upgrade by the previous owner, NOAA, and the building and sitework will be completed in November, 2014. The plans are to convert the building into facilities that will support SIO’s educational and research programs.

It is anticipated that the building interiors will be demolished and ready for conversion into classrooms and labs by November, 2014. The plans currently seek renovations that will upgrade the interior functionality, improve lab efficiency and overall safety, energy conservation, and encourage collaborative research.

II. PROJECT DESCRIPTION

UC San Diego will be selecting an Executive Architect to perform programming planning, design, cost estimating, bidding assistance and construction administration phase services for the interior renovation of this building. The project is approximately 21,000 GSF of the overall 32,000 GSF floor plate and its proposed scope includes complete renovation of the interior of the spaces to provide classrooms, offices and open lab configurations. The existing building will be gutted on the interior and specific upgrades include but are not limited to: fire/smoke detection systems, fire rating components, fire protection systems, HVAC system systems, fume hood replacement, plumbing systems, and upgrade of the existing electrical system including interior lighting and standby power requirements. Other upgrades include: accessibility compliance, exterior upgrades including code required railings and all new interior finishes including casework and ceiling treatments.

The University also requires the Executive Architect to help with the planning of this future work based on the demolition work being completed by the current contractor.

The project will comply UC Office of the President policy for sustainable design. The Executive Architect will be required to administer the LEED certification process. A minimum of silver under LEED CI is required although a target for Gold under LEED CI is desired if at no additional cost to the project. The project will also need to exceed 2013 CBC T-24 Energy Conservation compliance by 20%.

A Feasibility Study has not been completed to date and work by the Executive Architect will require a Detailed Project Program that will identify design criteria, basic conceptual planning approach, and a Basis of Design for the project.

The University plans to proceed with construction in December of 2014 and occupy by July 2015. The total construction cost estimate is \$4,000,000 at CCCI 5953.

III. SCOPE OF SERVICES

The Executive Architect will conduct several user group meetings during the preliminary planning and programming stage that will include the completion of a Detailed Project Program (DPP). Upon approval of the DPP by the University, the Executive Architect may continue to Schematic Design, Design Development and Construction Documents with approval of design and cost estimates prior to authorization of each phase. The Architect may continue with bidding assistance and Construction Administration upon further authorization of the University and successful reconciliation of approved budget.

IV. JOINT VENTURES/ASSOCIATIONS

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

V. PROJECT DELIVERY METHOD

The project delivery method is anticipated may be either: Design, Bid Build or 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, structural, mechanical, electrical, plumbing, landscape, civil, etc. will be selected later by the Executive Architect in collaboration with the University.

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 record of excellence in the programming, planning, design and construction administration of the renovation of comparable university classroom/laboratory buildings.
- B. Experience with renovations/tenant improvements to existing facilities in an institutional setting with constrained site conditions.
- C. Proven technical, scheduling, quality control and cost management capabilities.
- D. Qualifications of the Principals and Project Team Members, including a clear definition of the primary responsibility of each.
- E. Outline of the basic work plan and schedule to accomplish the work.
- F. Ability to provide Professional Liability Insurance in the amount of \$1,000,000 Each Occurrence and \$2,000,000 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 a limited and commercially reasonable range for work as referenced in the Executive Design Professional/Fee Guideline provided to short-listed candidates.

IX. PROCEDURES FOR SUBMISSION

Architectural firms wishing to be considered should submit background materials indicating their past experience in the programming and renovation of university buildings or other similar institutional facilities including references, Standard Forms 330 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. on Monday, June 9, 2014.

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

University of California, San Diego
Jennifer Mora, Contracts Analyst
Office of Facilities Design & Construction
10280 N. Torrey Pines Rd., Suite 465
La Jolla, CA 92093-0916

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 directed to Katherine Lord, Project Manager, Facilities Design & Construction at (858) 774-7540. 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.