

REQUEST FOR QUALIFICATIONS

**CONSULTING
EXECUTIVE ARCHITECT
FOR**

**ARGO HALL FIRE + LIFE SAFETY UPGRADES
REVELLE COLLEGE**

UNIVERSITY OF CALIFORNIA, SAN DIEGO

FD&C Project No. 4768

Proposals due

WEDNESDAY, OCTOBER 2, 2013

Issue Date – September 18, 2013

I. INTRODUCTION AND PROJECT DESCRIPTION

UC San Diego will be selecting an Executive Architect to perform building system investigation, programming, planning, design, bidding assistance, and construction phase services for the renovation of Argo Hall. Argo Hall, completed in 1968, is a 74,836 gross square foot, six story concrete structure that is a combination student residence and office facility. The first floor is dedicated to residential services, administration, and support uses. The other floors include student residential suites and common areas. The primary objective of this project is to provide code compliant fire and life safety systems, new interior finishes, a complete evaluation and assessment of existing building support systems, a scope definition regarding the priority of repairs and evaluation of ADA accessibility compliance. The project scope will also include the renovation of the exterior facade concrete vertical fins. Time is of the essence as the renovation work is contemplated to be completed during the summer of 2014. The estimated construction budget for this project is \$8,500,000 at CCCCI 5801.

Sustainability: The scope of this project will require LEED Silver Certification for Commercial Interiors.

II. SCOPE OF SERVICES

The professional design services will include the following:

1. Project Programming: Building System Investigation and Assessment, Detailed Project Program and Cost Estimate
2. Schematic Design, Cost Estimate, Design Development, Construction Documents, LEED Documentation and submittal to USGBC, Bid and Award Assistance, Construction Administration and Project Closeout.

III. JOINT VENTURES/ASSOCIATIONS

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

IV. PROJECT DELIVERY METHOD

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

V. 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 in collaboration with the selected Executive Engineering firm.

VI. 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 design and construction administration of renovations involving higher education residential and office facilities, fire and life safety upgrades, evaluation and scope definition of building system repairs, interior finishes improvements; accessibility compliance in existing facilities within academic settings. Experience with constricted work space, seismic upgrades, ADA upgrades, and MEP upgrades of existing facilities.
- B. Proven capabilities for providing design solutions on above project types. Firms should consider that the proposed location for this facility is within an occupied residential and academic environment, which will necessitate that construction occurs during the summer quarter with specific start and completion dates. Firms are asked to submit appropriate graphic material supporting design creativity and excellence on projects. **For each comparable project example depicted, please note the responsible project manager.** Proposals should include examples of comparable design work accomplished by the proposed project manager for this specific project. Work accomplished by the project manager while in the employ of other firms should be clearly noted.
- C. Demonstrated experience in the programming of student residential facilities with fire and life safety, data upgrades, MEP & roofing evaluations, and interior finishes coordination all in a University setting.
- D. Demonstrated experience in meeting challenging schedules during both design and construction phases. Identify the project delivery method which was used.
- E. Proven technical, scheduling, quality control and cost management capabilities.
- F. Qualifications of the Principals and all proposed 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.
- I. Ability to provide Professional Liability Insurance in the amount of \$2,000,000 Each Occurrence and \$4,000,000 per Project Aggregate.

VII. 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 are expected to fall within a limited and commercially reasonable range for comparable work.

VIII. PROCEDURES FOR SUBMISSION

Architectural firms wishing to be considered should submit background materials indicating their past experience with comparable projects, 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. on Wednesday, October 2, 2013.

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 Robin Tsuchida, Principal Architect, Facilities Design & Construction at (858) 534-1978. 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.