

**REQUEST FOR QUALIFICATIONS**

**CONSULTING  
EXECUTIVE ARCHITECT  
FOR**

**TUOLUMNE APARTMENTS FIRE LIFE SAFETY  
UPGRADES  
MUIR COLLEGE**

**UNIVERSITY OF CALIFORNIA, SAN DIEGO**

**FD&C Project No. 4878**

**Proposals due  
THURSDAY, SEPTEMBER 25, 2014**

**Issue Date – September 04, 2014**

## **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 the Tuolumne Apartments. The Tuolumne Apartments, constructed in 1975, is 89,563 gross square foot complex consisting of nine (9) concrete structure interconnected buildings that serve as a student residence. The buildings range from 3 to 5 stories, and include a laundry room, elevator tower and office space. The primary objective of this project is to provide code compliant fire and life safety systems, new interior finishes, exterior structural repairs, upgrade of existing building support systems and ADA compliance where deemed necessary, and scope definition regarding the priority of repairs. Time is of the essence as the renovation work shall be completed during the summer of 2015 prior to the start of the Fall 2015 semester. The estimated construction budget for this project is \$8,500,000 at CCCI 5959.

Sustainability: The scope of this project will require LEED Silver Certification for Commercial Interiors and must exceed Title 24 Energy Conservation Standards by 20%.

## **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. Demonstrated experience working with a Construction Manager during pre-construction services.
- F. Proven technical, scheduling, quality control and cost management capabilities.
- G. Qualifications of the Principals and all proposed 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.
- 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 Thursday, September 25, 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 Juli Smith, Principal Architect, Facilities Design & Construction at (858) 822-1527. 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.