

REQUEST FOR QUALIFICATIONS

**CONSULTING
EXECUTIVE ARCHITECT
FOR**

TUOLUMNE APTS FIRE LIFE SAFETY INF-PH I

UNIVERSITY OF CALIFORNIA, SAN DIEGO

FD&C Project No. 5054

Proposals due

TUESDAY, JANUARY 5, 2016

Issue Date – Friday December 11, 2015

I. INTRODUCTION

The Tuolumne Apartments, also referred to as the Muir College Apartments is one of the original residential facilities of the Muir College Campus at UC San Diego. The facility has been deemed an eligible Historic Resource by the University for its exterior character. The Tuolumne Apartments are managed by the University's Housing, Dining, & Hospitality. As a part of the commitment to uphold the highest regard for campus safety, academic performance, and collegiate experience, Housing, Dining, & Hospitality is executing Fire + Life Safety renovations within their residential housing facilities. This project falls under the purview of these modernizations.

II. PROJECT DESCRIPTION

UC San Diego will be selecting an Executive Architect to perform investigations, planning, design, bidding assistance, and construction administration phase services for the renovation of the Tuolumne Apartments at Muir College. The Tuolumne Apartments, constructed in 1971, consists of nine (9) three-to-five-story concrete buildings connected by exterior open breezeways. The total facility is approximately 89,000 outside gross square feet, and is a combination of student residences, student common lounges & laundry facilities, utility, and houses the Muir Residential Life Office space. It is intended that overarching renovations and modernizations to the Tuolumne Apartments will take place over the next three subsequent Summer Quarter breaks. Phase 1, Summer 2016, will be executed through this RFQ.

The primary objective of this Phase 1 project is to provide code compliant fire and life safety systems, inclusive of new fire sprinkler and fire alarm systems throughout, egress, exit, and exterior lighting improvements, elevator upgrades, and associated architectural, electrical, mechanical, and civil scope related to the fire alarm, sprinkler, lighting, and elevator work. Renovations for accessibility and general interiors modernization are to be included for the Muir Residential Life Office Suite and the T-House Half Dome Lounge.

Notice to Proceed for the awarded Executive Architect is anticipated by the end of January 2016. The successful A/E Team will be required to prepare construction documents, inclusive of a 50% Design Development package, 90% Construction Documents, and the 100% Construction Documents/ Final Permit Set by no later than mid-April, 2016. Site visits and investigations by the A/E Team will require coordination with Housing, Dining, & Hospitality for limited access into occupied residential suites during the Winter Quarter. The delivery method for this project will be Design-Bid-Build. The General Contractor's construction period will be from June 13, 2016 through September 2, 2016 for Phase 1. It is anticipated that construction activities will take place after-hours and/or inclusive of weekend work, as required, and cannot exceed the allotted construction timeframe. The estimated construction budget for this project is \$7,000,000.

Sustainability: The scope of this project will require compilation of documentation towards achieving a minimum LEED Silver Certification of Existing Building Operations & Maintenance and/or Commercial Interiors by the end of future Phase 3 completion. Documentation of Phase 1 credit decisions and information shall be provided by the A/E Team for compilation with subsequent project phases. Scope associated with Phase 1 shall exceed Title 24 Energy Conservation Standards by 20%, as applicable to project scope contained within Phase 1. The project will be required to meet the new minimum mandatory requirements of the California Energy Code, 2013 CA Code of Regulations, Title 24, Part 6 and the CAL Green Building Code, 2013 CA Code of Regulations, Title 24, Part 11.

III. SCOPE OF SERVICES

The professional design services issued through this project's scope will solely be for Phase 1, as outlined in the project description.

Phase 1

The primary objective of this Phase 1 project is to provide code compliant fire and life safety systems, inclusive of new fire sprinkler and fire alarm systems throughout, egress, exit, and exterior lighting improvements, elevator upgrades, and associated architectural, electrical, mechanical, and civil scope related to the fire alarm, sprinkler, lighting, and elevator work. Renovations for accessibility and general interiors modernization are to be included for the Muir Residential Life Office Suite and the T-House Half Dome Lounge.

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 Design-Bid-Build.

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, accessibility, fire protection engineering etc. will be selected later by the Executive Architect in collaboration with the University. It is anticipated that the consulting Fire Protection Engineer to the Executive Architect will provide full systems engineering, drawings, specifications, and calculations for this project, to be included in the Permit/Bid Documents package.

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.**

- A. Demonstrated experience and excellence in providing creative design solutions and construction administration of renovations to apartment-style Residence Halls in a University setting.
- B. Demonstrated experience and excellence in design and construction administration of building systems integration, repairs, renovations, and modernization within existing building constraints.
- C. Demonstrated experience, sensitivity, and excellence in renovations to facilities of historic significance.
- D. Demonstrated experience in meeting challenging schedules during both design and construction phases. Identify the project delivery method which was used.
- E. Demonstrated experience in USGBC LEED EBOM and CI analyses and project development.
- F. Proven capabilities coordinating with consulting cost estimators for scope-budget validation through the design process.
- G. Proven technical, constructability review capabilities and quality control procedures.
- H. Qualifications of the Principals and all proposed Project Team Members, including a clear definition of the primary responsibility of each.
- I. Outline of the basic work plan to accomplish the work.
- J. Definition and track record of Outreach Program to local small and disadvantaged sub-consultant businesses.
- K. 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 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 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., TUESDAY, JANUARY 5, 2016.

Mailing Address:

University of California, San Diego
Jennifer Mora, Contracts Analyst
Office of Facilities Design and Construction
9500 Gilman Drive MC 0916
La Jolla, CA 92093-0916

Delivery or Overnight Mail Physical Address:

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

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 Marie Clark at (619) 269-4595. 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.