

REQUEST FOR QUALIFICATIONS

**CONSULTING
EXECUTIVE ARCHITECT
FOR**

**WARREN COLLEGE HOUSING PEDESTRIAN BRIDGE
REPLACEMENT**

UNIVERSITY OF CALIFORNIA, SAN DIEGO

FD&C Project No. 4913

Proposals due – FRIDAY, JANUARY 23, 2015

Issue Date – January 8, 2015

I. INTRODUCTION

UC San Diego will be selecting an Executive Architect to perform design, bidding assistance, and construction phase services for the replacement of pedestrian bridges throughout the Warren College housing complex. The four (4) apartment halls; Black, Brennan, Douglas, and Goldberg, were constructed in 1984. Each hall consists of two (2) six story buildings connected by pedestrian bridges on levels two through six. Warren College students represent all majors offered at UC San Diego, and the college motto, Toward a Life in Balance, is integrated into Warren College's academic requirements and student events to provide a well-rounded university experience. Continuing students and some first-year students live in the Warren Apartments.

II. PROJECT DESCRIPTION

The design component of this project will be completed in two (2) phases. Phase 1 will be designed for Douglas Hall with the intent of the project being constructed the summer of 2015. The existing pedestrian bridges will be demolished and replaced with newly designed bridges. The existing bridge construction is believed to be concrete, block and stucco. The intent is to replace them with pre-fabricated structural steel framed bridges if this method is deemed the most cost and time effective. Some MEP systems will need to be relocated. Architectural lighting and wall graphics will also be considered in the design of the project.

The second phase of this project will be the completion of the design for the other three (3) resident halls after Douglas Hall has been constructed. It is not known at this time when the construction at the other three (3) halls will take place.

Time is of the essence as the construction of phase 1 is contemplated to be completed during the summer of 2015. The estimated construction budget for Phase I is \$1,760,000 at CCCI 5959.

III. SCOPE OF SERVICES

Schematic Design, Design Development, Cost Estimate, Construction Documents, Bid and Award Assistance, Construction Administration, and Project Closeout.

All sub-consultants, such as, but not limited to, structural, mechanical, electrical, plumbing, landscape, civil, etc. will be the responsibility of the Executive Architect.

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, 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 experience and excellence in design and construction administration of renovations involving higher education residential facilities, fire and life safety upgrades, evaluation and scope definition of building system repairs, accessibility compliance in existing facilities within academic settings, and seismic upgrades.
- B. Proven capabilities for providing design solutions in a short time frame. Firms should consider that the project location 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 meeting challenging schedules during both design and construction phases. Identify the project delivery method which was used.
- D. Proven technical, scheduling, quality control and cost management capabilities.
- E. Qualifications of the Principals and all proposed Project Team Members, including a clear definition of the primary responsibility of each.
- F. Outline of the basic work plan to accomplish the work.
- G. Definition and track record of Outreach Program to local small and disadvantaged sub-consultant businesses.
- H. 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., Friday, January 23, 2015.

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 Deborah Alto, Project Manager (858) 822-6849. 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.