

ADVERTISEMENT

RFQ Number: FM230139

Project Name: Chemistry Building Seismic Improvements – Construction Manager Services

Project Summary: Statements of Qualifications submittals are hereby solicited by the University of California, Santa Barbara (“University”) from contractors and/or consultants with relevant experience to provide pre-design and construction management services for the planned Chemistry Building Seismic Improvements project (“Project”), as is more fully described in this Request for Qualifications (“RFQ”) No. FM230139. The Construction Manager (“CM”) shall possess relevant experience in evaluating seismic retrofit projects involving research buildings, as well as experience constructing laboratory buildings in a higher education context, preferably within the University of California system.

Project Description: The Project is currently in the pre-design/planning phase and will include seismic improvements and renovation of the 103,749 GSF University Chemistry Building (Bldg. No. 557), located on the northern edge of the University’s Campus Green. An evaluation of the Chemistry Building’s structural integrity has indicated a Seismic Performance Rating (“SPR”) VI, failing to meet the requirements of the UC Seismic Safety Policy (see Exhibit D) requiring an SPR IV.

The UC Regents approved and funded a Planning Phase study for the *Chemistry Building Seismic Improvements* project based on a conceptual study and Project Planning Guide (“PPG”) that was prepared in December 2019 (see Exhibit E). This conceptual study describes an interior seismic retrofit project that would bring the building into compliance. However, the PPG concept requires additional analyses to ensure both programmatic and operational requirements are met, confirm constructability, develop approaches to construction phasing, as well as, further analyzing the probable construction costs.

The Project will be required to achieve a LEED Gold Rating. The University also has set a goal to outperform the required provisions of the California Energy Code (Title 24) energy efficiency standards by at least 20 percent. If funded, the Project will be a CM-at-Risk (“CMAR”) delivery, and the CMAR will be retained under a separate, competitive bid solicitation. Note, award of an agreement associated with this Planning Phase of the Project for Construction Manager Services could exclude the awarded firm from participating in the subsequent CMAR project for construction of the *Chemistry Building Seismic Improvements* project. The overall construction budget for the PPG project is approximately \$60,000,000.

Scope of Services: To understand the range of possibilities that could be employed to address the seismic retrofit, the selected CM will work in close collaboration with the University-hired design team and UCSB faculty and staff. The University-hired design team was selected in 2022 to lead the planning and design effort through this Phase 1A (planning) effort as well as Phase 1B (design).

The University-hired design team is as follows:

- Principal Architect – AC Martin
- Lab Planner – RFD
- Civil Engineer – Stantec
- Structural Engineer - Degenkolb
- MEPT – Integral Group
- Cost Estimator – C.P. O’Halloran
- Code Consultant – SGH

The Project services under this RFQ will be limited to *Planning Phase* CM services which will include two sub-phases:

- Phase 1A – Starting with the evaluation of the PPG concept design and exploring up to seven (7) alternative design solutions, including retrofit approaches, building additions, or construction of a new replacement building, including seismic analysis, constructability review, and cost estimating analysis.
- Phase 1B – A Detailed Project Program (“DPP”) will establish a basis of design for the design and construction of the project; identifying the scope of work, conceptual design, phasing approach, and cost modeling.

During Phase 1A, the Design Team and CM will evaluate the feasibility of the conceptual design proposed in the PPG, including the associated impacts on building operation. Presuming a seismic retrofit is viable and recommended, the Design Team will identify all impacts related to the proposed retrofit design approach, including restoration of interior and exterior areas impacted by the retrofit, critical deferred maintenance work, mandatory upgrades for fire/life safety and Americans with Disability Act accessibility requirements, and abatement of hazardous materials. The Design Team will also confirm the probable cost of construction. The CM retained under this RFQ will develop a parallel estimate with the Design Team’s estimator.

If the PPG concept is determined to be either infeasible or not in alignment with the University’s goals, the Design Team will explore up to six (6) alternative concept-level design solutions, including alternative retrofit concepts, building additions, or construction of a new replacement building. The Design Team and CM will assist the University in identifying a preferred alternative that meets UC Seismic Safety Policy and the University’s goals.

Instructions for Applicants: Qualified professionals and firms possessing relevant experience and expertise in providing planning level Construction Manager services for projects similar in scale, size and scope are encouraged to respond to this RFQ. The Request for Qualifications document will be made available on November 23, 2022 on the University’s online planroom page located at www.ucsbplanroom.com. (click “RFQs” on the left side of the planroom home page and find the project title).

Contact Information: For additional project information contact the University Representative, Ed Schmittgen, at (805) 451-1186 or ed.schmittgen@ucsb.edu.

SOQ Deadline: The SOQ deadline is 4:00PM on **December 20, 2022**. An electronic copy of your firm's SOQ submittal in .pdf format must be returned to the University no later than 4:00 p.m. either: (i) via email the UCSB planroom page at www.ucsbplanroom.com. (click "RFQs", the project title, and the "Submit Bid" tab on the project page); or, alternatively, (ii) an electronic (.pdf) copy may be delivered to the following physical address on a thumb drive:

Greg Moore, Associate Director
Facilities Management Bldg. 439, Door 'E'
University of California, Santa Barbara
Santa Barbara, CA 93106-1030

Equal Opportunity Statement: Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons shall have equal access to contracts and other business opportunities with the University, regardless of: race; color; religion; sex; age; ancestry; national origin; sexual orientation; physical or mental disability; veteran's status; medical condition; genetic information; marital status; gender identity; pregnancy; service in the uniformed services; or citizenship within the limits imposed by law or University's policy.

Advertisement Date: 11/23/2022