

# UC SANTA BARBARA

## ADVERTISEMENT

**RFQ Number:** FM250208

**Project Name:** Storke Tower Concrete Repair, Waterproofing and Preventive Maintenance Consultant

**Project Description:** Statements of Qualifications submittals are hereby solicited by the University of California, Santa Barbara (“University”) from design professionals and firms with relevant experience and expertise in providing the services described herein. The selected consultant will provide design services associated with the University’s **Storke Tower Concrete Repair, Waterproofing and Preventive Maintenance** as more fully described in this Request for Qualifications (“RFQ”) Number FM250208

Storke Tower, a 190-foot-tall structure located at the heart of the University of California, Santa Barbara campus, serves as both a prominent landmark and an enduring symbol of the University. Completed in 1969, the tower’s base measures approximately 25 feet by 25 feet and is constructed from reinforced concrete with an exposed formboard finish, contributing to its distinctive architectural character.

Over time, the tower has exhibited noticeable signs of concrete deterioration, including spalling, cracking, and voiding. As a result, pedestrian access beneath the structure has been restricted due to the potential risk of falling debris. Previous studies and assessments conducted by Lachaine & Associates, Inc., Van Sande Structural Consultants, Inc. (VSSC), Degenkolb Engineers, and WJE have highlighted concerns regarding the condition of the reinforced concrete and outlined necessary measures, such as concrete repairs, waterproofing, and preventive maintenance through an architectural coating protection system.

This project entails a comprehensive review of the previously completed studies, assessments, and recommendations, followed by the development of a detailed concrete repair plan and a preventive maintenance strategy for the architectural coating. These efforts will be critical in extending the life of the tower and ensuring the integrity of the roofing and waterproofing systems. The design approach will involve the creation of engineered repair documents, an architectural coating protocol, and waterproofing plans, all of which will be detailed in a set of bidding documents accompanied by a construction cost estimate.

Additionally, professional services will include the qualification of contractors, trials and mockups, and input from key stakeholders. Given Storke Tower's significance as a visual and cultural landmark on the University campus, its rehabilitation must comply with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* issued by the National Park Service to preserve its historical value while addressing concrete repairs and safety concerns.

**Estimated Construction Cost:** The overall construction budget is approximately \$3,000,000 (to be confirmed once Cost Estimates are updated as part of this scope).

**Scope of Services:**

The scope of professional services will involve the preparation of a limited follow-up Assessment of current conditions and an architectural historian assessment Report that includes architectural and engineering design services for the Project including the preparation of construction documents, updated cost estimates and administrative support services during the project and the approval process.

The scope of the professional services will be broken down into two separate phases: **Phase 1:** This phase will involve the preparation of a limited follow-up Assessment of current conditions and an architectural historian assessment Report under the University's standard Professional Services Agreement. **Phase 2:** if awarded, will include architectural and engineering design services for the Project including the preparation of construction documents, updated cost estimates and administrative support services during the project and environmental approval process. This phase will also include bidding assistance and construction phase administrative services and as built documentation under the University's standard Executive Design Professional Agreement.

Contracting for Phase 1 is expected to fall under a Professional Services Agreement (PSA) and Contracting for Phase 2 will be under the University's standard Executive Design Professional Agreement. While it is anticipated that funding will be obtained, there is no assurance that funds will be received for the project noted. Selection of the design professional will follow standard University procedures.

**Instructions for Applicants:** Qualified professionals and firms possessing relevant experience and expertise in providing design 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 **January 28, 2025** on the University's online planroom page located at [www.ucsbplanroom.com](http://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, Liana Khammash, at (805) 450-8178, or [liana.khammash@ucsb.edu](mailto:liana.khammash@ucsb.edu).

**SOO Deadline:** An electronic copy of your firm's SOQ submittal in (.pdf) format must be returned to the University on **February 11, 2025** by later than 4:00 p.m. either: (i) via email the UCSB planroom page at [www.ucsbplanroom.com](http://www.ucsbplanroom.com). (click "RFQs" on the left side of the planroom home page and find the project title); or, alternatively, (ii) an electronic (.pdf) copy may be delivered to the following physical address on a thumb drive:

Greg Moore, Associate Director of Contracting Services  
University of California, Santa Barbara  
6789 Navigator Way, 2<sup>nd</sup> Floor  
Goleta, CA 93117

**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.

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