

ADVERTISEMENT

Project Name: Commissioning Services for the Classroom Building Project

Project Description: Statements of Qualification submittals are hereby solicited by the University of California, Santa Barbara (“University”) from construction commissioning professionals and firms with relevant experience and expertise in providing commissioning services. The selected consultant will provide commissioning services for the Classroom Building Project (“Project”), as more fully described in Request for Qualifications (“RFQ”) No. FM200082.

The Classroom Building (or “Project”) is new construction that will provide the University a total of 5 additional lecture halls, 3 active learning classrooms, and 20 discussion classrooms providing a total of approximately 2,000 seats covering 51,000 assignable square feet and 95,048 gross square feet. The purpose of the project is to alleviate a long-standing classroom shortage against fast-rising enrollments of the past few years. (See Table 1 – Space Summary below).

Table 1- Space Summary

Description	Quantity	Seats	ASF	Total Seats	Total ASF
Lecture:					
Large Hall	1	350	6,980	350	6,980
Large Hall	2	250	5,405	500	10,810
Mid-size Hall	2	175	4,150	350	8,300
Active Learning (AL):					
Large AL Classroom	1	100	2,625	100	2,625
Medium AL Classroom	2	50	1,398	100	2,796
Flexible:					
Discussion Section Classroom	20	30	781	600	15,620
Subtotal	28	NA	NA	2,000	47,131
Other:					
Technical Office	1		422		422
Lactation Room	1		141		141
Projection Room	3		190		570
Sound & Light Locks	10		117		1,170
Lobby	2		323		646
Equipment Storage	2		152		304
Building Storage	3		205		615
Subtotal	22	NA		3,868	
TOTAL	50	NA	NA	2,000	50,999

The Project site encompasses approximately three (3) acres located near the center of campus. The site is south of and adjacent to the University Library and the Bioengineering Building; it is north of and adjacent to the Psychology Building, east of and adjacent to Parking Lot No. 3, and west of Science Walk. The building location is near the intersection of the Library Mall and Pardall Corridor, which runs east-west across campus and extends to the neighboring community of Isla Vista. The site also includes Building 408, which will be demolished as part of the Project.

The Classroom Building is proposed as Type II-B building with an above-grade interconnected three-story and four-story structure (with a mechanical penthouse) configured as two conjoined masses with an east-west orientation. The proposed design enhances sustainability; minimizes heat gain on the building, and allows for some natural ventilation and daylighting. With a central open-air circulation, most of the outdoor passage areas will be exposed to sun and reflected daylight, enhancing thermal comfort most of the year.

The project will register as Leadership in Energy and Environmental Design (LEED)TM for New Construction and includes sustainable measures to achieve a minimum of LEED Gold certification and to strive for Platinum. In consideration of relevant UC policy, including the University's Carbon Neutrality Initiative, the Classroom Building will be designed as an all-electric facility without the need to use natural gas.

In addition to new building construction, the project will include modifications to the existing walkways, bike path and bike-parking lots around the adjacent Library and Psychology Buildings, plus additional new bike parking.

Estimated Construction Cost: The overall Project construction budget is approximately \$70,800,000.

Tentative Project Schedule:

- Completion of the 100% Design Development phase is scheduled for September 24, 2019
- Completions of the 100% Construction Documents is scheduled for March 23, 2020
- Start of Construction is planned for October 2020
- The planned date for completion of construction is January 2023

Scope of Services:

Design phase: During the design phase, the anticipated scope for the Commissioning Agent includes design review of the University's project requirements, basis of design and construction documents and specifications at 50% CD completion and 90% CD and back-check the review comments in the subsequent design submission of 100% CD documents. Verification will be applicable to systems being commissioned for compliance with the University's project requirements and basis of design. The scope of services also includes participation of up to three meetings during the CD phase to review proposed building systems and engineering requirements under consideration and providing the University with appropriate consulting advice, as required.

Construction phase: Commissioning Agent will perform building systems commissioning as required by California Title 24, Part 6 and Fundamental Commissioning Requirements of LEED Reference Guide for Green Building Design and Construction, 2009 Edition. The anticipated scope for the Commissioning Agent during the Construction Phase includes verifying installation of commissioned systems, functional performance testing, training, systems manual / operations and maintenance manual review, a final Commissioning report, and post occupancy system performance review. See detailed scope in the RFQ documents.

Instructions for Applicants: Qualified professionals and firms possessing relevant experience and expertise in providing commissioning 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 August 20, 2019 on the University's online planroom page located at www.ucsbleanroom.com. (click "RFQs" on the left side of the planroom home page and find the project title).

University Contact: For additional project information contact the University Representative, Liana Khammash, at (805) 450-8178 or liana.khammash@ucsb.edu.

SOQ Deadline: An electronic copy of your firm's SOQ submittal, in .pdf format, must be submitted to the University no later than 4:00 p.m. on September 3, 2019 either: (i) via email to greg.moore@ucsb.edu; or, alternatively, (ii) an electronic (.pdf) copy may be delivered to the following physical address on a thumb drive:

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

Affirmative Action 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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