

**University of California,
Santa Barbara**



Request for Proposal

**Storke Apartments
and
West Campus Apartments
Exterior Renewal Projects**

Project Numbers:
986345 (Storke Apartments)
986355 (West Campus
Apartments)

**Office of Design
&
Construction Services**
A Division of
Campus Design and Facilities

March 2012



Table of Contents

| | |
|----------------------------|----|
| Advertisement | 3 |
| Program Statement | 5 |
| Scope of Services | 7 |
| Services Provided by UCSB | 8 |
| Location Map | 9 |
| Project Schedule | 10 |
| Instructions to Applicants | 11 |
| Selection Criteria | 14 |
| Privacy Notification | 15 |

Statement of Qualifications Form: Go to <http://facilities.ucsb.edu> , then click on “Contracting Services”, then click on “Requests for Proposals”. Choose the subject project and then open the “Statement of Qualifications” form.

[Campus Landscape and Long Range Development Plan](#)

[Executive Professional Design Agreement, ver B, \(EDPA\)](#)

[Certificate of Insurance](#) (Also included as an Exhibit to the Agreement)



Advertisement

Project Summary

Qualifications are hereby solicited from design professionals interested in providing architectural and engineering design services for the design and construction of exterior repairs for Storke Apartments and West Campus Apartments. Both facilities were constructed in the 1960's and have experienced numerous repairs and building component failures and are in need of a comprehensive exterior renewal.

Storke Apartments has a total of 342 2-bedroom units with a total of 306,000 SF within 39 buildings. The buildings are of wood frame construction with exterior stucco walls, exterior balconies and semi-enclosed exterior stairs. The budget for construction is anticipated to be \$3 million.

West Campus Apartments has a total of 250 units (168, 1-bedroom apartments and 82, 2-bedroom apartments) with 156,000 SF within 35, two-story buildings. The buildings are of wood frame construction with exterior stucco panels and wood siding with exterior corridors, semi-enclosed exterior balconies with wood railings, semi-enclosed, wood-wrapped exterior stairs and open exterior stairs. The budget for construction is anticipated to be \$3 million.

It is anticipated that these renovation projects will be constructed during 2013. The campus reserves the right to retain the services of one consultant for both projects or use two separate consultants.

See the Request for Proposal for a complete project description and a complete explanation of the selected Consultant's required scope of services.

Instructions for Submitting the Proposal

Design teams with qualifications that include experience in the design of projects similar in scale and scope are encouraged to submit a proposal. A copy of the Statement of Qualifications (SOQ) form shall be submitted with each consultant's proposal package. The SOQ form is available on our home page: <http://facilities.ucsb.edu>. To find the form, click on "Contracting Services" on the left, and then click on "Requests for Proposals". Click the "View" button of the subject project and then open the "Statement of Qualifications" form therein.

Submit seven (7) sets of your proposal to UCSB no later than 3:00 PM on March 19, 2012 to the attention of:

Daniel Belding

Project Manager

Facilities Management Building 439

Design & Construction Services

University of California, 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, regardless of race, religion, sex, color, ethnicity and national origin have equal access to contracts and other business opportunities with the University.



Program Statement

The University of California, Santa Barbara is seeking architectural and engineering design services for the design and construction of exterior repairs for Storke Apartments and West Campus Apartments on the University of California, Santa Barbara Campus. Both facilities were constructed in the 1960's and have experienced numerous repairs and building component failures and are in need of a comprehensive exterior renewal.

Storke Apartments has a total of 342 2-bedroom units within a total of 39 buildings. The buildings vary from one to three stories. The Storke complex was built in 2 stages: Storke I with 300 units was constructed in 1969. Storke II, with 42 units was constructed in 1980. The 306,000 SF complex is located one-half mile from campus on approximately 13 acres. The buildings are of wood frame construction with exterior stucco walls, exterior balconies and semi-enclosed exterior stairs.

West Campus Apartments has a total of 250 units (168, 1-bedroom apartments and 82, 2-bedroom apartments) within 35 two-story buildings. Additionally, there are 2 community buildings and 18 detached boiler rooms. The 156,000 SF complex was built in 1961 on approximately 6 acres. The buildings are of wood frame construction with exterior stucco panels and some wood siding with exterior corridors, semi-enclosed exterior balconies with wood railings, semi-enclosed, wood-wrapped exterior stairs and open exterior stairs.

The types of work that can be anticipated to be included in the **Storke Apartments** project are:

- Mitigate water intrusion at building perimeters
- Cut back/repair/removal/painting of exterior balconies
- Cut back/repair/painting of exposed rafter tails
- Repair/painting of damaged stucco areas
- Scraping/painting of exterior, lead-painted balcony flashing
- Repair of rotting exterior stair support framing

The types of work that can be anticipated to be included in the **West Campus Apartments** project are:

- Replace damaged concrete and asphalt flatwork
- Repair/redesign of exterior stair towers
- Repair/painting of exterior open stairs
- Repair/painting of exterior balcony railings
- Repair/painting of exterior roof rafters and framing
- Repair/painting of exterior fencing

It is anticipated that the projects will be constructed during 2013.

This project will look at both facilities and will identify the needed repairs. The consultant team will work with the University team in first reviewing the most problematic repairs and failures. After identifying these problems, the consultant will be asked to provide repair options to the University, where appropriate, and will also be asked to provide cost estimates for each option. The project team will then decide on the types of repairs to be implemented and will ask the consultant team to assemble the overall scope of work and the overall project construction budget.

After approval of the project budget the consultant team will develop construction documents followed by providing administrative assistance with bidding and contract award. Finally, the consultant will provide on-site support for the construction and close-out phases of the project.

Funding for the above projects is contingent upon receipt of funding from a variety of sources. 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.



Scope of Services

Architectural design projects at the UCSB campus involve a great deal of participation by faculty, staff and students in several forums established to engage the campus community in the decision making process. Reviews and approvals of campus projects extend to public interest groups and public agencies in the surrounding area including the California Coastal Commission. The scope of services anticipates full support of the architect during the public process of developing plans for the project.

The first phase of the project will be a facility audit and deficiency report which will include destructive testing and investigation to identify the proposed repairs and repair solutions. Following this, the consultant will prepare a Detailed Project Program (DPP) consisting of a project cost plan and all architectural and engineering requirements for the renovation of the existing buildings and a construction phasing plan. As the University anticipates that the construction will occur while the buildings are fully occupied, the consultant will be asked to offer ways to mitigate the impacts on the residents and will be asked to provide a way to make the necessary repairs while maintaining a safe and secure environment for the residents.

Authorization to proceed with the second phase of services will be contingent upon the satisfactory completion of the initial stage, external project approvals and appropriation of funding by the University. During the second phase, the scope of services will include architectural and engineering design of the project, preparation of construction documents, and the provision of support services during the bidding, award, construction, close-out and warrantee phases of the project.

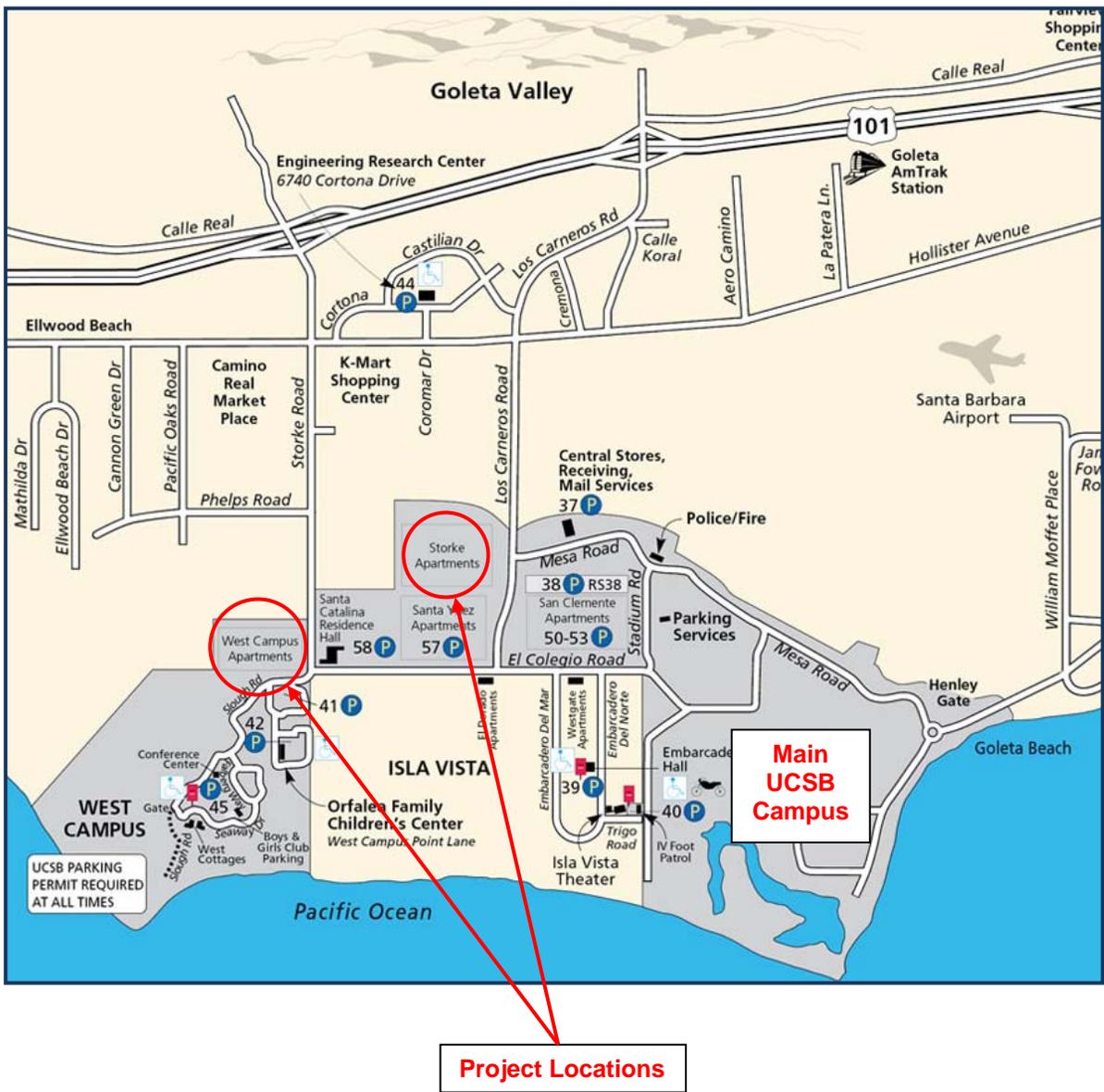


Services Provided by UCSB

1. Topographic map including below-grade utilities. Critical information contained in these documents will be verified by the campus when requested by the selected Design Professional.
2. Environmental Analysis (CEQA) and California Coastal Commission approval.
3. Campus Design Standards.
4. Prior feasibility analyses and deferred maintenance reports for both complexes.



Projects Location Map





Project Schedule

| | |
|---|----------------|
| RFP's due at UCSB | March 19, 2012 |
| Screening Committee | March 26, 2012 |
| <i>The resultant selected short-listed firms will be posted on the UCSB Design, Construction, & Physical Facilities website: http://facilities.ucsb.edu/contracts/proposals/ . Click on the "View" button next to the project name.</i> | |
| Notify Selected Consultants | April 2, 2012 |
| Consultant Interviews (if required) | April 10, 2012 |
| Chancellor Approval | April 17, 2012 |
| Successful Candidate Notified | April 19, 2012 |
| <i>The anticipated schedule dates below are tentative. The exact dates will be set forth in a notification letter to the selected Consultant.</i> | |
| Fee Negotiations for Phase 1-Detailed Project Program Phase | May 2012 |
| DPP Contract Award | May 2012 |
| DPP Complete to UCSB | August 2012 |
| Project Program Guide (PPG) Final Submission | August 2012 |
| Preliminary Design Start | September 2012 |
| Construction Documents Start | October 2012 |
| Construction Start | March 2013 |
| Project Complete | March 2014 |



Instructions to Applicants

1. Respond concisely to the Selection Criteria and complete the Statement of Qualifications Form. The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.
2. Provide a list of projects of similar scope and complexity along with team member's roles, project construction budgets, bid amounts, and final change order amounts related to errors and omissions. Please also address the scheduled duration of construction and total of delays attributable to errors and omissions. Project statistics should include net and gross areas, efficiency ratio, and a contact person with a telephone number.
3. Your Proposal shall also address the following:

Design Issues

How would the consultant team approach incorporating the participation of campus community members into the planning and design process? How will the consultant team develop a project that responds to the context of existing facilities? What will be the team's approach to dealing with issues of sustainability, use of energy resources, affordability and prioritization of design goals within the project budget? How can the site be used to achieve its full potential?

Cost Control

What mechanism or procedures will the team implement during the design and construction document phases to control costs?

Executive Design Professional Agreement

Note any exceptions to the enclosed Agreement that would prevent your firm from executing the Agreement. We cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses. Proposal submittals **must** include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Agreement. Provide a copy of your current billing rate schedule and proposed consultants.

Certificate of Insurance

Note any exception to the Certificate requirements and provisions that would prevent your firm from executing an Agreement. Proposal submittals shall include a separate letter affirming the intent of the proposer’s acceptance of terms and conditions contained in the Certificate of Insurance (see page 2 for the link to the Certificate). Minimum Insurance limits are as follows:

| General Liability: Comprehensive or Commercial Form | Amount |
|---|--|
| Each Occurrence | \$1,000,000 |
| Products/Completed Operations Aggregate | \$1,000,000 |
| Personal and Advertising Injury | \$1,000,000 |
| General Aggregate | \$2,000,000 |
| Business Automobile Liability | Amount |
| Each Occurrence | \$1,000,000 |
| Workers’ Compensation | As required under California State Law |
| Professional Liability | Amount |
| Each Occurrence | \$1,000,000 |
| Project Aggregate | \$2,000,000 |

Malpractice Claims

List malpractice claims adjudicated within the last 5 years or currently pending. Identify the projects. Provide the same information for your Associate Architect if one is proposed, and your Mechanical and Structural Engineers. List any lawsuits pending with the Regents of the University of California. List past lawsuits with the Regents of the University of California and indicate if a settlement was paid to the University. List all current and past UC projects, name of the UC project manager and their telephone number.

Individual Experience

Submit resumes of the responsible Partner, the Project Manager, the Principal Designer and technical consultants focusing on relevant experience of those individuals and university experience, not the collective corporate experience of the firm.

Work Location

Identify any portions of the Architect’s scope of work that will be performed outside of the office responding to the RFP and the individuals responsible for that work. If an

associate architect is involved, explain their role and the planned division of responsibilities.

4. Include appropriate supplementary information supporting qualifications (8 ½ x 11 format). Organization and brevity will be appreciated. Work submitted as an example of the design team's qualifications will be considered only to the extent it is similar to the proposed project. Additional information may be submitted demonstrating experience in programming, planning and design on university campuses. Identify the engineering team and consultants for all projects listed as examples of your firm's work. Provide information on proposed engineering staff and consultants for this project and an organizational chart. Provide a list of previous projects the proposed team has participated in together.
5. Submit 7 copies of all material bound into single documents.
6. Return to: **Daniel Belding**
Project Manager
Facilities Management, Building 439
Office of Design & Construction Services
University of California
Santa Barbara, CA 93106-1030
7. Due Date: March 19, 2012, no later than 3:00 PM
8. Design teams with qualifications considered appropriate by the Screening Committee may be asked to interview with the Selection Committee. The campus may or may not interview design teams and may make the final selection from the information provided.



Selection Criteria

1. **Design ability.** Indicate previous experience on similar projects of a similar age and type of construction. Knowledge and experience in how to best prolong the useful life for this building type.
2. **Research potential.** Show capability to undertake appropriate research to resolve design problems specific to the needs of the program or project under consideration.
3. **Program responsiveness.** Indicate previous experience that demonstrates success in completing projects consistent with similar program scope, schedule, budget, and technical requirements, and that indicates the ability to complete the proposed project in a manner that is responsive to the specifics of the program.
4. **Evaluation of engineering consultants proposed to be employed.** Indicate previous experience with engineering requirements appropriate to the project under consideration.
5. **Production capability.** Give evidence of ability to perform all design phases of the work, to produce construction documents of superior quality and to meet the completion schedule for each phase.
6. **Coordination and supervision.** Provide evidence of ability to provide experienced staff and timely support during the construction phase of the project.
7. **Proximity.** Identify the proximity to the project location and the willingness to establish a local office or an association with a local consulting firm.
8. **Client relationships.** Indicate the firm's recognition of the consultative processes associated with work on a University Campus.
9. **Equal Opportunity.** The commitment of the University to equal opportunity applies to the selection of design professionals.



Privacy Notification

The state of California Information Practices Act of 1977 requires the University to provide the following information to individuals who are asked to supply information about them:

The principal purpose for requesting the information on this form is for use in the selection process for Design Professionals to be commissioned by the University. University Policy authorizes maintenance of this information.

Furnishing all information requested on this form is mandatory - failure to provide such information will delay or may even prevent completion of the action for which the form is being filled out. Information furnished on this form will be used by the Office of Design & Construction Services, Facilities Management and them University of California at Santa Barbara in consideration of contracts with Design Professionals.

Individuals have the right to access to this record as it pertains to them.

The official responsible for maintaining the information contained on this form:

Contracting Services
Office of Design & Construction Services and
Physical Facilities
University of California, Santa Barbara
Building 439
Santa Barbara, California 93106-1030