

University of California,
Santa Barbara



Request for Qualifications
for the:

**North Campus Open Space
Restoration Project**

Project Number:

FM150120

Office of
Design & Construction
Services

October 2014



**University of California, Santa Barbara
North Campus Open Space Restoration Project
Project Number FM150120**

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EXHIBITS:

Statement of Qualifications Form	(See UCSB website for download at: http://web.facilities.ucsb.edu/contracts/proposals/)
Professional Services Agreement (PSA)	(See separate .pdf file at link referenced above)
Executive Design Professional Agreement, (EDPA)	(See separate .pdf file at link referenced above)
Certificate of Insurance	(See separate .pdf file at link referenced above)



Advertisement (Posted on 10/6/14)

Project Name: North Campus Open Space Restoration Project

Project Number: FM150120

Project Description

The University of California, Santa Barbara (UCSB) is requesting qualifications for a consultant team to provide engineering services, site work design, and environmental planning for the North Campus Open Space Restoration Project (136.4 acres). The goals of UCSB's stewardship activities on the North Campus Open Space represent a balancing of ecosystem restoration and enhancements plus provision of public access and passive recreation opportunities.

The campus seeks to enhance wetland and associated upland habitats characteristic of Devereux Slough ecosystem. The current vision includes expansion of wetland area, improving hydrological connectivity, enhancement of habitats for threatened and endangered species and improving resiliency of ecosystem structure and function.

The campus also seeks to design and construct a series of public access trails and to develop opportunities for passive recreation, research and educational use that are compatible with the environmentally sensitive resources of the area.

The anticipated total construction budget is in the range of \$10 million - \$20 million, and phasing of construction will depend on availability of funds and processing of permits

Scope of Services

Work on this project will be conducted under a Professional Services Agreement (PSA) for development of a Detailed Project Program, Conceptual Design and alternatives feasibility analysis suitable for use in an environmental planning analysis, a Detailed Cost Estimate, and an Existing Conditions Report. The project may continue through Working Drawings and Construction depending on project funding and approvals. Award of the contract for preliminary services does not guarantee the chosen firm will continue through working drawings.

Approval of the above project 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. Selection of the design professional will follow state law and University consultant selection and contract award procedures.

Instructions for Application

Consultant teams with qualifications that include experience in the design of projects similar in scale and scope are encouraged to respond. A copy of the Statement of Qualifications (SOQ) form will be available for download on our project page at <http://web.facilities.ucsb.edu/contracts/proposals/>

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Interested firms may view and/or download the project documents. Should you require any assistance, please call Ed Schmittgen, University Representative, at (805) 451-1186.

Five (5) hardcopy sets and one (1) digital copy (.pdf) of each consultant team's Proposal must be delivered to UCSB by 2:00pm on **October 21, 2014** to the following address:

Attn: Ed Schmittgen, University Representative
Design & Construction Services
Facilities Management Bldg. 439, Room '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.



Project Summary

Background:

In May of 2013 the campus accepted a donation of the 63.8 ac (25.8 ha) former Ocean Meadows Golf Course and established a Science Advisory Board to oversee a restoration project design.

The Devereux Creek watershed 2,367 ac (958 ha), reaches an elevation of 525 ft (160 m) in the foothills of the Santa Ynez Mountains and currently is a mixture of residential and commercial land uses (53%) with open space and recreational areas, including golf courses (38%), and agriculture (9%). The focus of the restoration effort is a planning area called the North Campus Open Space (NCOS, 136.4 ac (55.2 ha) that includes properties previously called 'South Parcel' 68.9 ac (27.9 ha), 'Whittier parcel' 3.71 ac (1.5 ha) and 'Ocean Meadows Golf Course' 63.8 ac (25.8 ha); the NCOS is part of the 652 ac (264 ha) Ellwood-Devereux Joint Management area created in 2005. The Ellwood Devereux area includes UCSB's Coal Oil Point Natural Reserve to the south, Ellwood Mesa (Sperling Preserve) and the Ellwood Monarch butterfly grove to the west. In addition there are protected open spaces to the east including space within the Storke Ranch residential development and the UCSB Storke Wetlands, part of the Goleta Slough system. New housing developments associated with UCSB and with a private landowner are being developed on the eastern and northern borders of the NCOS.

The topography and vegetation of the NCOS reflect the creation in 1965 of Ocean Meadows golf course, during which soils were bulldozed from adjacent uplands into the upper arms of Devereux Slough. The narrow, channelized creek and the degraded nature of South Parcel as well as the sediments within the northwestern corner of Devereux Slough reflect these activities.

Program Statement:

The University of California Santa Barbara is seeking to partner with a team of consultants with skills in designing and permitting estuarine wetland restoration projects with endangered species. We expect the team to integrate with on-going work at UCSB as well as to bring in expertise in fields including hydrology, geomorphology, geotechnical engineering and ecological restoration.

The campus would ask the consultant team to evaluate a number of elements including, but not limited to the following:

- Hydrological connection between lower Devereux Slough with the restoration project
- The integration of freshwater and estuarine systems to optimize habitat diversity for birds and wildlife.
- The impact of modeled sea-level rise
- Public access and passive recreation values expressed by community through a community-based planning process.

The campus will solicit permitting agency guidance in order to create a successful project. Agencies include: US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), US Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), California Coastal Commission (CCC), and Santa Barbara County Flood Control. The Consultant Team will be required to integrate this guidance in the development of the project design and proposed phasing.



Scope of Services

Capital projects at UCSB involve participation by faculty, staff and students in 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 and the California Coastal Commission. This project is led by the North Campus Open Space Science Advisory Board. The scope of services anticipates full support of the selected consultant team during the public process of developing plans for the project.

Work on this project will be conducted under a Professional Service Agreement (“PSA”) for the development of a Detailed Project Program, Conceptual Design and alternatives feasibility analysis, a Detailed Cost Estimate, and an Existing Conditions Report. At the conclusion of these preliminary services the campus will prepare a joint CEQA/NEPA document for the project. The project may continue through Working Drawings and Construction depending on project funding and approvals. Award of the contract for preliminary services does not guarantee the chosen firm will continue through working drawings.

Any work beyond the first phase is subject to obtaining funding and project approval. Selection of the design and technical professionals will follow standard University procedures.

The anticipated scope of services for the first phase includes:

I. Preliminary Design with Alternatives Feasibility Analysis: Develop a project description for subsequent environmental review, design and permitting. Design focused on project Goals and Objectives and includes:

- a. Opportunities and Constraints analysis
- b. Existing conditions report
- c. Surveying and preparation of project site maps;
- d. Geotechnical exploration and reporting,
- e. Inventory of ecological resources and development of restoration objectives and alternatives;
- f. Expand existing conditions report into a no-project, future conditions forecast
- g. Identify alternatives that address key issues and concerns, including
 - i. Disposal/ beneficial re-use of excavated material options;
 - ii. Venoco Road bridge alternatives;
 - iii. Habitat matrix options;
 - iv. Level of intervention (project scale) and phasing considerations;
 - v. Other key uncertainties and issues identified in public process
- h. Consider relationship of Goals and Objectives and Costs for selected alternatives;
- i. Alternatives evaluation and selection of preferred alternatives for Environmental Review;
- j. Prepare Environmental Review Strategy and Permitting strategy summary

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- k. Prepare preliminary Design report to include:
 - i. Summary of above elements;
 - ii. Plan and typical section drawings (report figures) for each Key element for each Alternative and Option;
 - iii. Engineer's estimate of construction quantities, costs and schedule.
- l. Addendum to Preliminary Design Report: updated project description and alternative descriptions; with analyses to support the Environmental Review Process as part of Environmental Review Scoping and to include consultation with agencies, and the public and revisions to the document.

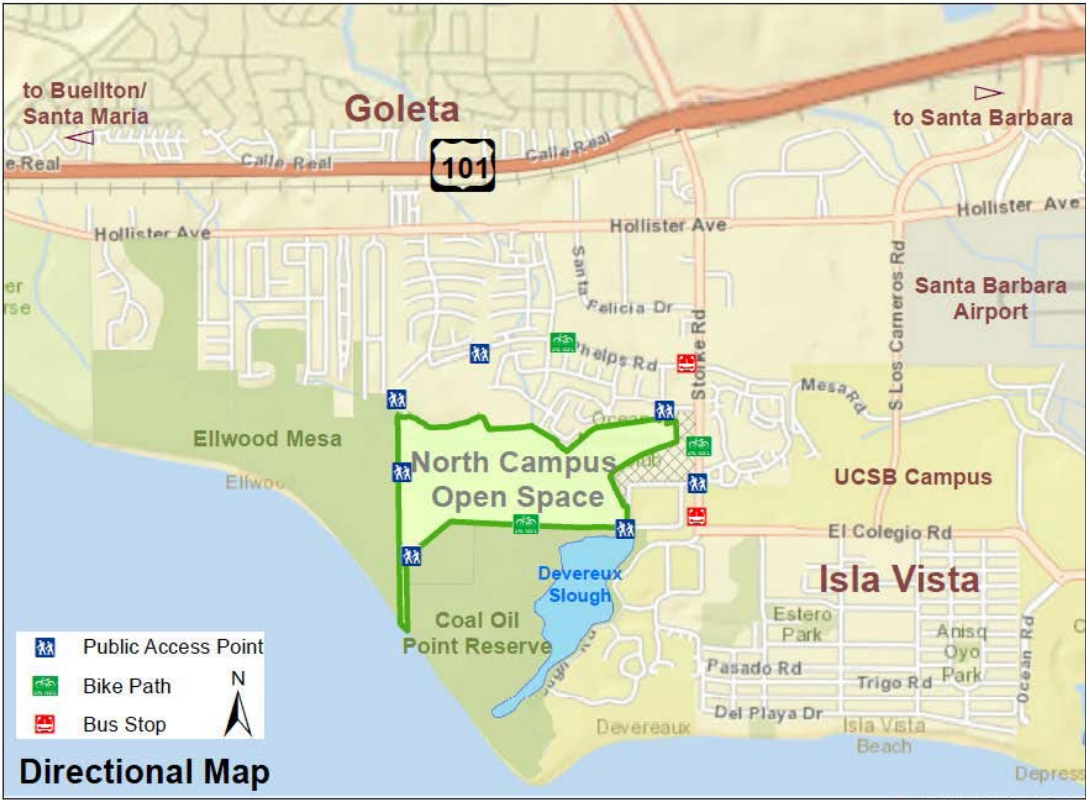


Services Provided by UCSB

1. Assistance with Organizing and scheduling meetings with campus constituents
2. Access to existing drawings and planning documents
3. Review of documents for project conformity
4. Delineation planning constraints specific to the Project
5. Environmental Analysis (CEQA and NEPA)
6. On-Site construction phase management and inspection



Project Location





PROJECT SCHEDULE*

Advertisement	10/6/14
RFPs Due at UCSB by 2:00pm	10/21/14 (Tentative)

Please see RFP Addendum No. 1 for revised evaluation, selection and award dates.

Screening Committee/Selection of Short-listed firms	TBD
Notify Shortlisted Firms	TBD
<i>Short-list firms will be posted on the UCSB Design, Construction, & Physical Facilities website at: "Request for Proposals"</i>	
Site Visit	
RFP Solicitation	TBD
Interviews with Shortlisted Firms	TBD
Selection Finalized	
Successful Candidate Notified	TBD
<i>The exact dates for fee negotiations and contract award will be set forth in a Notification letter to the selected Consultant.</i>	
Consultant's Fee Proposal Due	TBD
Fee Negotiations	TBD
Contract Award	TBD
Kick-off Meeting	TBD

**Note: All schedule dates are tentative and subject to change at the sole discretion of the University.*



Instructions to Applicants

1. Respond concisely to the Selection Criteria and complete the Statement of Qualifications Form downloaded from the UCSB website at: <http://web.facilities.ucsb.edu/contracts/proposals/>. 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 Statement shall also address the following:
 - Design and Engineering Issues** – What will be the team's approach to dealing with issues of designing a restoration project of this magnitude within the project budget? How can the restoration be designed to accomplish the campus goals?
 - Cost Control** – What mechanism or procedures will the team implement during the design and construction document phases to control costs? What specific approaches can the design team take to allow collaboration and flexibility during the design process and at the same time control costs?
 - Professional Services Agreement** – Note any exceptions to the attached Professional Services Agreement ("PSA") 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.
 - Executive Design Professional Agreement** – Note any exceptions to the enclosed Executive Design Professional Agreement ("EDPA") 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 Submittal Package** – Proposal submittals shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Agreement (see attached PSA and EDPA Agreements). Provide a list of all proposed consultants. Provide a copy of the current billing rate schedule for your firm and for all proposed consultants **IN A SEPARATE, SEALED ENVELOPE.**
 - 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 enclosed certificate). Minimum Insurance limits are as follows:

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General Liability: Comprehensive or Commercial Form	Amount
Each Occurrence	\$1,000,000
Products/Completed Operations Aggregate	\$2,000,000
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 UC project manager and telephone number.

Individual Experience – Submit resumes of the responsible Partner, the Project Manager, the Principal Designer and technical consultants focusing on relevant design experience of those individuals and experience working with university clients (not the collective corporate experience of the firm).

Work Location – Identify any portions of the scope of work that will be performed outside of the office responding to the RFP and the individuals responsible for that work.

4. Include 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 organization chart. Provide a list of previous projects the proposed team has participated in together.

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5. Return to: Ed Schmittgen, University Representative
Office of Design & Construction Services
Facilities Management, Building 439, Room 'E'
University of California, Santa Barbara
Santa Barbara, CA 93106-1030
6. Submit five (5) sets of the Consultant Team's proposal and one (1) digital copy (.pdf) of each consultant team's Proposal.
7. Due Date: October 21, 2014 no later than 2:00 p.m.
8. Consultant teams with qualifications considered appropriate by the Screening Committee will receive a subsequent Request for Proposal and may be invited to interview with the Selection Committee.



Selection Criteria

1. ***Design ability.*** Ability as it can be evaluated by examination of the functional, technical, economic, and aesthetic qualities of projects done for the University or other clients.
2. ***Research potential.*** Capability to undertake appropriate research to resolve design problems specific to the needs of the program or project under consideration.
3. ***Program responsiveness.*** Previous experience that demonstrates success in completing projects consistent with program 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.*** Previous experience with ecological restoration projects involving hydrology of intermittently open coastal lagoons, as well as all other engineering requirements appropriate to the project under consideration with evidence or expression that appropriate consulting advice can be obtained as required.
5. ***Production capability.*** 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.*** Evidence of ability to provide experienced staff and timely support during the construction phase of the project.
7. ***Proximity.*** to the project location, willingness to establish a local office or an association with a local consulting firm.
8. ***Client relationships.*** 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.
10. ***Applicable Experience.*** Experience with habitat enhancement for threatened and endangered species, experience seeking approvals/permits from local, state and federal entities (e.g., CCC), experience interfacing with residents and other local stakeholders and AHJs, experience designing and implementing passive recreation elements associated with projects of a similar size, scope and complexity



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 themselves:

The principal purpose for requesting the information on this form is for use in the selection process for Design Professionals 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, Facilities Management, University of California at Santa Barbara in consideration of commissions to Design Professionals.

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

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

Associate Director, Contracting Services
Office of Design & Construction Services
University of California, Santa Barbara
Facilities Management Building 439, Room "E"
Santa Barbara, California 93106-1030