

**University of California,
Santa Barbara**



Request for Proposal
for the:

Davidson Library
Tower
Seismic Improvements

Project Number:
988704

Office of
Design & Construction
Services

October 2011



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ATTACHMENTS:

Statement of Qualifications Form	(See separate .pdf file)
Degenkolb Seismic Evaluation, July 26, 2011	(See separate .pdf file)
Executive Professional Design Agreement, (EDPA)	(See separate .pdf file)
Certificate of Insurance	(See separate .pdf file)



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Project Description

Qualifications are hereby solicited from design professionals interested in providing Architectural and Structural Engineering for the seismic retrofit of the Davidson Library Tower. Project Scope will also include the Title 24 accessibility upgrades, fire and life safety improvements, and other work triggered by the seismic improvements.

The Library Tower is an eight story reinforced concrete structure built in 1965. The building is approximately 202 feet by 69 feet in plan. The structure is comprised of lightweight concrete with a compressive strength of 3,750 psi up to and including the third floor framing, and 3,000 psi above the third floor. Reinforcing is typically intermediate grade deformed bars with a yield stress of 40,000 psi - except for columns where reinforcing is stated to be 60,000 psi. The only occurrence of normal weight concrete in the structure is at the precast wall panels located on the exterior perimeter of the structure.

A preliminary seismic evaluation by Degenkolb Engineers in July 2011 concluded that the library tower should be assigned a seismic performance rating of "Poor" in accordance with University Policy on Seismic Safety. The University's goal is to strengthen the building to achieve a rating of "Good".

The anticipated construction budget is in the range of \$12 million - \$15 million.
The planned start of construction is May 2014.

Scope of Services

The scope of professional services will initially involve the development of a Project Program, Conceptual Design, and a Detailed Cost Estimate. At the conclusion of the above services the project may continue through Working Drawings and Construction depending on project funding and approvals.

The Project Program will include a code analysis; assessments of existing interior conditions, and anticipated construction impacts. All necessary phasing and construction coordination will need to be identified in the program.

The Conceptual Design will include accessibility and life safety work triggered by the seismic upgrades.

The Detailed Cost Estimate will identify all associated cost with the construction project.

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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 standard University procedures.

Instructions for Application

Design 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 on our home page: <http://facilities.ucsb.edu> click on 'Requests For Proposals' and download the project documents or contact Telli Foster telli.foster@dcs.ucsb.edu. or call Anne Marie Nething, Project Analyst, at 805-893-6987 for assistance.

Five (5) sets of the Proposal must be returned to the attention of:

Telli Foster, Senior Project Manager, Design & Construction Services - Facilities Management Bldg. 439, Office of Design and Construction, University of California, Santa Barbara, CA 93106-1030 no later than 4:00PM on Thursday, November 10, 2011.

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 commissioned a preliminary seismic evaluation for the Davidson Library eight story Addition. The analysis was prepared by Degenkolb Engineers in July 2011.

The study concluded that the library tower should be assigned a seismic performance rating of “Poor” in accordance with University Policy on Seismic Safety. The University’s goal is to strengthen the building to achieve a rating of “Good”.

The Library Tower is approximately 111,000 sf. and was originally constructed in 1965. This building houses stacks of books, classrooms, offices, and study nooks. The space is occupied by both students and staff throughout the day and evening.

This project’s intention is to also address all Title 24 accessibility upgrades and fire and life safety improvements and other work that would be triggered by any seismic improvements.



Scope of Services

Architectural design projects at the UCSB campus involve 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 and the California Coastal Commission. The scope of services anticipates full support of the selected Design Professionals during the public process of developing plans for the project.

The professional scope of services will include phases for programming, architectural and engineering design of the project, cost estimating, code analysis, value engineering, project scheduling, and coordination with regulatory agencies, culminating in completed construction documents issued for competitive bids. Construction phase services will include submittal reviews and field representation.

The initial effort of Project Programming will be limited to defining the project scope, conceptual design, and cost estimating. Work beyond this initial phase and all subsequent phases, is subject to funding and project approval.



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 Design Professional
2. On-site construction phase management and inspection.
3. Environmental Analysis (CEQA) and Coastal Commission approval.
4. Parking supply and demand projections.
5. Delineation of cultural resource sites, wetlands and other planning constraints specific to the site.

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Project Site Plan





Project Schedule

RFPs Due at UCSB by 4:00 p.m.	November 10, 2011
Selection Committee Evaluation	November 14, 2011
Successful Candidate Notified	November 24, 2011
<i>The anticipated schedule is tentative. The exact dates will be set forth in a formal Notification letter and directed to the selected Consultant.</i>	
Fee Negotiations Completed	December 8, 2011
Contract Award	January 5, 2012
Project Program Guide & Preliminary Design	January 5 – February 16, 2012
Cost Estimating	February 16 – February 29, 2012
Construction Documents Start	TBD
Bidding/Award	TBD
Construction Start	TBD
Project Complete	TBD



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 – 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 project improve the campus in general and enhance this area of campus in particular?

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 shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Agreement (see enclosed Agreement). Provide a list of 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:

General Liability: Comprehensive or Commercial Form	Amount
Each Occurrence	\$1,000,000
Products/Completed Operations Aggregate	\$1,000,000

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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 seismic improvements, relevant experience of those individuals and university seismic improvements 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 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.
5. Return to: Telli Foster
Senior Project Manager
Contracting Services, Facilities Management, Building 439
Office of Design & Construction Services
University of California
Santa Barbara, CA 93106-1030
6. Submit five (5) copies of all material bound into single documents.

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7. Due Date: Thursday, November 10, no later than 4:00 p.m.
8. Design teams with qualifications considered appropriate by the Screening Committee may be asked 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 special 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.



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:

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