



Office of Design & Construction Services

## **New Physics Building**

REQUEST FOR QUALIFICATIONS

EXECUTIVE ARCHITECT

RFQ NO. FM170001 (Project No. 981980)

JULY 5, 2016

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## EXHIBITS (Exhibits may be recopied as necessary for submittal)

- Exhibit A\* Statement of Qualifications Form
- Exhibit B\* Certificate of Insurance Form
- Exhibit C\* Professional Services Agreement (PSA)
- Exhibit D\* Executive Design Professional Agreement (EDPA)
- Exhibit E\* Executive Design Professional / Fee Guideline
- Exhibit F\* UCSB New Physics Building Program, Lab Life Science Architecture, Inc. (Dated 6/13/16, 64 pages).

*\*(See UCSB website for download at: <http://web.facilities.ucsb.edu/contracts/proposals/>)*

**I. ADVERTISEMENT FOR EXECUTIVE ARCHITECT**

UCSB requests a written response to this Request for Qualifications (RFQ) from qualified professionals interested in providing detailed project programming, full design services, preparation of bidding documents, and construction administration services for the construction of the **New Physics Building (NPB)** on the main campus of UC Santa Barbara.

The estimated construction cost is \$93,000,000 with an anticipated gross square footage of 125,000 sf.

The Physics Department is ranked among the **top 5 physics programs** in the country and counts three Nobel Prize winners and 16 members of the National Academies among its esteemed faculty. Academic enrollment in the Physics Department has skyrocketed over the past decade confirming the fact that UCSB is one of the best places in the world to pursue a degree in physics. The physics program integrates academic scholarship and research across a broad range of experimental and theoretical topics such as astrophysics, condensed matter physics, high energy physics and gravitation, quantum computing, and biophysics.

Over the last 25 years the academic stature of UC Santa Barbara has grown tremendously. By numerous rankings and attestations, UCSB is a recognized world-class university, and a member of the prestigious American Association of Universities. Among its faculty are six Nobel laureates, a Fields Medalist, a Millennium Technology Prize recipient, and two Emmy and Academy Award winners.

Located on a mesa overlooking the Pacific Ocean, UCSB is home to 11 national research centers and over 100 interdisciplinary research centers and institutes. Campus enrollment has grown to approximately 23,000 students, and recent year classes are the most academically competitive and ethnically diverse in campus history. The preeminent scholarship, instruction, and public service that define UCSB have helped shape its identity as a place of enormous and exceptional possibility.

The complete RFQ packet will be available at <http://web.facilities.ucsb.edu/contracts/proposals/> on **July 5, 2016**. A shortlist of firms will be determined by a screening committee. Qualified consultants must provide ten (10) bound copies and one (1) digital copy (.pdf) of their respective SOQ submittals, as outlined in the RFQ, which must be received by the University at the stated address by **2:00 p.m. on August 5, 2016**.

Design teams or firms with experience designing major research buildings and leading-edge physics research laboratories are encouraged to respond. Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each candidate firm may be required to show evidence of its equal employment opportunity policy.

**Marc Fisher, AIA**  
Vice Chancellor Administrative Services & Campus Architect



**For questions related to this RFQ, please contact:**

Ray Aronson, Interim Director, Design and Construction Services (805) 893-4535.

## II. PROJECT INFORMATION AND REQUIREMENTS

### A. PROJECT INFORMATION

#### **Background:**

The current home of the Physics Department is Broida Hall (aka the Physics Building) which provides approximately 67,500 assignable square feet (ASF) of space comprised of research laboratories, offices, academic support and lecture halls. Designed by Charles Luckman and constructed in 1967, Broida Hall lacks the structural characteristics and environmental controls required to support modern physics research today. Although Broida Hall benefited from a major renovation in the early 2000s, that project focused only on seismic, code and life-safety, and infrastructure upgrades, it did not address or anticipate future growth. Physics is experiencing staggering growth in undergraduates, including a 113% increase in majors since 2009/10. The lack of space to accommodate rapid growth is impacting operations and affecting departmental dynamics. Nearly 20% of Physics' space needs are being accommodated in temporary facilities and borrowed space.

#### o **Preliminary Programming for the New Physics Building**

In 2016, the campus contracted a consulting architect to help the campus "jumpstart" laboratory planning and programming for the NPB. The resulting study documented approximately 74,000 ASF of departmental space needs, including the replacement of existing lecture hall space currently occupying the proposed building site; it also identifies physics components to remain in Broida Hall. The study's main focus however was on defining the operational, spatial, functional and environmental requirements of research laboratories and support facilities to be housed in the NPB (see attached UCSB New Physics Building Program (Exhibit F)).

#### **Project Description:**

The NPB will be programmed and designed with an eye on flexibility and built for longevity to span 50 years. The NPB will house "state-of-the-art" physics research laboratories, a large lecture hall, academic offices and scholarly facilities. Ideally, the NPB would be physically connected to Broida Hall to ensure interdepartmental collaboration which is important to creating unity across the various areas of study within the department.

Laboratory research is at the heart of the Physics program at UCSB. The preliminary program identifies approximately 43,000 ASF of laboratory space making it the largest component of the NPB program; it is also the highest priority of the project. Modern physics research requires facilities that possess rigid and reliable environmental controls for temperature, vibration, electromagnetic interference, air quality, humidity and power— all of which will inform the eventual design of the building's foundations, structure, building systems, and exterior envelop. To a great extent, the success of the building will be measured by the quality and performance of the laboratory space.

The programming study identified 4 types of laboratories to be housed in the NPB, these include the CMX or condensed matter labs; AMO or atomic/molecular optical labs; STM or nanoscale microscopy imaging labs, and Dark Labs. Additionally, pump rooms and control rooms are integral to these labs. All laboratories require a 14-foot ceiling; except the STM labs, which require 20-foot ceiling heights and floor pits 8 feet deep, and a basement location.

The study also provides an initial estimate of overall departmental space needs, including academic, instructional, and administrative space to be proposed in the NPB and in Broida Hall. At the onset, the intent is to house the entire Physics faculty numbering about 60 in the NPB and provide commons areas on each floor of the building to facilitate collaboration and scholarly activity. The plan for Broida Hall would be to reorganize release space to address the need to expand instructional laboratories, student support facilities, existing experimental and

theoretical research, and administrative functions. Development of a "Physics Space Plan" will be a concurrent activity undertaken during the programming phase.

The composition of the NPB preliminary space program is approximately 67% laboratory research including space for graduate students and post-doctoral researchers, 21% academic and administrative offices and storage, 5% scholarly activity, and 7% for a new lecture hall. The project will remove existing trailers and demolish 2 lecture halls located at Broida Hall, one having 94 seats, the other 286. These trailers and lecture halls currently occupy a portion of the proposed NPB site.

The project site is the area north and west of Broida Hall encompassing the existing lecture halls and trailers situated along the Broida Corridor and Science Walk. To the north, the site is bounded by the pedestrian corridor at the Campus Green and the eastern boundary is the Physical Sciences South Building. The building height limit for the NPB site is 85 feet. During preliminary programming, Physics indicated that a physical connection between Broida Hall and the NPB would be desirable. To optimize valuable campus resources, the campus may study a phase II building or buildings for another discipline on the same site.

Development of the space program and the Detailed Project Program (DPP) document will require in-depth study of all proposed new spaces, including functional requirements of non-laboratory space. A more general level of documentation will be required of existing space in Broida Hall, including space to be retained and renovated in a future project. The proposed NPB space program and DPP will be integral to the Physics Space Plan, which will be developed by the campus to help justify the NPB and the follow-up renovation of Broida Hall.

The estimated construction cost is \$93,000,000. State funding is proposed for design, construction and equipment. The completed Detailed Project Program (DPP) will inform campus submittals seeking project approvals and state funding.

**Sustainable Design:**

The project shall be designed to meet the requirements and intent of the University of California Regent's Policy on Sustainable Practices as it pertains to green building design and energy efficiency. The project will be required to achieve a LEED™ Silver Rating, with documentation prepared by the architect and submitted to the US Green Building Council. The design shall also meet the prerequisites of the Laboratories for the 21st Century (Labs21) Environmental Performance Criteria. The university also has set a goal to outperform the required provisions of the California Energy Code (Title 24) energy efficiency standards by at least 20 percent.

**B. SUMMARY SCOPE OF PROFESSIONAL SERVICES**

Projects at UCSB involve participation by faculty, staff and students in multiple forums that engage stakeholder groups in the programming, planning, design and decision making process.

Reviews and approvals, including environmental review, extend to the public and local agencies within the region. The scope of services anticipates full support of the selected Design Professionals during the programming, planning, design and public review process.

Work on the project will be authorized in two stages:

- **Stage 1:** will be conducted under a Professional Services Agreement (PSA) for development of the Detailed Project Program (DPP) describing the full scope and cost of the project. Stage 1 will be managed by the Office of Budget and Planning. Project program information developed previously will expedite the New Physics Building DPP process.

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The goal of the DPP is to comprehensively define the scope of the project's building program, site development, and movable equipment. The DPP shall also include a prioritized list of additive-alternative scope elements, components and enhancements that might be identified in the "value engineering" review process as scope reductions which can be made in order to stay within the project's approved budget.

The DPP shall include site planning studies and conceptual plans, define the building program, outline systems specifications, and include a cost estimate. Architectural and engineering plans and presentation materials will be developed with oversight from the Campus Architect. The DPP will inform the Project Planning Guide (PPG) and Physics Space Plan which are prepared by the campus to secure project approvals from campus, the UC Office of the President, and the State; and, the DPP will serve as the basis of design for the New Physics Building. Separately, the DPP may document any options or alternative scenarios that are contingent upon unapproved funding, i.e., funding that is not in-hand at the completion of the DPP.

Following is a Draft Scope of Work for Stage 1 DPP. The final scope of work will be developed in consultation with the selected firm in conjunction with the preparation of the PSA.

Outline Scope of Work for Stage 1 DPP

- o Space programming and Planning
- o Develop Building Systems/Infrastructure Pre-Design Specifications
- o Preliminary Code Analysis
- o Site Study
- o Site Planning
- o Conceptual Building Design (for Cost Planning)
- o Cost Plan

Deliverable includes publication of the Detailed Project Program with cost plan/estimate.

- **Stage 2:** will be conducted under an Executive Design Professional Agreement (EDPA) for architectural and engineering design services. The Office of Design and Construction Services will manage Stage 2 and oversee all aspects of project design through construction administration and closeout.

Authorization to proceed with Stage 2 will be contingent on satisfactory completion of the Stage 1 DPP phase. Award of Stage 1 does not guarantee the chosen firm will proceed with Stage 2.

**Other Information**

- The project may be delivered using the CMAR (Construction-Manager-at-Risk) process, with coordination beginning at the onset of design.
- The project shall conform to the campus Long Range Development Plan and the Physical Design Framework.
- California Environmental Quality Act (CEQA) documentation is not part of the Scope of Services. CEQA information will be developed concurrent with the schematic design phase. The selected firm will need to coordinate with UCSB's environmental firm and provide drawings and associated documents to facilitate approvals with local and State agencies and the California Coastal Commission.

**C. 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 of planning constraints specific to the Project.
5. Environmental Analysis (CEQA).
6. On-site construction phase management and inspection.
7. Site surveys and soils investigations.
8. Seismic studies specific to the proposed site.
9. Issuance of building permit.
10. DSA review of ADA compliance.

**D. SITE MAP**

Campus Map  
New Physics Building  
Proposed Site

Proposed NPB Site



**E. CODE REQUIREMENTS**

The design and construction of a UCSB building are required to conform to applicable federal and state building codes and standards, including the California Code of Regulations and the Americans with Disabilities Act. Construction documents must be reviewed and approved by the UCSB Campus Fire Marshal, and the UCSB Campus Building Official. The Department of State Architect will approve the design for conformance with accessibility requirements.

**F. AGREEMENT AND CONTRACT REQUIREMENTS**

All architectural design services to be provided by the Executive Architect shall be in accordance with the following standard University Agreements.

**1. Documents**

Professional Services Agreement (PSA) and Executive Design Professional Agreement (EDPA): Note any exceptions to the following Agreements that would prevent your firm from executing either Agreement. The University cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses.

- Exhibit C Professional Services Agreement (PSA)
- Exhibit D Executive Design Professional Agreement (EDPA)

**2. Insurance Limits for Design Services (Architect/Engineer)**

Certificate of Insurance: Note any exception to the Certificate requirements and provisions that would prevent your firm from executing an Agreement. The RFQ submittal 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 coverages/limits are as follows:

<b>General Liability</b>	
Each Occurrence – Combined Single Limit for Bodily Injury & Property Damage	\$1,000,000
Products – Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
<b>Business Auto Liability</b> – Each Accident – Combined Single Limit for Bodily Injury & Property Damage	\$1,000,000
<b>Workers Comp &amp; Employers Liability</b>	As required by Federal & State of Calif. Law
<b>Professional Liability for Pre-Design work</b>	Work done under PSA
Each Claim	\$1,000,000
General Aggregate	\$2,000,000
<b>Professional Liability for Project</b>	Work done under EDPA
Each Claim	\$5,000,000
General Aggregate	\$5,000,000

### III. RESPONDING TO THIS REQUEST FOR QUALIFICATIONS

Please comply with the following requirements in preparing responses to this RFQ; *responsiveness to these instructions will be considered an indication of the responsiveness of the prospective consultant:*

#### A. FORMAT

All submittal materials should be in 8 ½" x 11" format, in portrait orientation, bound in a ring binder or spiral or comb-bound booklet, and printed double-sided.

Tabbed dividers should separate and identify the response items described below in section *III.B*, numbered or titled as indicated.

Submittals should be limited to the sections and items identified in *III.B* below. Failure to comply with this requirement may result in disqualification of the entire submittal.

#### B. RESPONSE ITEMS

The qualifications submittal should contain the following items:

**Cover:** Include the project name, (UCSB New Physics Building, RFQ No. FM170001/981980), due date of the submittal, identify that the submittal is a Statement of Qualifications, and identify the firm submitting the response.

**Letter of Interest:** Provide a concise, one-page letter expressing the prospective Executive Architect's interest in the project and appropriate qualifications. The letter of interest should be bound into the proposal, not loose. The letter of interest, cover, or both should provide contact information for the firm, including a contact email address for the principal of the firm.

**Table of Contents:** In front of the first tab, following the letter of interest.

##### [Tab 1] Statement of Qualifications (SOQ) form (Exhibit A)

Complete and submit a Statement of Qualifications (SOQ) form (Exhibit A). All listed projects should have been completed within the last ten (10) years.

The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.

##### [Tab 2] Relevant Experience

Include project descriptions and illustrations of the five projects listed in the SOQ, along with other relevant projects at your discretion, but *not more than 3 pages* per project. Project photos are preferred to lengthy narratives. *Label clearly the location and dates of the work presented; identify clearly the firms and/or personnel responsible in each case, and their relationships to the team for this project.*

Provide a matrix identifying the project, construction budgets, bid amounts, and final change order amounts related to errors and omissions. Please also address the schedule duration of construction and total delays attributable to errors and omissions. Project statistics should include a detailed description and a contact person with a telephone number.

### **[Tab 3] Applicant's Qualifications**

Leadership: Submit resumes and an org chart 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).

Team: Identify key staff that will work on the project, and describe their roles. Include *brief* descriptions (one paragraph or a *short* list of bullet points) of their relevant qualifications and background. Identify both the architect and subconsultants as part of the team proposed (team members as well as firms), and include an organization chart. Concise presentation of this material is strongly encouraged.

Provide a matrix identifying relevant projects that key team members have worked on together in the past ten years.

The University anticipates that the proposed project will require the Executive Architect to provide the services of external subconsultants, or professional expertise from its own staff, in at least the following disciplines:

- Physics Research Laboratory Planning
- MEP/Civil/Structural Engineering
- Interior Design
- Fire Protection Engineering (code)
- Landscape Architect
- Cost Estimating
- Specifications
- Acoustics consultant
- Lighting Consultant
- Graphic Design

Other subconsultants may be required for this project. Identify each proposed sub-consultant by company name and discipline. Indicate address, telephone number and contact person for each sub-consultant. Provide a resume for each proposed sub-consulting firm. An SOQ form (Exhibit A) does not need to be submitted for subconsultants in this initial qualifications submittal. The University reserves the right to approve or reject all subconsultants, or internal staff performing consulting services, proposed by the Executive Architect during or after the selection process.

### **[Tab 4] ACCEPTANCE OF TERMS**

1. A letter affirming the intent of the proposer's acceptance of terms and conditions contained in the enclosed PSA and EDPA Agreements (Exhibit C and Exhibit D). Note, any exceptions to the enclosed Agreement that would prevent your firm from executing the Agreement. The University cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses.
2. A letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Certificate of Insurance (see enclosed certificate, Exhibit B). Note any exception to the Certificate requirements that would prevent your firm from executing an Agreement.
3. Malpractice Claims – List malpractice claims adjudicated within the last 5 years or currently pending. Identify the projects. Provide the same information for your proposed sub-consultants. 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.

**C. SELECTION CRITERIA**

*Note: Not all items below will be equally weighted by the Screening and Selection Committees.*

1. Relevant Project Experience: Applicant's demonstration of adequate and meaningful experience with projects of similar/comparable type and scope. Preference may be given to applicants having prior experience with the University of California, and/or other university work, and whose relevant project experience is with the same project team submitted for the proposed project.
2. Design Ability: Applicant's demonstrated commitment to design excellence and ability to achieve high-quality functional, technical, aesthetic, and economic design for similar/comparable projects. Evaluation of prospective Design Professional teams will include experience in and understanding of sustainable design practices.
3. Affordability: Applicant's demonstrated success in producing well-designed and affordable buildings. Provide examples of experience with similar construction types.
4. Responsiveness to Project Requirements: Applicant's demonstrated success in completing similar/comparable building projects consistent with program, budget, schedule and technical requirements. Evaluation of prospective Design Professional teams will include consideration of responsiveness to project requirements and clients on previous projects, and the quality of the relationships maintained throughout these projects. Attentiveness to and compliance with RFQ instructions, interview requirements, and other aspects of the selection process will be taken as an indication of responsiveness.
5. Project Team Members' Qualifications: Applicant's demonstration of relevant project experience, availability and capability of proposed key staff members.
6. Subconsultants' Qualifications: Demonstration of relevant project experience and capability of applicant's consultants.
7. Management and Document Production Capability: Applicant's demonstrated success in providing comprehensive project management services and project team coordination, producing construction documents of superior quality, and providing prompt and effective construction-phase services.
8. Client Responsiveness: Applicant's demonstrated success in establishing effective working relationships with client capital project's administrative and technical staff, user representatives, client consultants, construction managers and contractors.
9. Equal Opportunity Employment: Applicant's demonstration of a company Equal Opportunity Employment policy and compliance with applicable federal law pertaining to Equal Opportunity Employment. The University follows a policy of equal opportunity in University business contracting.

**D. 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 Planning 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 UCSB's Office of Capital Development, Office of Budget & Planning, and the Office of Design & Construction, and Facilities Management in consideration of commissions to Design and Planning Professionals.

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

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

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

**E. SELECTION SCHEDULE**

In accordance with established UCSB procedures, a screening committee will review all submittals in response to the RFQ and determine a short list of firms to refer to the selection committee. The selection committee will determine further selection procedures, which may include additional submittals and interviews at a time to be determined. The anticipated selection process schedule is as follows:

Advertisement	July 5, 2016
<b>RFQs Due at UCSB by 2:00pm</b>	<b>August 5, 2016</b>
Notify Shortlisted Firms*	August 26, 2016
Finalists' Interviews	September 16, 2016
Successful Firm Notified	September 23, 2016
Project Kickoff	October 17, 2016
Draft DPP submitted to UCSB	December 30, 2016
Final DPP submitted to UCSB	January 31, 2017

*\* The short-listed firms will be posted on the UCSB Design, Construction, & Physical Facilities website, on the project page under "Request for Proposals"*

**F. DELIVERING RFQ RESPONSES TO UCSB DESIGN AND CONSTRUCTION SERVICES**

A copy of the Request for Qualifications form will be available on the UCSB Contracting Services website:

<http://web.facilities.ucsb.edu/contracts/proposals/> (click on the subject project link and download the project documents).

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To be considered for this study, provide ten (10) bound copies and one (1) digital copy (.pdf) of the RFQ submittal documents outlined above in section III.B. All documents must be received at the address below no later **2:00 p.m. on August 5, 2016**. *All material submitted becomes the property of UCSB and will not be returned to the submitting firm.*

Attn: Ray Aronson, Interim Director  
Design & Construction Services  
Facilities Management Bldg. 439, Room 'E'  
University of California, Santa Barbara  
Santa Barbara, CA 93106-1030

Any questions regarding this process should be forwarded to Ray Aronson via telephone at (805) 893-4535 or via email at [ray.aronson@dcs.ucsb.edu](mailto:ray.aronson@dcs.ucsb.edu).

**G. 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.

**H. SELECTION OF EXECUTIVE ARCHITECT**

The criteria for UCSB review of the submitted proposals and selection of the Executive Architect are provided in the Selection Criteria included herein

Based upon the qualifications presented throughout this process, UCSB will select the firm best able to serve as Executive Architect for this proposed project. Selection of the consultants/design professionals will follow state law and University consultant selection and contract award procedures.

UCSB will enter into negotiations of the Executive Design Professional Agreement (EDPA) with the selected Executive Architect for the project. Fees for basic services are intended to be based on the UC fee guidelines (Exhibit E).

Pending successful negotiations, UCSB intends to complete the EDPA with the Executive Architect. If negotiations are not successful, UCSB reserves the right to negotiate with other interviewed applicants. Prior to execution of the EDPA, the selected firm shall submit a Certificate of Insurance confirming that the coverage required by UCSB has been obtained.