

**University of California,
Santa Barbara**



Request
for
Qualifications
for the:

**Phelps Hall
Ellison Hall
South Hall
Humanities & Social
Sciences Building
Renovation Project**

Project Number:
980710

Office of Design &
Construction Services

August 2005

**University of California, Santa Barbara
Phelps Hall, Ellison Hall, South Hall, Humanities & Social Sciences Building
Renovation Project
Project Number: 980710**

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Request for Qualifications

Phelps Hall, Ellison Hall, South Hall, Humanities & Social Sciences Building

Renovation Project

University of California, Santa Barbara

Project No. 980710

Qualifications are hereby solicited from design professionals interested in providing Executive Architect services for the design and construction of renovations to four existing buildings on the UCSB campus. This proposed project will be funded, designed, bid and constructed in three successive phases. Phase 1, the Phelps Hall renovation, will be funded in FY 06-07; Phase 2, the Ellison Hall renovation, will be funded in FY 07-08; Phase 3, the South Hall and Humanities & Social Sciences Building renovation, will be funded in FY08-09. The combined phases account for 184,000 gross square feet of renovated space and a combined project budget of \$22.8 million.

The professional scope of services will include planning, programming, architectural and engineering design, cost estimating, preparation of construction documents, bidding assistance, and construction phase administration services. Final selection and appointment of the design professional is contingent on project approval and funding.

Design teams with qualifications that include experience in the design of projects similar in scale and scope are encouraged to respond. The complete Request for Qualifications document is available on our home page: <http://facilities.ucsb.edu/>

Under section: Contracting Services or call Linda Playman at (805) 893-2910. Five (5) sets of the Statement of Qualifications must be returned to the attention of: Jack Wolever, Director of Design and Construction Services, University of California, Santa Barbara, CA 93106-1030 no later than **3:00 PM, September 12, 2005.**

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 proposed Renovations Project is the second part of a two-phase plan intended to address the space needs of more than 27 academic departments from the humanities and fine arts, social sciences, math, life, and physical sciences, College of Engineering, the Gevirtz Graduate School of Education, and instructional resources. The first phase of the plan is the construction of the 120, 920 assignable square foot Education and Social Sciences Building project. The second phase Renovations Project will address building deficiencies and departmental space needs of 21 departments in four existing campus buildings – Phelps Hall, Ellison Hall, South Hall, and HSSB. Interior alterations are proposed in all of the buildings, with a variety of building systems upgrades proposed for Phelps, Ellison and South Halls.

Phelps, Ellison and South Hall range in age from 36-40 years old. Significant life-safety code and building system infrastructure upgrades are required due to building age, and the functional requirements of the I&R programs that are proposed in the buildings. A total of 139, 963 ASF (184,298 OGSF) will be renovated to accommodate departmental growth and consolidation. Of this total, 38,788 ASF will be renovated in South Hall, 3,934 ASF in HSSB, 54,447 ASF in Ellison Hall, and 42,794 ASF will be renovated in Phelps Hall. The renovated space is composed of 67.5% offices and office support space, 17.7% scholarly activities and research space, 12.4% teaching laboratories, 2.0% campus instructional computing and teacher demonstration space, and .4% classroom or seminar space. Preliminary programming has been completed by Pfeiffer Architects of Los Angeles.

Upon the occupancy of the ESSB in June 2008, the Renovations Project will commence in three phases. Phase 1 will begin with the renovation of Phelps Hall and will be followed in successive years by Phase 2, which will renovate Ellison Hall, and Phase 3, which will renovate South Hall and HSSB. The estimated total project cost is \$22,800,000.



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. The scope of services anticipates full support of the Executive Architect during the public process of developing plans for the project.

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

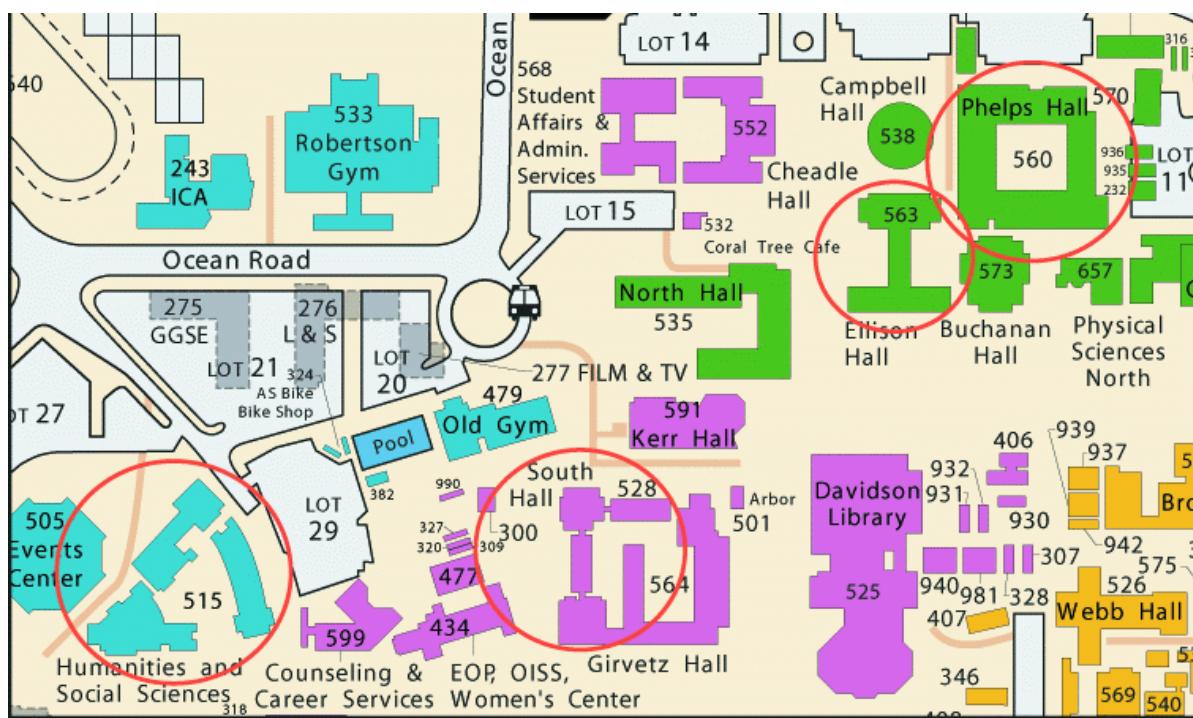


Services Provided by UCSB

1. Construction budget
2. Topographic map including below-grade utilities and record drawings of existing buildings. Critical information contained in these documents will be verified by the Architect.
3. Original structural calculations for existing buildings.
4. On-site construction phase management and inspection.
5. Environmental Analysis (CEQA)



Project Location





Project Schedule

RFQ placed in the California State Contracts Register,
Santa Barbara News Press and posted on the
UCSB Design & Construction,
and Physical Facilities website

August 24, 2005

Proposals Due at UCSB

September 12, 2005

Short List Selection

September 17, 2005

The results will be posted on the UCSB Design, Construction, & Physical Facilities website

Consultant Interviews (tentative)

October 27, 2005

Successful Candidate Notified (tentative)

November 2, 2005

The anticipated schedule is tentative. The exact dates will be set forth in a Notification letter to the selected Consultant.

Phase I – Phelps Hall
Design
Construct

July 2006 – April 2007
October 2007 – October 2008

Phase II – Ellison Hall
Design
Construct

July 2007 – April 2008
October 2008 – October 2009

Phase III – South Hall/HSSB
Design
Construct

July 2008 – April 2009
October 2009 – April 2010



Instructions to Applicants

1. Complete the Statement of Qualifications Form. A list of projects of similar scope, complexity, and cost will be essential to a successful application. The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.
2. Include supplementary information supporting qualifications (8 1/2 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.
3. Respond concisely to the Selection Criteria. 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.
4. Return to:
Jack Wolever
Director
Office of Design & Construction Services
University of California
Santa Barbara, CA 93106-1030
5. Submit 5 copies of all material bound into single documents.
6. Due Date: September 12, 2005, no later than 3:00 p.m.
7. Design teams with qualifications considered appropriate by the Screening Committee would be asked to submit detailed proposals for consideration by the Selection Committee.



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, and 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



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.