

**University of California,  
Santa Barbara**



Request  
for  
Proposal  
for the:

**San Joaquin Apartments  
and  
Precinct Improvements**

Project Number:  
986470

Campus Design and  
Facilities

Office of Design and  
Construction Services

June 22, 2011



**University of California, Santa Barbara  
San Joaquin Apartments and Precinct Improvements**

Project Number: 986470

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Statement of Qualifications Form <a href="#">Statement of Qualifications Form</a>	(See Separate PDF File)
<a href="#">Executive Professional Design Agreement, ver B, (EDPA)</a>	
<a href="#">Certificate of Insurance</a>	(Also included as an Exhibit to the Agreement)



## Advertisement

### Project Description

Proposals are hereby solicited from design professionals interested in providing Architectural services for the design and construction administration of one, two, three or all four of the following program components:

1. **Apartment-style Housing** with buildings two to four stories in height accommodating 1,000 students; 293,380 gross square feet of construction including residential liner buildings north and south of the parking structure;
2. **Mixed-Use Parking Structure** for 600 cars incorporating student apartments, a market, retail shops and a bike shop with bike storage; 221,550 gross square feet of construction;
3. **Dining Commons** to serve the entire student population of the Santa Catalina and San Joaquin housing complex; 31,000 gross square feet of construction;
4. **Revitalized Neighborhood Center** that repurposes space in the Santa Catalina podium to create a variety of spaces to support the 2,300 students in Santa Catalina and San Joaquin; 78,200 gross square feet of renovation to existing space.

The anticipated construction budget is in the range of \$100M to \$125M. The planned date for occupancy is September 2016.

### Scope of Services

The scope of professional services will be broken down into the following two stages:

The pre-design stage, to be complete in April, 2012, will involve the preparation of a Detailed Project Program including a project cost plan and all architectural and engineering requirements for the project. The precinct plan and site capacity study will be revised to incorporate recent fault study and biological study constraints. Authorization to proceed with the second stage of services will be contingent on satisfactory completion of the initial stage and also obtaining all necessary project approvals.

During the second stage, the scope of services will include architectural and engineering design of the project, preparation of construction documents, support services during the

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project administrative and environmental approval process, bidding assistance and construction phase administration services.

Funding of the 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 noted. Selection of the design professional will follow standard University procedures.

The university reserves the right to select as many as four architects to deliver the individual components of the program and to also charge one of the architects with the responsibility of developing a revised precinct plan and site capacity study.

**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 or call Jill Monthei (805)893-2661 x2211.

8 sets of the Proposal must be returned to the attention of:

Jill Monthei, Construction Project Administrator, Contracting Services, Facilities Management, Building 439, Office of Design and Construction, University of California, Santa Barbara, CA 93106-1030 no later than 11:00 AM, July 15, 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 2006 Campus Housing Study provided an overall concept for the way in which the University's housing needs could be met over time. It called for a series of neighborhoods, each with a mix of housing types and residential amenities to support the creation of a strong sense of community identity. The Santa Catalina site was targeted for an additional 150 units or 600 beds of undergraduate housing, a parking deck to serve the added population and a small number of amenities.

Based on the information provided in the Campus Housing Study, the Long Range Development Plan (LRDP) identified the Santa Catalina area as a primary site for the development of student housing. The LRDP calls for 600 beds on this site. However, in order to provide the 5,000 new student beds across the whole campus (as required by the LRDP), it was felt that the University should explore the optimal carrying capacity of the Santa Catalina site, targeting between 800 and 1,200 beds.

The campus' long term goal is to provide housing opportunities for all freshmen and sophomore students and a four-year residential experience that would diminish the impact on the local community and expand the existing centers of learning and excellence which currently exist.

The University commissioned Urban Design Associates (UDA) to prepare a Capacity Study for the site that would fulfill the goals of both the Campus Housing Study and LRDP and work towards the campus' residential life goals. To do so, UDA prepared alternative conceptual designs, conducted a three-day workshop with faculty, staff and students to test the alternatives and developed architectural imagery describing the character of the new development. That document summarizes in general terms the proposal program components and how the components would be arranged on the site.

Subsequent to development of the site capacity study, the University commissioned an extensive fault and biological study of the site. The results of these studies will require some changes to the site plan UDA proposed. A copy of UDA's San Joaquin Precinct Plan and Site Capacity Study, as well as the fault study performed by Fugro Consultants, Inc. and the biological study performed by Rincon Consultants, Inc. will be available on our home page: <http://facilities.ucsb.edu/contracts/proposals/> or call Jill Monthei (805)893-2661 x2211 for assistance.



## 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 and the California Coastal Commission. The scope of services anticipates full support of the design professional during the public process of developing plans for the project.

The professional scope of services will include producing a detailed project program, site planning, 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, the pre-design phase, will be divided into three sequential stages: programming; massing and conceptual design; scheduling, estimating and budgeting. Work beyond this initial phase, and all subsequent phases, is subject to funding and project approval.



**Services Provided by UCSB**

1. Construction budget;
2. Project management services through our Design and Construction Services Department and on site inspection services during construction;
3. Topographic map including below-grade utilities. Critical information contained in these documents will be verified by the campus when requested by the design professional;
4. Geotechnical investigations; fault survey for the selected site;
5. Environmental Analysis (CEQA) and Coastal Commission approval;
6. Delineation of cultural resource sites, wetlands and other planning constraints specific to the site.



**Project Site Plan**







## Project Schedule

RFP's Due at UCSB	July 15, 2011
Screening Committee <i>The resultant selected short-listed firms will be posted on the UCSB Design, Construction, &amp; Physical Facilities website, click on Notices</i>	July 22, 2011
Notify Selected Consultants	July 26, 2011
Site Visit	August 3, 2011
Consultant Interviews	August 18 & 19, 2011
Successful Candidate Notified	August 31, 2011
<i>The anticipated schedule is tentative. The exact dates will be set forth in a Notification letter to the selected Consultant.</i>	
Pre-design Phase	September 1, 2011-April 30, 2012
Project Approval Phase	May, 2012 - September, 2012
Design, preparation of bid documents	October, 2012 - January, 2014
Construction Phase	May, 2014-May, 2016
Occupancy	September, 2016



## 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 team approach incorporating the participation of campus community members into their planning and design processes? How will the team approach developing a project that responds to the context of existing facilities? What will be the team's landscape design approach and how will it address circulation routes? 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? 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 copy of your current billing rate schedule and proposed consultants.

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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
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 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 supplementary information supporting qualifications (8 ½ x 11 format). Organization and brevity will be appreciated. Work submitted as an example of the

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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: Jill Monthei  
Construction Project Administrator  
Contracting Services, Facilities Management, Building 439  
Office of Design & Construction Services  
University of California  
Santa Barbara, CA 93106-1030
6. Submit eight copies of all material bound into single documents.
7. Due Date: July 15, 2011, no later than 11:00 AM.
8. Design teams with qualifications considered appropriate by the Screening Committee would 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. ***Project specific.*** Previous experience with the design elements that comprise the San Joaquin project which include student housing (apartments), dining commons, parking structures, and mixed use facilities.
5. ***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.
6. ***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.
7. ***Coordination and supervision.*** Evidence of ability to provide experienced staff and timely support during the construction phase of the project.
8. ***Proximity.*** to the project location, willingness to establish a local office or an association with a local consulting firm.
9. ***Client relationships.*** Recognition of the consultative processes associated with work on a University Campus.
10. ***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