

**University of California,
Santa Barbara**



Request
For
Proposal

for the:

**BIOLOGICAL
SCIENCES II –
STEM CELL II**

Project Number:
981630

**CAMPUS DESIGN AND
FACILITIES**

Office of Design and
Construction Services

April 2008



**University of California, Santa Barbara
Biological Sciences II - Stem Cell II**

Project Number: 981630

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Statement of Qualifications Form	(See Separate PDF File)

[Executive Professional Design Agreement, ver. B, \(EDPA\)](#)

[Certificate of Insurance](#) (Also included as an Exhibit to the Agreement)



Advertisement

Project Description

Qualifications are hereby solicited from design professionals interested in providing architectural and engineering design services for the design and construction of **UCSB Stem Cell II**. The Stem Cell II lab renovation is located in the Biology II building and is 10,337 assignable square footage (asf). The Biology II building was originally constructed in 1966 and is 130,000 gsf. The current projected construction budget is approximately \$5,000,000. The planned date for completion of construction is 2010.

Scope of Services

The scope of professional services will be to complete the design and construction documents derived from the program which has been completed by UCSB Design & Construction. The scope of services will include the architectural and engineering design of the project, the preparation of construction documents, the support services during the project - including administrative and environmental approval process, in addition to bidding assistance and construction phase administrative services.

Funding 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 noted. 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 or call James Gonzales at (805) 893-2661 x2204.

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

James Gonzales, Project Manager, Physical Facilities Projects, Facilities Management Bldg. 370, Office of Design and Construction, University of California, Santa Barbara, Santa Barbara, CA 93106-1030 no later than 3:00 PM, Friday, May 9, 2008.

- **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 Biology II building totaling 130,000 gsf, was built in 1966. This building houses laboratories and offices.

CIRM Special Program will fund renovation of space to expand innovative, interdisciplinary basic and discovery research in a newly established **Center for Stem Cell Biology and Engineering**. Research in the new center addresses challenging problems in stem cell biology related to the molecular mechanisms of pluripotency, self renewal and differentiation, using human embryonic stem cells and stem cells in simpler organisms.

The project will encompass 10,337 square feet (sf) in Biological Sciences 2 (Bio-2), a seven story building in the biology corridor of campus. Laboratory requirements and design standards are similar to BSL-2. Renovation on portions of three floors will accommodate the following three program elements:

1. Laboratory space totaling 6,945 sf will be renovated to provide for two new distinguished faculty members. The Laboratory and ancillary support functions will be located in 4220 asf on the fourth floor of Bio-2. An additional 2725 sf on the third floor will be renovated.
2. Laboratory space (7700 sf) on the 3rd floor of Bio-2 will be renovated to accommodate the preeminent stem cell scientist who is increasing collaborative research with UCSB molecular biologists.
3. Core Facilities (2624 sf). An innovative Deep Sequencing Core will be established within the CIRM facility. Additional renovated space will house Center equipment rooms, meeting rooms, and offices. Several vivarium rooms on the 6th floor will be renovated to enable stem cell experiments in animal models. Equipment rooms and cold rooms to support research functions.



Scope of Services

This project entails renovation of an existing building (Biology II). Project design will be based on the planning, programming, and pre-design information produced by UCSB in-house staff. Disciplines required for the project include:

- Architect
- Electrical Engineering
- Structural Engineering
- Mechanical

The professional scope of services will include phases for 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. Construction phase services will include submittal reviews and field representation.



Services Provided by UCSB

1. Site alternatives and construction budget
2. Topographic map including below-grade utilities. Critical information contained in these documents will be verified by the campus when requested by the Executive Design Professional.
3. Geotechnical investigations; fault survey for the selected site.
4. On-site construction phase management and inspection.
5. Environmental Analysis (CEQA) and Coastal Commission approval.
6. Parking supply and demand projections.
7. Delineation of cultural resource sites, wetlands and other planning constraints specific to the site.



Project Site Plan





Project Schedule

RFP's Due at UCSB May 9, 2008

Screening Committee May 14, 2008

The resultant selected short-listed firms will be posted on the Campus Design & Facilities website under this project listing. The anticipated schedule is tentative. The exact dates will be set forth in a Notification letter to the selected Consultants.

Notify Selected Consultants May 16, 2008

Site Visit for Selected Consultants May 23, 2008

Consultant Interviews June 4, 2008

Chancellor Approval June 11, 2008

Successful Candidate Notified June 13, 2008

Fee Negotiations – Schematic Design June 16, 2008

Contract Award July 10, 2008

Preliminary Design Start July 1, 2008

Construction Documents Start October 2008

Bids April 2009

Construction Start June 2009

Project Complete June 2010



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?

Cost Control -- What mechanism or procedures will the team implement during the design and construction document phases to control costs?

Executive Design Professional Agreement, ver. B. (EDPA) – 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 Agreement posted on this website). The fee for Basic Services is based on the UC fee guideline for repair projects. Provide a copy of your current billing rate schedule and proposed consultants.

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 research and laboratories relevant experience of those individuals and university research and laboratories experience (not the collective corporate experience of the firm).

Work Location – Identify any portions of the Architect's architect or engineer'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: James Gonzales
Facilities Project Manager
Facilities Management, Building 370
Office of Design & Construction Services
University of California, Santa Barbara
Santa Barbara, CA 93106-1030
6. Submit 6 copies of all material bound into single documents.
7. Due Date: May 9, 2008, no later than 3:00 p.m.
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. ***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