

REQUEST FOR QUALIFICATIONS

**CONSULTING
EXECUTIVE ARCHITECT
FOR**

REVELLE PLAZA CAFÉ RENOVATION

UNIVERSITY OF CALIFORNIA, SAN DIEGO

FD&C Project No. 4592

**Proposals due
Wednesday, September 5, 2012**

Issue Date – Monday, August 20, 2012

I. INTRODUCTION AND PROJECT DESCRIPTION

UC San Diego will be selecting an Executive Architect to perform programming, planning, design, bidding assistance, and construction phase services for the renovation of the existing Revelle Plaza Cafe. The goal of the project is to renovate the existing 1966 Dining Commons to accommodate a modern restaurant-concept dining venue combined with a market/café that will serve the needs of the Revelle College neighborhood and residential students. The intent of this project is to provide the customer with a leading contemporary edge food and beverage experience where they have the option to choose either a seated dining experience where meals are prepared at their request or a retail “grab and go” option where they can make quick purchases of prepared quality products. It is envisioned that indoor seating will be provided for approximately 175-200 persons and exterior seating will be provided for approximately 125-150 persons which maximizes social interaction in comfortable surrounds whether indoor or outdoor.

The design concept will follow the design guidelines of the 1989 UCSD Master Plan and the Revelle and Muir College Neighborhood Planning Study. The University wishes to also evaluate a potential option which will repurpose the existing north wing of the commons into a new tiered seating Lecture Hall. If this option proves feasible, a new elevator, stairs and public restrooms will also need to be included in the scope of work. The construction budget is as follows:

Renovation of existing Dining Commons: \$10,000,000

Lecture Hall: To be determined

Sustainability: The Executive Architect will have prime responsibility for administration of the at minimum, LEED Silver and target LEED Gold certification process through the USGBC. The project will be required to meet the new minimum mandatory requirements of the CAL Green Building Code, 2010 CA Code or Regulations, Title 24, Part 11.

II. SCOPE OF SERVICES

The professional design services will include the following:

1. Project Programming: Detailed Project Program and Cost Estimate
2. Schematic Design, Cost Estimate, Design Development, Construction Documents, LEED Documentation, Bid and Award Assistance, Construction Administration and Project Closeout.

III. JOINT VENTURES/ASSOCIATIONS

The University will not entertain Joint Ventures or Associations on this project.

IV. PROJECT DELIVERY METHOD

The project delivery method will be CM/GC (Construction Manager/General Contractor).

V. CONSULTANTS

The University is only selecting the Executive Architect at this time. All sub-consultants, such as, but not limited to, structural, mechanical, electrical, plumbing, landscape, civil, etc. will be selected later in collaboration with the selected Executive Engineering firm.

VI. SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA

The University of California, San Diego, requests the following submittal material for use in the selection of a professional design firm to perform the Scope of Services described in Section III.

- A. Demonstrated experience and excellence in design and construction administration of renovations involving higher education food service facilities (front and back house functions), themed restaurants in an institutional setting, University food courts and outdoor dining areas, lecture halls with sloped floors, fixed seating and audio-visual systems within academic settings. Experience with constricted work space, seismic upgrades, ADA upgrades, and MEP upgrades of similar existing facilities.
- B. Proven capabilities for providing creative design solutions on above project types. Firms should consider that the proposed location for this facility is within an occupied residential and academic environment, which may necessitate the phasing of construction. Firms are asked to submit appropriate graphic material supporting design creativity and excellence on projects. **For each comparable project example depicted, please note the responsible lead designer.** Proposals should include examples of comparable design work accomplished by the proposed lead designer for this specific project. Work accomplished by the lead designer while in the employ of other firms should be clearly noted.
- C. Demonstrated experience in the programming of public food service, restaurants, food courts, outdoor seating areas and lecture halls with audio-visual systems, all in a University setting.
- D. Demonstrated experience in USGBC LEED NC analyses and project development.
- E. Proven technical, scheduling, quality control and cost management capabilities.
- F. Qualifications of the Principals and all proposed Project Team Members, including a clear definition of the primary responsibility of each.
- G. Outline of the basic work plan to accomplish the work.

- H. Definition and track record of Outreach Program to local small and disadvantaged sub-consultant businesses.
- I. Ability to provide Professional Liability Insurance in the amount of \$2,000,000 Each Occurrence and \$4,000,000 per Project Aggregate.

VII. STATEMENT OF UNDERSTANDING

All Short-listed firms will be required to sign a Statement of Understanding. By signing the document it is acknowledged that a draft copy of the standard Executive Design Professional Agreement (EDPA) has been read, and with reservation of rights, the terms and conditions are generally agreed upon. Additionally, notwithstanding this is a qualification based selection process, it is understood that fees are expected to fall within a limited and commercially reasonable range for similar work as referenced in the Executive Design Professional / Fee Guideline published by the University of California Office of the President.

VIII. PROCEDURES FOR SUBMISSION

Architectural firms wishing to be considered should submit background materials indicating their past experience with comparable projects, including references, Standard Forms 330 and University Statement of Qualifications (Attachment B). One electronic copy on CD or flash drive, in pdf format, should be submitted, with any graphic images, spreadsheets or pages larger than 8.5" x 11" submitted in landscape view. No paper copies requested. Proposals are due no later than 4:00 p.m. on Wednesday, September 5, 2012.

Forward material **by mail, messenger and/or overnight express** to:

University of California, San Diego
Jennifer Mora, Contracts Analyst
Office of Facilities Design & Construction
10280 N. Torrey Pines Rd., Suite 465
La Jolla, CA 92093-0916

Hours of business: Monday through Friday, 8:00 a.m. to 4:30 p.m. Technical questions or questions regarding the scope of the project should be directed to Michael Downs, Project Manager, Facilities Design & Construction at (858) 534-4094. UC San Diego requests that interested firms refrain from contacting any other party regarding this project.

UC San Diego encourages the participation of Small, Disadvantaged, Minority-owned, Women-owned and Service/Disabled Veteran-owned Business Enterprises (S/D/M/W/DVBE's) and is committed to promote a diverse pool of firms for our building programs.

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.

The University of California is an Equal Opportunity Employer – minorities and women are encouraged to apply for consideration.