REQUEST FOR QUALIFICATIONS
PROGRAMMING & COST ESTIMATING
for
Seismic Replacement Laboratory Building
University of California, Irvine

Under the guidelines of Calif. Public Contract Code 10510.4 - 10510.9, the University of California, Irvine (hereinafter referred to as “UCI” or the “University”) is seeking the best qualified firm to provide Special Inspections Services (hereinafter referred to as “Consultant” or “Consultants”) to support various Capital Improvement Projects on its main campus in Irvine, CA.

Project Description

The proposed project would construct approximately 120,000 assignable square feet (200,000 gross square feet) of wet laboratory and associated support space, research office and scholarly activity space, vivarium and associated support space, facilities to support the Willed Body Program, and academic and administrative office and support space. The project would be implemented using a design-build process.

Scope of Required Services

Using an interactive process, the Consultant will evaluate detailed space requirements and develop architectural and building systems criteria that respond to functional needs as expressed by the University. The Consultant will collect and analyze information from several UCI sources as directed by the departments of Capital Planning and Design & Construction Services. The Consultant’s program recommendations should address the overarching objectives of providing flexible space capable of adapting to changing program and technological requirements, and identifying the most cost-effective solutions for achieving quality. Consultant services shall include, but are not limited to, the following:

1. **Site Analysis:** Analysis of the University–identified building site in relation to program requirements, context, UCI’s Long Range Development Plan, site planning guidelines and exterior space relationships to interior spaces. Areas of investigation will include, but not be limited to: soils, topography, site utilities, and access and circulation in an urban design context. The DPP shall include a conceptual site plan and design requirements, incorporating development and design considerations, showing ground floor plan building layout, access points, site circulation (pedestrian, bicycle, vehicle), exterior landscaping and irrigation, internal and external fire/emergency access, building service areas and access. The conceptual site plan shall show adjacent streets, parking, walkways, underground utilities and tunnels, adjacent current and future buildings, setbacks, site boundaries and land uses to illustrate the project’s relationship to surrounding land uses and circulation. A conceptual grading plan with estimated cut/fill quantities shall be developed. Coordinate with the University to provide exhibits to illustrate site boundaries and proposed contractor-use areas.

2. **Space Program and Functional Requirements:** Collection, analysis, and validation of functional program data including analyses of operations, staffing, workload, code requirements, and translation into design criteria and requirements.

3. **Adjacency and Stacking Diagrams:** Provision and testing of options for blocking, stacking, and clustering spatial building modules to achieve maximum space and operational efficiency in building design.

4. **Systems Criteria:** Development of performance standards for building system components including alternatives, review of State and local codes, and recommendations for cost-effective systems appropriate to the program and site. Evaluation of building system criteria relative to sustainable design principles in general, and LEED certification in particular, should be incorporated into the development of related performance standards. Design criteria shall be included for acoustic requirements, including separations and construction and building system criteria.
5. **Room Data Sheets/Conceptual Room Layouts**: Description and requirements for each room in the project, including needs relative to function, architectural elements, adjacencies, plumbing, mechanical, electrical, acoustics, security/access, safety, telecommunications, security, equipment, and furniture. Preparation of conceptual drawings showing room layouts and detailed requirements.

6. **Equipment Identification and Layouts**: Description and requirements for all building equipment including laboratory, AV systems, security. Indicate procurement method for all equipment and provide an equipment schedule for University use. Assist University in developing a budget for interior and exterior furnishings and equipment.

7. **Conceptual Massing**: Conceptual options for building massing, profiles, and juxtaposition with adjacent existing and future buildings, and relationship to site topography. Completion of graphics that can represent the project to both internal and external stakeholders. Architectural detail should be avoided.

8. **Floorplans, Elevations and Renderings**: Conceptual floorplans for each floor with detailed space layouts and location of furniture/fixed equipment, architectural building elevations, and renderings of the site and proposed interior and exterior spaces. These documents will be used for presentation and approval purposes.

9. **Estimate of Probable Cost**: Preparation of ongoing construction cost estimates based on the DPP, including all assumptions about site development, utilities, massing, materials, systems, space efficiency, sustainability, phasing, etc. Milestones for cost estimates will be the conceptual stage including evaluation of multiple program/building options, the draft DPP stage, and the final DPP stage. Additional interim estimates may be required to determine conformance to the established project budget.

**Procedures**

Request for Qualifications will be available electronically at **4:00 PM on Friday, May 29, 2020**. Contact Maggie Tran at maggieht@uci.edu to obtain required forms.

**Submittal Requirements**

Send one (1) electronic copy in PDF format of the Statements of Qualifications to:

Maggie Tran, Contracts Analyst  
UC Irvine Design & Construction Services  
E-mail: maggieht@uci.edu

**Deadline for submittals is 5:00 PM on Friday, June 19, 2020**

**Estimated Contract Duration: 8.5 months**

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. Interested firms will be required to show evidence of their equal employment opportunity policy.