

REQUEST FOR QUALIFICATIONS
PROGRAMMING & COST ESTIMATING
for
Mesa Court Residence Hall Expansion
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 (hereinafter referred to as "Consultant" or "Consultants") to provide Programming and Cost Estimating Services to support the Mesa Court Residence Hall Expansion project.

Project Description

The proposed project would provide a minimum of 300 new residence hall beds for undergraduate students in triple-occupancy rooms. Located near the existing Mesa Court Towers, the project would take advantage of existing dining and community facilities, such as fitness rooms, recreation space, computer and study rooms, and administrative and operational support. The project will include common areas distributed throughout the building including study rooms, great rooms with kitchens, and laundry facilities.

Mesa Court Residence Hall Expansion is an infill development. Work would include demolition of existing parking lot improvements to provide a site for the building. Site development would include connection to campus utility and drainage systems; pathways, ramps, and sidewalks; site lighting; landscape improvements; outdoor gathering spaces with wireless connectivity; and fire department access.

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:** The DPP shall include a conceptual preliminary site plan incorporating development and design considerations, showing ground floor plan building layout, access points, site circulation and landscape areas. The preliminary site plan shall show adjacent streets, walkways, underground utilities, adjacent buildings, and land uses to illustrate the project's relationship to surrounding land uses and circulation. Consultants should note that a preliminary sites study including site analysis, conceptual landscape plan, conceptual grading/site plan, and conceptual utility plan has been completed by UC Irvine and will be provided to the Consultant for use prior to beginning work on the DPP.
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 efficiency in building design.
4. **Systems Criteria:** Development of performance standards for building system components including alternatives 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.

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, safety, security, equipment, and furniture. Preparation of conceptual drawings showing room layouts and detailed requirements.
6. Conceptual Massing: Conceptual options for building massing, profiles, and juxtaposition with adjacent buildings, and relationship to site topography. Completion of graphics that can represent the project to both internal and external stakeholders, including building elevations and/or three dimensional renderings. Detailed architectural design should be avoided.
7. Business Case Analysis: Assist University in exploring project alternatives as deemed necessary by UCI.
8. Estimate of Probable Cost: Preparation of ongoing construction cost estimates based on the DPP, including all assumptions about massing, materials, systems, space efficiency, sustainability, etc. Cost estimates shall be provided at a minimum at the conceptual stage, the draft DPP stage, and the final DPP stage for confirmation of the project budget.
9. Project Work Plan: At the start of the project, consultant shall provide a detailed project work plan to communicate how the project will be delivered. The workplan shall be updated as needed throughout the duration of the project.

Procedures

Request for Qualifications will be available electronically at **4:00 PM on Tuesday, November 23, 2021**. Contact David Donovan at ddonovan@uci.edu to obtain required forms.

Submittal Requirements

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

David Donovan, Interim Director of Contracts
UC Irvine Design & Construction Services
101 Academy, Suite 200
Irvine, CA 92697-2450

Deadline for submittals is 4:00 PM on Friday, January 7, 2022

Estimated Contract Duration: 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.

November 23, 2021