



REQUEST FOR QUALIFICATIONS
PROGRAMMING & COST ESTIMATING
for

Jack and Shanaz Langson Institute and Museum of California Art
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 Jack and Shanaz Langson Institute and Museum of California Art project.

Project Description

Langson IMCA was established by UCI in 2017, after receiving gifts of two important collections of California art: The Irvine Museum Collection and The Buck Collection. Langson IMCA's holdings currently include over 4,500 works representing a wide array of genres and mediums. An integral part of a leading research university, Langson IMCA is a dynamic center for the study, presentation, and appreciation of California art – the creative output forged by the state's distinctive features, history, people, and natural environments. Langson IMCA builds on UCI's mission to position the arts as a core component of the UCI experience and a vibrant asset to the Irvine, regional communities and beyond. The museum and institute will serve as a dynamic crossroads to investigate and promote California's influence and innovation through art and culture.

The building will be a state-of-the-art museum and research institute, housing a renowned collection of California art that spans California Impressionism of the late 19th century to post-war and contemporary art. Langson IMCA's mission includes arts research and scholarship, conservation, presentation and interdisciplinary learning in collaboration with numerous academic departments at the university.

The museum and research institute will present both permanent and temporary exhibitions drawn from its permanent collection and other works. It is intended to serve as a global magnet for the presentation and study of California art and its social, cultural, and environmental frameworks.

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 multiple UCI sources and user groups 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 and design excellence. Consultant services shall include, but are not limited to, the following:

1. **Site Analysis:** Analysis of the building site in relation to program requirements, context, UCI's Long Range Development Plan, and site planning guidelines. 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 preliminary site plan incorporating development and design considerations, showing ground floor plan building layout, access points, site utilities including connection points and sizing, pedestrian and vehicle circulation, internal and external fire/emergency access, building service areas and access, and exterior landscaping and irrigation. The preliminary site plan shall show adjacent streets, walkways, buildings, underground utilities, setbacks, site boundaries, and land uses to illustrate the project's relationship to surrounding land uses and circulation.
2. **Space Program and Functional Requirements:** Collection, analysis, and validation of functional program data including analyses of operations, adjacencies, 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.
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, telecommunications, safety, security, equipment, and furniture. Preparation of conceptual drawings showing room layouts and detailed requirements.
6. Conceptual Massing: 3-D computer models showing 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. Architectural detail should be avoided.
7. Floorplans: Test fit conceptual floorplans for each floor with detailed space layouts and location of furniture/fixed equipment and proposed interior and exterior spaces and their relationships.
8. North Campus Neighborhood Master Plan Study:
 - a. Conceptual site diagram options for the eastern sector of North Campus including:
 - Development program (including building stories and GSF) for Langson IMCA, Nature Learning Center and Trailhead, and future Office/Medical Office Buildings.
 - Open Space including campus gateway element, sculptur/healing garden, research plot areas, and storm water treatment improvements.
 - Pedestrian and bicycle circulation including connections to the main campus including a Health and Wellness trail, and Jamboree Road trail/Campus Drive trail.
 - Structured and surface parking including space counts
 - Vehicular circulation and connection to adjacent roadways
 - b. Conceptual grading plan illustrating areas of cut/fill and quantities
 - c. Utility Plan including routing and connections for dry and wet utilities
 - d. 3-D massing study of preferred site diagram
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. The North Campus Neighborhood Master Plan shall be identified as a separate element within cost estimate, with a breakdown showing detailed assumptions for the associated site development, utility, and infrastructure development costs. At a minimum, milestones for cost estimates will be the conceptual stage, the draft DPP stage, and the final DPP stage.

Procedures

Request for Qualifications will be available electronically at **4:00 PM on Thursday, March 24, 2022**. 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 Wednesday, April 13, 2022

Estimated Contract Duration: 8 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.

March 24, 2022