UC Irvine

**REQUEST FOR QUALIFICATIONS**
PROGRAMMING & COST ESTIMATING
for
Physical Sciences Teaching Laboratories Modernization
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 Physical Sciences Teaching Laboratories Modernization project.

**Project Description**

The proposed project involves renovating up to ten instructional laboratories, converting research and support space into two new instructional laboratories, and upgrading support stockrooms. These renovations will include adding and replacing fume hoods, improving lighting, and ensuring ADA compliance. The enhancements are designed to optimize student-to-teacher ratios based on lab size, bench space, and fume hood counts, and create collaborative learning environments that can support UCI's growing Science, Technology, Engineering, and Math (STEM), programs.

Deferred maintenance, safety, and accessibility improvements will also be addressed as budget allows, for example, restroom and other accessibility upgrades, energy efficient lighting installations, and compliance with chemical storage requirements. The project will align with the University of California Policy on Sustainable Practices, ensuring sustainability and energy efficiency principles are integrated throughout the renovation 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 Capital Planning. The Consultant's program recommendations should address the overarching objectives of providing flexible space capable of adapting to changing pedagogical and technological requirements, increasing total teaching lab capacity to respond to enrollment growth, and identifying the most cost-effective solutions for achieving quality. Consultant services shall include, but are not limited to, the following:

1. Review of existing record documents and as-built drawings: Conduct a thorough review of record documents and as-built drawings. Request additional drawings as needed.
2. Site visit(s) and assessment: Perform comprehensive site visit(s) as required to evaluate current conditions and identify and document variations between actual conditions and existing drawings, as pertains to the project.
3. Comprehensive evaluation of building systems: Assess the current capacity and condition of building systems required for completion of the renovation project, including but not limited to increasing capacity for: HVAC supply/exhaust, plumbing, electrical, life/safety (including fire alarm and sprinkler), telecom/data.
4. Space Program and Functional Requirements: Collect, analyze, and validate functional program data including analyses of operations, class schedules, staffing, workload, code requirements, and translation into design criteria and requirements. This may include analysis of university-provided schedule data for teaching laboratories.
5. 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. Performance standards shall be based on Campus Standards and Design Criteria provided to consultant team.

6. Floorplans: Reference floorplans for each floor with detailed space layouts and location of furniture/fixed equipment. 3D conceptual renderings may be used as appropriate to convey design intent.
7. 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.
8. Building equipment: Identifying new and existing equipment for all room types, providing equipment lists for bid documents, and providing estimated costs for owner and contractor furnished fixed and moveable equipment for inclusion in the cost estimate and budget development process.
9. Estimate of Probable Cost: Preparation of ongoing construction cost estimates based on the scope of work and schedule. The cost estimate should be integrated into the design process to assist the team in evaluating the cost of various elements of the project, as well as the impact of phasing the work, to inform decisions about the overall project scope. The project may be viewed as a "menu" of items, with the final determination dependent on the recommendations for schedule, scope and budget. At a minimum, milestones for cost estimates will be the initial conceptual stage, mid-point check-in, the draft DPP stage, and the final DPP stage.
10. Phasing / schedule: Funding for the project is anticipated to allow bidding to prequalified Design/Build teams in June/July 2025. Spaces will be available for construction in Spring/Summer 2026 and Summer 2027. The programming team, in conjunction with the stakeholders, will develop a recommended schedule for phasing work and relocating teaching labs to maintain continuity of teaching spaces. This phasing schedule will be a part of the DPP.

**Procedures**

Request for Qualifications will be available electronically at **4:00 PM on Wednesday, October 2, 2024**. Contact Viola Teoxon at vteoxon@uci.edu to obtain required forms.

**Submittal Requirements**

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

Viola Teoxon, Senior Contracts Analyst
UC Irvine Design & Construction Services
101 Academy, Suite 200
Irvine, CA 92697-2450

**Deadline for submittals is 4:00 PM on Thursday, October 24, 2024**

**Estimated Contract Duration: 4-5 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.

October 2, 2024