

REQUEST FOR QUALIFICATIONS
ANTEATER RECREATION CENTER EXPANSION
for
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”) seeks a facilities programming consultant (the Consultant) to develop a Detailed Project Program (DPP) and supporting construction cost estimate for the expansion of the Anteater Recreation Center (ARC). Campus Recreation is an integral part of university life and offers diverse sports, recreation and fitness activities that are fun, vigorous, healthy, and conducive to enhancing personal wellbeing. Campus Recreation Supports the UCI Irvine mission by seeking to create an inclusive climate that motivates individuals to embrace a healthy lifestyle, which can enhance academic success, build friendships and social skills, develop leadership qualities, and cultivate a sense of community.

Project Summary

The proposed project would add and renovation approximately 40-60,000 gross square feet (gsf) of indoor recreation space as well as add exterior activity space.

The program may include weight room and cardio/fitness areas, multipurpose exercise rooms, a gymnasium, and renovation and expansion of support facilities including lockers and restrooms. Exterior recreation space may include volleyball courts, an outdoor fitness area, climbing wall, and fields. In addition, the Consultant will evaluate options to integrate new and existing elements into the surrounding East Campus Housing using walking trails, landscape, and other design elements. The existing service road may be realigned to accommodate the expansion. This project will be executed in two phases to support the campus referendum process.

Required Services

Using an interactive process, the Consultant will evaluate detailed interior and exterior 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, and review examples of recently designed or constructed projects of similar scope at other campuses. 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 development of the following:

1. **Site Analysis:** Utilizing the site identified for the project, provide 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. Analysis will include evaluation of options for building expansion and exterior recreation functions. The DPP shall include a conceptual preliminary site plan incorporating development and design considerations, a ground floor plan building layout, relationship to existing buildings and improvements, 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 conceptual 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. Site diagrams shall clearly indicate all existing improvements to remain and the scope of any demolition. Planning for functionality/operations of the facility during construction and any phasing of the work shall be addressed in the DPP.
2. **Space Program and Functional Requirements:** Collection, analysis, and validation of functional program data including analyses of operations, adjacencies, code requirements, and translation into design criteria and requirements. Review of current functional performance of the existing building including student ingress/egress, circulation patterns, and effectiveness of supervision/staffing shall be provided, with

recommendations for improvements. Existing and new spaces shall be designed with specific consideration for improving inclusion for all facility users, including but not limited to the principles of Universal Design and wellness.

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, AV, 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 existing and 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, Elevations and Renderings: Conceptual floorplans for each floor with detailed space layouts and location of furniture/fixed equipment and architectural building elevations. Renderings of proposed interior and exterior spaces may also be required. These documents will be used for presentation, fundraising, and approval purposes. A minimum of two exterior renderings, two interior renderings, and a rendered site plan will be required.
8. Building Equipment: In coordination with the University, identify equipment for all room types. Provide equipment lists for bid documents in University-defined format. Provide specifications and costs for owner and contractor furnished equipment as requested for inclusion in the estimate and budget development process.
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. Evaluation of costs shall be continuous throughout the program development to ensure alignment of the program with the established project budget using internal reviews between the programming architect, the cost estimator, and team members as required. Check-ins to confirm the status of costs with the University will occur at regular intervals. Minimum milestones for submitting documented cost estimates to the University will be as noted in the Preliminary Schedule.

Procedures

Request for Qualifications will be available electronically at **2 PM on April 17, 2023** from UCI Design & Construction Services. Contact Abel Saldana at (949) 824-6330, email abelrs@uci.edu to obtain required forms.

Submittal Requirements

Send one (1) electronic copy of Statements of Qualifications to Abel Saldana, Contracts Analyst at abelrs@uci.edu. UC Irvine Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697-2450.

Deadline for submittals is May 17, 2023 @ 2 PM

Estimated Contract Duration: 11 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.