



REQUEST FOR QUALIFICATIONS
PROGRAMMING & COST ESTIMATING
for
Roy T. Eddleman Hall of Quantum Science
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 Roy T. Eddleman Hall of Quantum Science project.

Project Description

The Roy T. Eddleman Hall of Quantum Science will be an approximately 100,000 gross square ft. building to support new and existing faculty and students as a part of the initiative in quantum science. Offering space for core research and collaboration, the building is envisioned as a hub for faculty and students, hosting national and international conferences.

The program will include individual and shared research labs, including low vibration and clean room space, faculty and research offices, conference and seminar rooms, classrooms, a café, and indoor/outdoor interaction spaces.

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 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:** Utilizing the site identified for the project in the Physical Sciences Quad, provide analysis of the 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 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 circulation and landscape areas. The preliminary site plan shall show adjacent streets, walkways, underground utilities, adjacent buildings, landscape concepts, 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, staffing, workload, code requirements, and translation into design criteria and requirements. This may include analysis of registrar-supplied schedule data for classroom types, sizes, and quantity.
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. 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, architectural building elevations, and renderings of proposed interior and exterior spaces. These documents will be used for presentation and approval purposes. Up to three exterior building renderings and a site plan rendering are required for the Regents submittal package.
8. **Building equipment:** Assist University in identifying equipment for all room types, providing equipment lists for bid documents, and providing estimated 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 massing, materials, systems, space efficiency, sustainability, etc. At a minimum, milestones for cost estimates will be the conceptual stage, mid-point check-in, the draft DPP stage, and the final DPP stage.

Procedures

Request for Qualifications will be available electronically at **4:00 PM on Monday, April 4, 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 Tuesday, May 3, 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.

April 4, 2022