

**CONSULTING ARCHITECT FOR THE ASSOCIATED STUDENTS OF THE
UNIVERSITY OF CALIFORNIA
LOWER SPROUL REVITALIZATION PROJECT
REQUEST FOR QUALIFICATIONS
PROJECT # 18200B**

The ASUC of the University of California, Berkeley, the official student government of the University of California Berkeley, requests that architects submit written statements of interest and qualifications to provide consulting/advisory services to the student members of the Program Committee and the Project Working Group for the following project:

Renovation, seismic upgrading and new construction of certain student-centered areas (the “Lower Sproul” area) of the University of California Berkeley campus (the “Project”).

Total Project cost is estimated to be approximately \$223 Million.

Through this Request for Qualifications (“RFQ”), the ASUC intends to develop, at its sole discretion, a short list of architects who are most qualified to provide advice to the ASUC, and to other student groups, regarding the Project. A selected Consulting Architect will be chosen from the short list.

BACKGROUND

“Lower Sproul” refers to the plaza and four surrounding buildings – Zellerbach Hall, Chavez Student Center, Eshleman Hall and MLK, Jr. Student Union – located on the south edge of the Berkeley campus adjacent to Sproul Plaza, a major campus entry. Buildings and plaza were designed by the architecture firm Hardison and DeMars who won a competition for this commission and by landscape architect Lawrence Halprin. The complex was developed between 1959-1968 and is the campus’ signature grouping of Modernist buildings and site design. It is a hub of student life, currently housing a mixture of student services, retail, food service, student organizations, student government, and meeting space.

The Lower Sproul Plaza has long been identified as an area of the campus in need of programmatic and physical redesign in order to provide undergraduate and graduate students with a high quality center for student life. Over the years, the campus has initiated a number of efforts to identify problems, goals and solutions for various parts of this space. However, very few changes were ever made and Lower Sproul continues to be a bleak and often underused space at the center of the campus. In addition, Eshleman Hall is rated seismically “poor” and there is some urgency in planning for its demolition and eventual replacement.

In 2006-2007 an initial analysis of the complex was completed by SMWM, addressing its urban design, massing, grading and circulation. Funding for a master plan and feasibility study was obtained in Spring 2008 and MRY was awarded this contract, which included the option to ultimately become the Executive

Architect for the Project. UCB will exercise this option. The MRY master plan was completed by August 2009. The Project was re-scoped to fall within budget constraints and funding for the rescoped Project was secured in April 2010 from a combination of mandatory student fee and contributions from UCB campus funds.

The Project is now proceeding to final programming and Schematic Design phase(s).

The ASUC and student representatives are permitted to, and wish to, retain the services of an independent architect to assist, consult and advise them through the on-going process from final programming, schematic and design development, construction documents and construction phase services. The Project and the consulting architect's assignment are expected to extend until rehabilitation of the new and renovated spaces (circa Q4 2017).

SCOPE OF SERVICES

The complete scope of services is not yet determined, and will vary through the course of the Project. Generally the scope of services of the consulting/advisory architect (C/A Arch) will be to:

- Familiarize him/herself as to all conditions/status of the Project, from programming through construction
- Be aware of student needs, decisions, etc. and to update the ASUC as to Project status and topics needing attention; and
- Maintain a continuing relationship with Capital Projects and the Architect of Record (AOR) especially with regard to budget and schedule matters.
- Help the ASUC keep the project on schedule.

The C/A Arch will:

- Attend Project meetings
- Review design and specification documents
- Review budgets
- Review the construction schedule and change orders so as to advise the students of delay and/or cost changes.
- Be a reliable source of institutional Project memory for the students, who will tend to have a 9 month span of involvement in the Project, and,
- Maintain a Project Manual for the students

In order to keep up-to-date and ahead of the Project, the C/A Arch will advise the ASUC regularly to allow students to participate in timely decisions and allow the Program Committee and Project Work Group student representatives to be active participants. This shall include meeting with the ASUC Senate and the Graduate Assembly Delegates once every two months (at their evening meetings)

between August and May or as needed to convey Project developments in a timely fashion. The C/A Arch may be assisted by an intern, to be provided by the C/A Arch, for the purpose of information dissemination and student relations.

The C/A Arch will also assist the ASUC in communicating student expectations and preferences to Project decision makers. The C/A Arch will articulate on behalf of the students to Project decision-makers, and the C/A Arch will convey Project information to the students (as spelled out above) so that they understand it. Thus, communications and ability to work with students 18 years old and up must be a core competency of the C/A Arch.

It is expected that the selected C/A Arch will be a single individual, whether assigned to the Project from a large architectural firm, or as a single practitioner.

The ASUC needs a single representative architect who can provide continuity to the Project from beginning to end.

C/A ARCHITECT SELECTION CRITERIA:

The ASUC is seeking applicants with experience in comparable projects and/or with other UC project experience. Important considerations in the selection of the C/A Arch will be:

- Demonstrated experience in design of university, institutional, retail, LEED facilities of similar context.
- Experience in complex multi-use sites and sustainable design.
- Experience in working with institutional clients and building committees (experience with students and student groups good, but not mandatory).
- Experience in working with large user-base via representatives, surveys, focus groups, etc.
- Availability to commit to long term project on a regular, (potentially weekly at times), basis.
- Availability for evening and weekend meetings.
- Demonstrated ability to manage complex relationship between stakeholders, contractors and differing financial interest of project and associated political savvy.

SUBMITTAL SCHEDULE AND PROCEDURES

Proposed SUBMITTAL SCHEDULE: (The following dates may be subject to change.)

Advertisement Posted	July 9, 2010
Qualification Statements Due	July 26, 2010
Short List Determined	August 2, 2010
Interviews Conducted	August 9, 2010
Selection Made	August 16, 2010

Architects wishing to be considered should submit the materials described in the submittal format below. Proposals should be submitted via mail or overnight delivery, no later than noon on the application due date to:

Jack Kemp, AIA
Weir/Andrewson Associates, Inc.
990 A Street Suite K
San Rafael, CA 94901

Technical questions or questions regarding the scope of the Project not addressed in this document should be directed to Jack Kemp at (415) 485-9797 or jack@waassoc.com.

SUBMITTAL FORMAT:

1. Cover Letter
 - Name of Firm
 - Discussion of Interest, Relevant Experience and Qualifications
 - Address of Firm
 - Telephone and Fax Numbers
 - Brief Discussion of Vision for Advisory Process
2. Resume/CV with
 - Brief History of the Firm and Statement of Availability
 - Size of Firm/Staff
 - Years in Business
3. Project Experience – List the five most recent new construction/major rehabilitation projects on which you have worked. Please include for each project:
 - Name and Location
 - Graphic Description
 - Completion Date
 - Budget
 - Total Square Footage
 - Your role in the project
4. Licensure
 - Are you licensed to practice architecture in your State?
 - Have you ever had your license to practice architecture suspended?
 - Identify any on-going legal proceeding or pending legal proceeding (arbitration, complaint or court action) filed by an Owner or contractor against you or your firm for any project in the last five years.
5. References
 - Three (3) names with associated Contact Information.

SELECTION PROCESS

The ASUC intends to evaluate all responses to this solicitation using the criteria set forth above, and the persons/firms with the five highest scoring submittals will be invited to interviews, at which time financial terms will be discussed.

MISCELLANEOUS

Costs: Respondents to this solicitation do so at their own expense and understand that neither the ASUC nor the University of California will pay any cost associated with responding to this request.

Discretion: Evaluations and rankings of submittals are subject to the sole discretion of the ASUC and such professional and other advisors as the ASUC may designate. The ASUC will make the final determinations of the qualified architects, as it deems appropriate, in its sole discretion, and in its best interests.

Disclaimer: While the ASUC intends to proceed with the Project, the ASUC may, at its sole discretion, choose not to proceed with the Project, or to proceed with the architect selection process, without obligation or liability to any person submitting hereunder. The ASUC reserves the right, in its sole and absolute discretion, to (a) modify or cancel the selection process at any time, or not award a contract for any reason; (b) waive minor irregularities; (c) reject any or all submittals to this RFQ or seek new submittals when it is in the best interest of the ASUC to do so; and (d) seek clarification or additional information from respondents as it deems necessary to the evaluation of the response.