

**REQUEST FOR QUALIFICATIONS**  
**HOUSING CAPACITY STUDY AND MESA COURT COMMUNITY 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 Mesa Court Community Center, and a Capacity Study to develop conceptual master plans for seven housing communities.

**A. Detailed Project Program – Mesa Court Community Center Expansion**

**Project Description**

The proposed project would provide an updated community center for the Mesa Court Housing community including enlarged food service and renovated amenity spaces. Located near the future Mesa Court Tower in Lot 5, the project will activate and support the expanding community.

Mesa Court Community Center is an existing facility completed in 2003 and is a two-story 7,700 square foot building which houses a wellness lounge, residential life offices, conference rooms, a multi-purpose space and a small commercial grade kitchen. Work would include demolition of portions of the building as needed for the upgrades, as well as exterior improvements to provide an updated site for the building. Site development would include connection to campus utility and drainage systems; pathways, ramps, and sidewalks; and any needed changes for fire department access.

**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 the departments of Design & Construction Services and Capital Planning. The Consultant's program recommendations should address the overarching objectives of providing flexible space capable of adapting to changing program 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:** 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 site plan shall show adjacent walkways and buildings, as well as any changes to utility connections.
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. A preliminary program and concept study will be provided for the Consultant's use.
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 preliminary site plan. Completion of graphics that can represent the project for internal

stakeholders, including building elevations and/or three-dimensional renderings. Detailed architectural design should be avoided.

7. Business Case Analysis: Assist University in exploring project alternatives as deemed necessary by UCI.
8. 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. Cost estimates shall be provided at a minimum at the conceptual stage, the draft DPP stage, and the final DPP stage for confirmation of the project budget.
9. Project Work Plan: At the start of the project, consultant shall provide a detailed project work plan to communicate how the project will be delivered. The workplan shall be updated as needed throughout the duration of the project.

### **Deliverables**

The final DPP by shall be submitted by March 15, 2024. It is anticipated that only electronic copies of the draft and final deliverables will be required. The Consultant will be required to indicate a strategy and detailed schedule for completion of the DPP within this time frame and should specify what information will be required from the client to achieve completion of the objective.

CONTRACT DURATION: 5 Months

## **B. Capacity Studies – Seven Housing Sites**

### **Project Description**

The second part of the engagement includes preparation of a capacity study for each of seven sites on campus including a cost estimate for each site. The sites include four existing undergraduate housing communities (Mesa Court, Middle Earth, Arroyo Vista, and Campus Village - west side), as well as three sites being considered for future housing.

### **Scope of Required Services**

For each housing community site, the consultant will develop a conceptual master plan utilizing an interactive process with University representatives and other stakeholders. In addition, a rough order of magnitude cost estimate shall be prepared to design and construct the expansion of each existing community and develop each new community. Consultant services will include but are not limited to:

- A parcel plan for each community to illustrate limits and existing conditions
- Review of provided documentation on underground utilities to inform the locations of new facilities.
- Review of provided Housing Demand Study Summary to understand ideal housing program mix, qualities and amenities.
- Initial layout option diagrams, two for each site
- Refined layout options with phasing recommendations and initial massing diagrams
- Selected and finalized layout option including a site master plan with feasible configuration for housing, parking and support facilities, including phasing and 3D massing
- ROM cost estimate for each site

### **Deliverables**

The completed Capacity Studies shall be completed in a timeframe of 5 months.

CONTRACT DURATION: 6 Months

**Procedures**

Request for Qualifications will be available electronically at **2 PM on June 29, 2023** from UCI Design & Construction Services. Contact Viola Teoxon at (949) 824-7304, email [vteoxon@uci.edu](mailto:vteoxon@uci.edu) to obtain required forms.

**Submittal Requirements**

Send one (1) electronic copy of Statements of Qualifications to Viola Teoxon, Contracts Analyst at [vteoxon@uci.edu](mailto:vteoxon@uci.edu). UC Irvine Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697-2450.

**Deadline for submittals is July 28, 2023 @ 5 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.