

Request for Statements of Qualifications
For
Architectural Services

University of California, Merced
Downtown Center
Project No. 900320

ADDENDUM #1
December 22, 2014

I. CLARIFICATIONS

QUESTIONS – Questions received from interested firms:

1. QUESTION:

What is the address of the Downtown Center site?

ANSWER:

The Downtown Center address is:

651-655 W. 18th Street

Merced, CA 95340

2. QUESTION:

What is the estimated cost for the project?

ANSWER:

The projected construction cost is approximately \$22,000,000.

3. QUESTION:

Can an Architecture firm on a shortlisted Project 2020 development team submit a SOQ?

ANSWER:

Yes.

4. QUESTION:

When will the decision on the project delivery method, Design-Build or CM-AT-RISK be made?

ANSWER:

UC Merced has elected to proceed with CM-AT-RISK project delivery method. UC Merced is seeking an Executive Architect to provide complete programming, design and construction administration services.

II. RFQ DOCUMENTS

Revisions are made to the following RFQ CONTENTS:

A. ADVERTISEMENT FOR SERVICES

The University requests that a qualified architecture firm with extensive experiences in programming, design and construction of University administrative and support facilities submit written statements of qualifications for architectural services. ***The University is seeking the Executive Architect for CM-AT-RISK delivery approach to UC Merced Downtown Center.*** ~~The architecture firm may be selected to provide 1) the complete programming, design and construction administration services for a CM-AT-RISK project delivery process as an Executive Architect, or 2) the Architectural Services to assist in the preparation of a Design-Build Request for Proposal. ****If the University elects to deliver the project through a Design-Build process, the selected architecture firm will NOT be able to be part of a Design-Build team for the project.**~~

B. SCOPE OF SERVICES

The University is seeking ***the Executive Architect for CM-AT-RISK delivery approach to UC Merced Downtown Center.*** ~~to contract with an architecture firm to provide 1) the complete programming, design and construction administration services for a CM-AT-RISK project delivery process as an Executive Architect, or 2) the Architectural Services to assist in the preparation of a Design-Build Request for Proposal, including but not limited to these services: programming, interior + furniture layouts, retail/mixed-use, stacking diagrams, building systems performance narratives, cost estimating, preparing selection/requirements documents for Design-Build, evaluation of Design-Build proposals, and peer review services to ensure compliance with proposal performance parameters.~~

C. QUALIFICATIONS

The University is seeking an architecture firm only (not the subconsultant team) with the following experience and qualifications:

- Excellence in programming, interiors, and architectural design.
- Demonstrated excellence and recent experience with the design and construction of comparable administration facilities, especially ***university administration and support facilities***. Of comparable size, quality and cost: 70,000-100,000 gsf; institutional quality; minimum construction value of \$15M in California. ~~creative and efficient uses of open-office planning and designing for flexibility.~~
- ***Recent experience with downtown multi-story, mixed-use, commercial office development with retail and service environments.***
- ***Demonstrated experiences for design of innovative 21st Century collaborative open-office work environments.***
- Demonstrated experience with sustainable, energy-efficient design and construction, such as completed projects that have received LEED certification, ***achieved whole-building energy performance targets that significantly exceed CA Title 24 requirements, or otherwise*** demonstrably conserve energy and other resources. ***Experience in completion of at least one LEED Gold certified building is strongly preferred.***
- Demonstrated excellence in adhering to tight project budgets and schedules, ***including successes in fast-tracked CM-AT-RISK delivery.***
- Experience working with multiple stakeholders in a single project.
- Experience with University of California projects is desirable.
- ~~Demonstrated experience in preparing selection/requirements documents for a Design-Build Request for Proposal.~~

~~The architect should propose the architectural team it would use for 1) as the Executive Architect or 2) As the Design Professional for professional services to assist in the preparation of a Design-Build request. The University will work with the selected architect to select the interior design, engineering, and cost subconsultants, and any other subconsultants including acoustical and audio-visual.~~

D. SELECTION CRITERIA

Based on firm with optimum combination of qualifying experience

- ~~Have demonstrated experience in preparing selection/requirements documents for Design-Build projects of at least 70,000 GSF and/or \$15M of construction value in California within the last 7 years.~~

E. SUBMITTAL FORMAT

4. **PROJECT TEAM SUMMARY** (*maximum of 2 single-sided or one double-sided page*)
 - identify key team members and state their qualifications relevant to programming services and the scope of this project ~~—please distinguish between:—1) Executive Architect team and 2) Professional Services team preparing a Design-Build request.~~