

# **MOFFITT LIBRARY RENOVATION**

Project 12346B

University of California, Berkeley

## **I. INTRODUCTION**

The University of California, Berkeley (UCB) will be selecting an Executive Architect to work with the Library staff in the reorganization and renovation of Moffitt Library on the University of California, Berkeley campus. The first phase will provide architectural services for a feasibility study to include collaboration with key Library staff on program development, workflow, adjacency and block planning studies, and pre-schematic design alternatives to confirm the program and to determine estimated construction costs. Pending successful completion of the feasibility study and program confirmation, the Architect will provide design, bid and construction phase services. The total anticipated construction budget is approximately \$30 million, to be verified during the study phase.

## **II. PROJECT BACKGROUND**

Moffitt Library is part of the Main Library complex, located in the center of the Berkeley campus. Moffitt opened its doors in 1970 as an undergraduate library, with several campus classrooms housed in a portion of the building with a separate entrance. Excluding the classroom wing, Moffitt Library consists of five floors totaling 83,767 assignable square feet. In 1992 seismic improvements were made to strengthen Moffitt Library, bringing it from a “very poor” to a “good” rating. Based upon this work, the University expects little to no additional seismic improvement is necessary, though confirmation of this assumption will be required. In 1994 the Gardner (MAIN) Stacks, housing 2.1 million books in 133,140 assignable square feet was constructed as a four-floor underground facility connecting Moffitt with historic Doe Library, one of an ensemble of signature, neoclassical campus buildings designed by John Galen Howard. Currently, Moffitt Library is open approximately 18 hours/day and hosts a range of services for the campus such as a computer facility, media viewing space, library training classrooms, research consulting, copy center, café, book collection, and exhibits. The building is also home to several operational functions such as receiving and processing of collections for the Main Library complex, facilities management, and preservation. In total, approximately 130 library employees have offices within the building.

The Library plans an extensive programmatic upgrade of Moffitt Library, which currently fills an essential campus role in stimulating active engagement with learning materials and the knowledge and ideas they embody; providing technology-rich learning environments; fostering a community of scholars; and making learning visible.

In 2007, the Library commissioned a review of Moffitt Library’s infrastructure, which determined that existing HVAC, mechanical, electrical, lighting, plumbing, sprinkler, fire alarm and telecommunications systems must be upgraded or redesigned to accommodate current and future technological needs and programmatic changes. The engineer’s report

of infrastructure upgrades is included in Section 4. Additionally, all existing restroom facilities and elevators must be studied and upgraded as necessary to comply with current ADA/disabled access requirements.

The current project scope will require the selected Executive Architect to provide preliminary design documents for the full scope of the programmatic renovations which will be compatible with the infrastructure improvements. The design of any upgrades to Moffitt Library must complement the character of the buildings of the Main Library complex. Any exterior building modifications will be subject to University design guidelines and its Campus design and seismic review processes. Fundraising for the project is currently in progress and the scope of bidding documents and construction may require phasing or alternate bids to accommodate the University's available funding. The University intends to provide direction on the scope of project and/or phasing of construction after completion of the feasibility analysis and prior to start of design and funding confirmation.

### **III. PROJECT GOALS**

On completion of this project, the renovated facility will provide a welcoming, state of the art, healthful and safe environment that:

- offers vibrant exhibition, teaching, and community spaces
- accommodates a diverse and evolving range of work, study, and learning modalities
- streamlines operational and functional support for learning and research
- meets disabled access, heating and ventilation, and ubiquitous computing needs
- evinces a commitment to sustainable design.

The redesign will advance campus goals aimed at fostering learning through informal interaction and intellectual exchange beyond the classroom, and establish the Moffitt Library as a preeminent intellectual and creative commons. The revitalized facility will serve as a powerful demonstration of the University's commitment to the quality of the undergraduate experience at UC Berkeley.

### **IV. PROJECT DESCRIPTION**

The scope of work will include program validation and preliminary plans for an overall design which will meet the updated program for the Moffitt Library. Concurrent with the development of the new design will be infrastructure upgrades and programmatic redesign to support the learning and research needs of the campus community, with particular emphasis on addressing the evolving needs of undergraduate students.

The Executive Architect will address issues of restacking, access, layout, surge of staff and services, and the continuous operations of required services during the various phases of the project. Some elements of the current facility, such as the main entrance/exit location on the south side of the third floor, will remain unchanged, though most aspects of the design and services will be subject to review and revision. Specific programs and

services will be further defined through focused campus conversations with students, faculty, library staff and Capital Projects. Currently envisioned program changes include:

- New spaces that support diverse modes of learning and are equipped with state-of-the-art tools that allow students to practice oral presentation skills and create group projects
- An enhanced computer commons that supports traditional course-related activities as well the development of sophisticated multimedia projects
- Exhibition areas to showcase creative works and the exemplary products of undergraduate research
- Expanded comfortable, informal spaces for individual and group work, allowing convenient use of personal portable devices
- Reclamation of currently unused and inaccessible terrace space for uses including independent and group study—in a manner that reintegrates the surrounding landscape with the building's interior
- Redesign of office spaces and service areas to best support contemporary functions and flexibly adapt to future demands
- Upgraded and state-of-the-art mechanical systems and infrastructure

The project will incorporate mandatory code corrections as required by the University and the State, including disabled access/ADA upgrades to restrooms and other areas, and fire and life safety revisions. Design review, structural impacts and estimated costs of all proposed work is to be presented during feasibility analysis.

All work scope will be coordinated with current fundraising efforts and will be as directed by the University. A complete cost estimate will be developed to be used as the basis of fundraising.

## **V. SCHEDULE**

It is anticipated that the feasibility study and program confirmation phase will begin immediately upon selection of Executive Architect and confirmation of study phase Agreement. Subject to funding, construction is projected to start in 2010 with completion in 2013.

## **VI. SCOPE OF SERVICES**

The initial component of design services will provide a feasibility study to include review and confirmation of program, pre-schematic design studies, development of a conceptual construction cost estimate and project schedule. After completion of the feasibility analysis, and based on University approval and availability of funding, the University may elect to proceed into the schematic and design development phases. The final phase will provide construction document and construction phase services.

The University reserves the option to terminate services after the feasibility study and program confirmation phase and to proceed with the next-ranked firm, based on performance concerns or inability to reach agreement on compensation.

## **VII. JOINT VENTURES/ASSOCIATIONS**

If the Executive Architect proposes an association or joint venture with another firm, the submittal should address the qualifications of each of the architectural firms, and a brief description of the firms' past association.

## **VIII. CONSULTANTS**

The University is selecting only the Executive Architect at this time. Sub-consultants will be selected at a later date in collaboration with the selected Architect firm and Capital Projects.

## **IX. SELECTION CRITERIA**

The Screening Committee will be seeking project teams with experience in comparable projects. Applicants should clearly highlight such projects and their similarities to the proposed project. Major considerations in selection of the firm will be the following:

- Demonstrated firm and staff experience and excellence in the planning and design of comparable library or educational facilities by the firm (by the local office of a national organization).
- Proven experience in the programming and design of flexible university and institutional facilities for state-of-the-art instruction and research collaboration.
- Demonstrated experience in the renovation of historic structures and capability to respond creatively and sensitively to the existing historical and architectural context.
- Experience in renovation or construction of comparable educational or institutional work in or adjacent to occupied facilities.
- Proven capabilities for providing creative design solutions. Firms are asked to submit graphic material supporting design creativity that meets strict budget constraints.
- Demonstrated experience in creative approaches to designing for sustainability.
- Proven technical and cost management capabilities.
- Experience with institutional clients and building committees.
- Qualifications of the Principals and Project Team Members, including a clear definition of the team organization and primary responsibilities of each member.
- Proximity to the Berkeley campus, or ability to provide a comparable level of service if not local.
- Ability to provide Professional Liability Insurance as required by the Executive Design Professional Agreement.

## **X. PROCEDURES FOR SUBMISSION**

Written Qualifications Statements should be submitted in accordance with the attached Submittal Format.

Submittals must be delivered to the address below no later than 3:00 pm, Wednesday, August 06, 2008. Six (6) copies of the submittal are required.

Please address submittals to:

Rob Gayle, Associate Vice Chancellor  
Capital Projects  
University of California, Berkeley  
1936 University Avenue, 2<sup>nd</sup> Floor  
Berkeley, CA 94704 – 7027

The firm will be required to design the project within the University's approved construction budget and schedule in accordance with the agreement between the Regents of the University of California and the Design Professional. The firm will be required to sign the University's Executive Design Professional Agreement, which is available for review at:

[http://www.cp.berkeley.edu/EDPA\\_verB\\_rev2002\\_05.pdf](http://www.cp.berkeley.edu/EDPA_verB_rev2002_05.pdf).

Questions not answered in this information package or the scheduled site visit may be addressed to the Project Manager, Stanley Mar at [smar.cp.berkeley.edu](mailto:smar.cp.berkeley.edu).

The entire information package is available for viewing and downloads at the UC Berkeley Capital Projects website <http://www.cp.berkeley.edu/RFQ.html> . Check for updates before submitting.

The University of California is an Equal Opportunity Employer. Every effort will be made to ensure that all persons, regardless of race, religion, sex, color, and national origin have equal access to contracts and other business opportunities with the University. Each candidate firm will be required to show evidence of its equal employment opportunity policy.