

## ARCHITECTURAL SERVICES

The Berkeley campus of the University of California invites architects to submit written statements of qualifications to provide preliminary programming and feasibility phase services for the following project:

Bowles Hall Feasibility Study  
Project No. 20071004

Bowles Hall is an 8-story, 205-bed residence hall for male students located on the hillside between the Greek Theater and Rimway Road, east of the central U.C. Berkeley campus. The building was built in 1928 of reinforced concrete and is listed on the National Register of Historic Places in addition to being a City of Berkeley landmark. Although the structure is sound, the building has many deficiencies and is in need of a major renovation. The Residential Student Services Program (RSSP) intends to renovate Bowles Hall and the feasibility study will help RSSP develop a renovation plan to address critical needs. The goals of the renewal are to upgrade student living areas; correct code deficiencies, including accessibility and fire and life safety; increase security; address deferred maintenance issues, including roofing and waterproofing; reduce operating costs; and increase revenue.

The scope of the study will include preliminary planning and programming of the bedroom floors, which are to be completely reconfigured, in addition to assessment of the existing conditions and necessary upgrades of the building and site to meet the renewal goals stated above. The study is to include an Opinion of Probable Cost for the renewal with escalations based on schedule and phasing scenarios.

The feasibility phase study is to commence immediately upon the execution of the contract, and be completed by the end of January 2008.

Statements should be in the form of a brief letter outlining specific, comparable experience, including scope, size and value of work; a one page statement describing the firm's approach to this project; and contact information and resumes of key staff members who will be committed to the project on a day to day basis. Of special importance is the firm's ability to start work immediately. Please submit 5 copies of the submittals.

The University is seeking only architects at this time. Sub consultants will be selected later in collaboration with the selected architect. The firm selected may be asked to continue as the architect for the renovation project. However, the award and scheduling of subsequent phases will depend on project funding.

The successful firm will be required to sign the University's Professional Services Agreement, which is available for review at <http://www.cp.berkeley.edu/PSA.pdf>. If

retained as the project architect for the renovation, it will be required then to sign the University's Executive Design Professional Agreement, which is available for review at [http://www.cp.berkeley.edu/EDPA\\_verB\\_TblCtts\\_rev2003\\_01.pdf](http://www.cp.berkeley.edu/EDPA_verB_TblCtts_rev2003_01.pdf)

Please refer to the *Bowles Hall Historic Resources Survey (1999) and Rehabilitation Feasibility Study (1997)* for other relevant information. Please note that much of the 1997 feasibility study is rendered obsolete because of the current proposed programming changes. These reports are posted on the Facilities Services website along with this Request for Qualifications at <http://www.cp.berkeley.edu/RFQ.html>.

The University of California has adopted a *Policy on Sustainable Practices* which can be viewed at [http://www.ucop.edu/facil/sustain/documents/policy\\_sustain\\_prac.pdf](http://www.ucop.edu/facil/sustain/documents/policy_sustain_prac.pdf). The campus also implements projects in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Buildings. The selected firm must demonstrate a commitment to these sustainability and preservation goals.

Letters must be received at the address below no later than **12:00 noon Thursday, October 4<sup>th</sup>, 2007**. After review, firms may be asked to provide more detailed information and may be invited for an interview. A shortlist of 3-4 firms will be interviewed by a selection committee (see schedule below). Questions should be addressed to Sally McGarrahan at [smcgarrahan@cp.berkeley.edu](mailto:smcgarrahan@cp.berkeley.edu).

#### SUBMITTAL SCHEDULE

Submittals Due (five copies)	October 4, 2007 <b>by Noon</b>
Short List Notification	October 9, 2007
Project Site Tour for Shortlisted Firms	October 12, 2007
Selected Candidate Interviews	October 19, 2007

The above schedule is preliminary and is subject to change.

Please address submittals to:

Sally McGarrahan, Project Manager  
Capital Projects  
University of California, Berkeley  
1936 University Ave., 2<sup>nd</sup> Floor  
Berkeley, CA 94704-7027  
Hours of Business: Monday through Friday, 8:00 a.m. to 5:00 p.m.

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.