# ADVERTISEMENT FOR EXECUTIVE ARCHITECT

UCLA requests a written response to this Request for Qualifications (RFQ) to select an Executive Architect for the proposed **UCLA Downtown Master Plan Study (Project No. 906016.01)** located in downtown Los Angeles. This project will provide dynamic and flexible spaces that will serve as a collaborative community hub where Bruins can partner with local community members and organizations on a range of academic, research, artistic, and outreach initiatives, many of them focused on social justice and advocacy on behalf of underserved and vulnerable populations.

The proposed study would assess the current building system, existing conditions, and historical elements and develop a building-wide tenant improvement master plan to support multi-tenant 'B' occupancies, consisting of office, retail, classroom, meeting, and event space with a focus on creating dynamic space for maximum user flexibility. The study will also assess existing tenant improvements and make cost and schedule recommendations for early tenant move-in opportunities and will need to consider both short- and long-term projects potentially including, but not limited to, public and shared spaces, historic restoration improvements, infrastructure upgrades, and Tenant Improvement projects ranging from individual suite renovations to full floor buildouts. The selected Executive Architect will also develop building standards and design guidelines that will govern future tenant improvement projects. Such standards shall include appropriate guidance related to the building's historic status.

The Executive Architect will develop conceptual space programs requiring evaluation and synthesis of disparate tenant uses in this existing building, development of test fit options, and projections of future growth. The test fit options and demising plans will consider phased construction of the core, common areas, and subsequent tenant improvements.

Based on the University approved conceptual space programs, the Executive Architect will then develop construction documentation and assist the University in securing Regental and Agency approvals for projects related to the building core, common area, and the initial series of tenant improvement projects.

UCLA Downtown occupies the former 1928 historic Title Insurance and Trust Building (Trust Building) in downtown Los Angeles, an 11-story property consisting of approximately 322,000 gross square feet of office and former bank space, with 128 parking spaces on one at-grade and two subterranean levels. The building, located on South Spring Street between West 4th and West 5th Streets at 433 S Spring Street, Los Angeles, CA 90013, has undergone recent seismic and infrastructure renovations, making it compliant with the University of California's seismic and sustainability policies. The building core and infrastructure renovations are currently designed to support a commercial office 'B' occupancy. See *Attachment E* for an aerial site map and property photographs.

The University has not determined a contract delivery method for projects resulting from this master plan study. However, such methods may include Construction Manager at Risk (CMAR) or Design/Bid/Build. Although Progressive Design/Build (PD/B) is not anticipated for future project delivery, please note that if PD/B is selected for a future project, the Executive Architect and any consultants participating in the development of this UCLA Downtown Master Plan Study on behalf of the University will be precluded from participating as a member of any prospective PD/B Team.

Upon completion of this Master Plan Study, the University may continue to work with the selected Executive Architect to assist with design, programming, and peer review efforts throughout the future development of the UCLA Downtown building.

Phased implementation of projects will be dependent upon the availability of funding. The design shall comply with the *University of California Policy on Sustainable Practices* to achieve a minimum LEEDTM Gold Rating. The project is subject to the California Environmental Quality Act (CEQA) and is subject to review and approval by the UC Board of Regents or their delegated authority.

The selection committee will base their review of the Executive Architects' submitted proposals and selections on the identified Selection Criteria (*Attachment A*). The final selection and appointment of the Executive Architect is contingent upon project approval by the UC Board of Regents or their delegated authority. This RFQ is for complete design services; however, the University reserves the right to defer negotiations for services other than pre-design studies until the completion of the pre-design phase.

The complete RFQ packet will be available at:

<http://www.capitalprograms.ucla.edu/Contracts/RFQProjects> on **Wednesday, July 17, 2024;** responses to the RFQ are due by or before **10:00 a.m. on Thursday, August 8, 2024.**  A screening committee will determine a shortlist of firms; further steps in the selection process will be at the selection committee's discretion.

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. Each Candidate Firm may be required to show evidence of its Equal Employment Opportunity policy.

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| **Peter E. Hendrickson**,AIA  Associate Vice Chancellor  Design and Construction  UCLA Capital Programs 1060 Veteran Avenue | Box 951365 Los Angeles, CA 90095-1365 | **For questions related to this RFQ, please contact:**  Elisa Pittner, NCARB, AIA  UCLA Capital Programs, Design and Construction  Principal Project Manager  T: 424-259-5151  E: [epittner@capnet.ucla.edu](mailto:epittner@capnet.ucla.edu) |