

UC SANTA BARBARA

Office of Design & Construction Services

Public Safety Building Facility Condition Assessment

REQUEST FOR QUALIFICATIONS

CONSULTANT SERVICES

RFQ NO. FM270055

AUGUST 2026

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ADVERTISEMENT FOR TESTING AND INSPECTION SERVICES

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UC SANTA BARBARA

ADVERTISEMENT

RFQ Number: FM270055

Project Name: Public Safety Building Facility Condition Assessment

Introduction & Background: The University of California, Santa Barbara ("UCSB") requests Statements of Qualifications ("SOQs") from qualified architectural and engineering consultants interested in providing multidisciplinary Facility Condition Assessment services, including building systems assessments, structural and seismic assessments, code, life safety, and accessibility evaluations, and planning-level cost estimating services for the Public Safety Building Facility Condition Assessment project.

The existing Public Safety Building was originally constructed in 1967 and has undergone numerous modifications and incremental renovations over the years. The purpose of this project is to retain a qualified multidisciplinary consultant team to perform a comprehensive Facility Condition Assessment ("FCA") of the Public Safety Building. The assessment shall identify existing deficiencies; evaluate building systems, structural and seismic conditions, code, life safety, and accessibility; document physical constraints; and prepare planning-level probable cost estimates for corrective work. Because the building is classified as an SPR V facility under the University of California Seismic Safety Policy, the FCA shall include a planning-level structural and seismic assessment.

General Instructions: The complete RFQ documents will be available on the project page at www.ucsbplanroom.com/rfq on August 5, 2026. A shortlist of firms will be determined by a University screening committee, and final consultant evaluations and selection recommendations developed by a University selection committee.

SOQ Deadline: One (1) digital copy (.pdf) of each consultant team's SOQ package must be delivered to UCSB by 4:00 p.m. on **August 21, 2026** via either: (i) the UCSB plan room page at www.ucsbplanroom.com/jobs/rfq (click the project link and the 'Submit Bid' tab then drag and drop your firm's SOQ submittal) or, alternatively, (ii) an electronic (.pdf) copy on a thumb drive may be delivered to the following physical address:

Attn: Greg Moore, Associate Director, Contracting Services
University of California, Santa Barbara
6789 Navigator Way, 2nd Floor
Goleta, CA 93117

Equal Opportunity Statement: Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons shall have equal access to contracts and other business opportunities with the University, regardless of: race; color; religion; sex; age; ancestry; national origin; sexual orientation; physical or mental disability; veteran's status; medical condition; genetic information; marital status; gender identity; pregnancy; service in the uniformed services; or citizenship within the limits imposed by law or University's policy.

Julie Hendricks, AIA

Campus Architect & Director, Design and Construction Services

For questions related to this RFQ, please contact via email:

Ed Schmittgen, Associate Director, Design and Construction Services
ed.schmittgen@ucsb.edu
(805) 451-1186

(Advertisement: 8/03/26)

I. PROJECT INFORMATION AND REQUIREMENTS

A. PROJECT INFORMATION

Project Description:

The existing Public Safety Building was originally constructed in 1967 and has undergone numerous modifications and incremental renovations over the years. The purpose of this project is to retain a qualified multidisciplinary consultant team to perform a comprehensive Facility Condition Assessment ("FCA") of the Public Safety Building. The assessment shall identify existing deficiencies; evaluate building systems, structural and seismic conditions, code, life safety, and accessibility; document physical constraints; and prepare planning-level probable cost estimates for corrective work. Because the building is classified as an SPR V facility under the University of California Seismic Safety Policy, the FCA shall include a planning-level structural and seismic assessment.

The University of California, Santa Barbara (UCSB) Public Safety Building supports combined fire station and police operations serving the campus community. Originally constructed in 1967, the approximately 14,300 gross square foot facility has undergone numerous modifications and incremental renovations over its service life. The building houses fire apparatus support areas, police operational spaces, dormitory/sleeping accommodations, administrative offices, secure support spaces, and associated building infrastructure.

The building is classified as an SPR V facility under the University of California Seismic Safety Policy. Existing conditions present deficiencies related to building systems, structural performance, life safety, accessibility, means of egress, and code compliance that warrant comprehensive evaluation.

The University seeks to retain a qualified multidisciplinary consultant team to perform a comprehensive Facility Condition Assessment (FCA). The purpose of the FCA is to document existing conditions, evaluate the condition of major building systems, identify facility deficiencies, assess structural condition and seismic considerations, evaluate applicable code, life safety, and accessibility issues, and prepare planning-level probable cost estimates for corrective work.

The assessment shall include, at a minimum, evaluation of:

- Architectural systems and building envelope
- Structural condition and seismic considerations
- Mechanical, electrical, plumbing, fire alarm, and fire suppression systems
- Dormitory ventilation and habitability
- Means of egress and exit discharge
- Accessibility and path-of-travel deficiencies
- Occupancy separation and other life safety considerations

The FCA is intended to establish a technical basis for future capital planning and project prioritization. This scope is limited to assessment of existing conditions and shall not include space programming, operational planning, facility reconfiguration, conceptual design, or evaluation of renovation, expansion, or replacement alternatives. Permit-level code analysis is not required.

Selection of the consultant will follow standard University procedures and applicable state law based upon the evaluation criteria established in this RFQ.

B. SUMMARY SCOPE OF PROFESSIONAL SERVICES

The selected consultant shall provide multidisciplinary architectural and engineering services necessary to complete a comprehensive Facility Condition Assessment of the Public Safety Building. The consultant team is anticipated to include expertise in architecture, structural engineering, mechanical engineering, electrical engineering, fire protection/code analysis, accessibility, and cost estimating.

The final scope of services will be developed in consultation with the selected consultant. At a minimum, the consultant shall provide the following services:

1. Existing Conditions Assessment

- Review available record drawings, previous studies, and available structural and seismic documentation.
- Perform field investigations and document existing conditions.
- Document the condition of existing architectural, structural, mechanical, electrical, plumbing, fire protection, and accessibility systems.
- Identify observable deferred maintenance and building system deficiencies.

2. Building Systems Assessment

Assess the condition, deficiencies, and approximate remaining useful life of major building systems, including:

- Architectural systems and building envelope
- Mechanical (HVAC) systems
- Electrical systems
- Plumbing systems
- Fire alarm systems
- Fire suppression systems
- Interior finishes and assemblies

3. Structural Condition and Seismic Assessment

Provide a planning-level assessment including:

- Review available structural documentation and previous seismic studies.
- Evaluate observable structural conditions.
- Consider the University's Seismic Safety Policy as applicable.
- Identify structural deficiencies and seismic considerations associated with future corrective work.

This assessment is intended for planning purposes only and shall not constitute a detailed structural analysis or seismic retrofit design.

4. Code, Life Safety, and Accessibility Assessment

Provide a planning-level assessment of:

- Means of egress
- Exit discharge
- Fire and life safety systems
- Occupancy separation
- Dormitory/sleeping occupancy considerations
- Accessibility and path of travel
- General code compliance observations

5. Deficiency Matrix

Prepare a consolidated matrix identifying:

- Accessibility deficiencies
- Building deficiencies
- Building system deficiencies

- Code and life safety concerns
- Structural deficiencies
- Relative priority of identified deficiencies

6. Planning-Level Cost Assessment

Prepare planning-level probable cost estimates for correcting identified deficiencies and renewing major building systems. Cost estimates shall be suitable for capital planning purposes only and shall not be considered detailed construction estimates.

7. Final Deliverable

Provide a comprehensive Facility Condition Assessment Report including:

- Executive Summary
- Existing Conditions Assessment
- Building Systems Assessment
- Structural Condition and Seismic Assessment
- Code, Life Safety, and Accessibility Assessment
- Deficiency Matrix
- Planning-Level Probable Cost Estimates
- Photographic Documentation of Existing Conditions
- Summary of Findings

B. CODE REQUIREMENTS

The design and construction of UCSB building projects are required to conform to applicable federal and state building codes and standards, including the California Code of Regulations and the Americans with Disabilities Act. Construction documents must be reviewed and approved by the UCSB Campus Fire Marshal, and the UCSB Campus Building Official. When applicable, the Department of State Architect will approve the design for conformance with accessibility requirements if the project is state funded.

D. AGREEMENT AND CONTRACTUAL REQUIREMENTS

All services to be provided by the consultant shall be in accordance with the following standard University documents.

1. Agreement Type

Professional Services Agreement (PSA): Note any exceptions to the following Agreements that would prevent your firm from executing either Agreement. The University cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses.

Exhibit B	Professional Services Agreement (PSA)
Exhibit C	Certificate of Insurance

2. Insurance Limits for Services (Consultant)

Certificate of Insurance: Note any exception to the Certificate requirements and provisions that would prevent your firm from executing an Agreement. The RFQ submittal shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Certificate of Insurance (see enclosed certificate Exhibit C). Minimum Insurance limits are as follows:

General Liability	
Each Occurrence – Combined Single Limit for Bodily Injury & Property Damage	\$1,000,000
Products – Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Business Auto Liability – Each Accident – Combined Single Limit for Bodily Injury & Property Damage	\$1,000,000
Workers Comp & Employers Liability	As required by Federal & State of Calif. Law
Professional Liability for Pre-Design work	Work done under PSA
Each Claim	\$1,000,000
General Aggregate	\$2,000,000

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II. RESPONDING TO THIS REQUEST FOR QUALIFICATIONS

Please comply with the following requirements in preparing responses to this RFQ; *responsiveness to these instructions will be considered an indication of the responsiveness of the prospective consultant:*

A. FORMAT

All submittal materials should be in 8 ½" x 11" format, in portrait orientation.

"Tabbed" sections should separate and identify the response items described below in section II.B, numbered or titled as indicated.

Submittals should be limited to the sections and items identified in II.B below. Failure to comply with this requirement may result in disqualification of the entire submittal.

B. RESPONSE ITEMS

The qualifications submittal should contain the following items:

Cover: Include the project name and RFQ # identified on the cover sheet, due date of the submittal, identify that the submittal is a Statement of Qualifications, and identify the firm submitting the response.

Letter of Interest: Provide a concise, one-page letter expressing the prospective consultant's interest in the project and appropriate qualifications. The letter of interest should be bound into the proposal, not loose. The letter of interest should provide contact information for the firm, including a contact email address and phone number for the primary contact of the firm.

Table of Contents: In front of the first tab, following the letter of interest.

[Tab 1] Statement of Qualifications (SOQ) form (Exhibit A)

Complete and submit a Statement of Qualifications (SOQ) form. All listed projects should have been completed within the last five (5) years.

The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.

[Tab 2] Relevant Experience

Include project descriptions and illustrations of the five projects listed in the SOQ, along with other relevant projects at your discretion, but *not more than 3 pages* per project. Project photos are preferred to lengthy narratives. *Label clearly the location and dates of the work presented; identify clearly the firms and/or personnel responsible in each case, and their relationships to the team for this project.*

For completed projects, provide project construction budgets, bid amounts, and final change order amounts related to errors and omissions. Please also address the schedule duration of construction and total delays attributable to errors and omissions. Project statistics should include a detailed description and a contact person with a telephone number.

[Tab 3] Applicant's Qualifications

Leadership: Submit resumes of the responsible Partner/Principal, the Project Manager, the Principal Designer and technical consultants focusing on relevant experience of those individuals and university experience (not the collective corporate experience of the firm).

Team: Identify key staff that will work on the project, and describe their, past experiences on a project of this size, anticipated role, and anticipated proximity to the project site. Include *brief* descriptions (one paragraph or a *short* list of bullet points) of their relevant certifications, qualifications and construction background. Identify both the consultant and subconsultants as part of the team proposed (team members as well as firms), and include an organization chart. Concise presentation of this material is strongly encouraged.

The University anticipates that the proposed project may require the Consultant to provide the services of external subconsultants and or testing facilities. Please identify sub-consultant expertise you intend to use and prior partnerships or use of facilities. Identify each proposed sub-consultant by company name and discipline. Indicate address, telephone number and contact person for each sub-consultant. Provide a resume for each proposed sub-consulting firm. SOQ (Exhibit A) forms do not need to be submitted for subconsultants in this initial qualifications' submittal. The University reserves the right to approve or reject all external subconsultants, or internal staff performing consulting services, proposed by the Consulting Engineer during or after the selection process.

[Tab 4] Acceptance of Terms

1. A letter affirming the intent of the proposer's acceptance of terms and conditions contained in the enclosed PSA Agreement (Exhibit B). Note any exceptions to the enclosed Agreement that would prevent your firm from executing the Agreement. The University cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses
2. A letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Certificate of Insurance (see enclosed certificate, Exhibit C). Note any exception to the Certificate requirements and provisions that would prevent your firm from executing an Agreement.
3. Malpractice Claims – List malpractice claims adjudicated within the last 5 years or currently pending. Identify the projects. Provide the same information for your proposed sub-consultants. List any lawsuits principal consultant has pending with the Regents of the University of California. List past lawsuits between the principal consultant / sub-consultants and the Regents of the University of California and indicate if a settlement was paid to the University.

[Tab 5] Project Approach / Work Plan

Work Plan: Provide a summary work plan demonstrating how your firm intends to accomplish the services described in the RFQ, specifically as it relates to staffing a project of this size during the peak demands on this type of oversight and testing.

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C. **SELECTION CRITERIA**

Note: Not all items below will be weighted the same by the Screening and Selection Committees.

1. **Relevant Project Experience:** Applicant's demonstration of adequate and meaningful experience with projects of similar/comparable type and scope. Preference may be given to applicants with University of California, and/or other university work, and whose relevant project experience is with the same project team submitted for the proposed project.
2. **Professional Ability:** Applicant's demonstrated commitment to the relevant consultant services and ability to achieve high-quality functional, technical, and economic staffing/oversight for similar/comparable projects.
3. **Affordability:** Applicant's demonstrated success in producing well planned and affordable project support.
4. **Responsiveness to Project Requirements:** Applicant's demonstrated success in completing similar/comparable building project support consistent with program, budget, schedule and technical requirements. Evaluation of prospective Professional teams will include consideration of responsiveness to project requirements and clients on previous projects, and the quality of the relationships maintained throughout these projects. Attentiveness to and compliance with RFQ instructions, interview requirements, and other aspects of the selection process will be taken as an indication of responsiveness.
5. **Project Team Members' Qualifications:** Applicant's demonstration of relevant project experience, availability and capability of proposed key staff members.
6. **Subconsultants' Qualifications:** Demonstration of relevant project experience and capability of applicant's consultants.
7. **Management and Document Production Capability:** Applicant's demonstrated success in providing comprehensive project management services and project team coordination, producing construction documents of superior quality, and providing prompt and effective construction phase services.
8. **Client Responsiveness:** Applicant's demonstrated success in establishing effective working relationships with client capital projects administrative and technical staff, user representatives, client consultants, construction managers and contractors.
9. **Equal Opportunity Employment:** Applicant's demonstration of a company Equal Opportunity Employment policy and compliance with applicable federal law pertaining to Equal Opportunity Employment. The University follows a policy of equal opportunity in University business contracting.

D. PROJECT SCHEDULE

In accordance with established UCSB procedures, a screening committee will review all submittals in response to the RFQ and determine a short list of firms to refer to the selection committee. The selection committee will determine further selection procedures, which may include additional submittals and interviews at a time to be determined. The anticipated selection process schedule is as follows:

Advertisement	January 9, 2026
RFQ Issued by University	January 12, 2026
RFQs Due at UCSB by 4:00pm	February 13, 2026
Notify Shortlisted Firms*	January 18, 2026
Finalists' Interviews	February 23- February 26
Selected Firm Notified	March 4, 2026
Contract negotiations & Award	March 2026

**The names of the short-listed firms will be posted on the UCSB www.ucsbplanroom.com, on the project page under "RFQs"*

***Note, the dates listed are tentative and are subject to change.*

E. DELIVERING SOQ RESPONSES TO UCSB

1. SOQ submittals are due by 4:00 p.m. February 13, 2026.
2. Interested firms shall provide a digital copy (.pdf) of its SOQ submittal via the UCSB planroom at <https://www.ucsbplanroom.com/rfq> (sign in, click the project link and the 'Submit Bid' tab), and as outlined in section II.B of the RFQ, or provide an electronic copy on a thumb drive to the following physical address:

Greg Moore, Associate Director
Contracting Services
University of California, Santa Barbara
6789 Navigator Way, 2nd Floor
Goleta, CA 93117

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F. EQUAL OPPORTUNITY STATEMENT

Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons shall have equal access to contracts and other business opportunities with the University, regardless of: race; color; religion; sex; age; ancestry; national origin; sexual orientation; physical or mental disability; veteran's status; medical condition; genetic information; marital status; gender identity; pregnancy; service in the uniformed services; or citizenship within the limits imposed by law or University's policy.

G. SELECTION OF CONSULTING ENGINEER

The criteria for UCSB review of the submitted statements of qualifications and selection of a Consulting Engineer are provided in the Selection Criteria set forth herein (see Article II(C) above). UCSB will, based on qualifications set forth in this RFQ, select the most qualified firm best able to serve as Consulting Engineer for this particular project. Selection of the consultants/design professionals will follow state law, UC policy and University consultant selection and contract award procedures.

UCSB will enter into negotiations of the Professional Services Agreement (PSA) with the selected Consulting Engineer for the project. If negotiations are not successful, UCSB reserves the right to negotiate with the next most qualified applicant. Prior to execution of the PSA, the selected firm shall submit a Certificate of Insurance confirming that the coverage required by UCSB has been obtained.

H. PRIVACY NOTIFICATION

The state of California Information Practices Act of 1977 requires the University to provide the following information to individuals who are asked to supply information about themselves:

The principal purpose for requesting the information on this form is for use in the selection process for Planning Professionals commissioned by the University. University Policy authorizes maintenance of this information. Furnishing all information requested on this form is mandatory - failure to provide such information will delay or may even prevent completion of the action for which the form is being filled out. Information furnished on this form will be used by UCSB's Office of Finance and Resource Management and the Office of Design Facilities and Safety Services in consideration of commissions to Design and Planning Professionals.

Individuals have the right to access this record as it pertains to them.

The official responsible for maintaining the information contained on this form is:

Associate Director, Contracting Services
Design & Construction Services
University of California, Santa Barbara
6789 Navigator Way, 2nd Floor
Goleta, CA 93117