

REQUEST FOR QUALIFICATIONS
HOUSING EXTERIOR ELEVATED ELEMENT INSPECTIONS
for
University of California, Irvine

Under the guidelines of Calif. Public Contract Code 10510.4 - 10510.9, the University of California, Irvine (hereinafter referred to as "UCI" or the "University") seeks a consultant (hereinafter referred to as "Consultant") to provide inspection services for the exterior elevated elements of wood-framed, on-campus, student housing buildings. The requested services will be provided in compliance with the California Health and Safety Code (HSC), Section 17973, more commonly referred to as the "Balcony Bill."

Project Summary

UCI has six student housing communities that include 235 wood-frame, multifamily housing buildings ranging in age from ten to 56 years that require inspection as required by the Balcony Bill. The bill requires inspection of all "Exterior Elevated Elements" (EEEs), which include load-bearing components in all multifamily residential buildings. The bill requires that the first inspection of existing buildings occur before January 1, 2025. Inspection includes assessment of the load-bearing components and associated waterproofing elements of each EEE using methods that allow direct visual examination or comparable means of performance evaluation. Waterproofing elements include flashing, membranes, coatings, and sealants that protect the loading bearing components from exposure to water. Fifteen percent of each type of EEE identified by the University shall be inspected. The University estimates a total of 371 unique inspections will be required.

Following inspection, the Consultant shall prepare a report of findings that will include photographs, test results (if applicable), and a narrative to establish the baseline condition of the components that can be used for comparison with the results of subsequent inspections. The report shall also include a construction cost estimate for any recommended repairs to EEEs. The report shall be stamped or signed by the inspector and submitted to the University within 45 days of the inspections.

Three-year blanket agreements will be established with the selected Consultants. Projects will be assigned at the University's discretion. The selected Consultant is not guaranteed a minimum number of projects or dollar value of work.

Procedures

The Request for Qualifications will be available electronically at **4:00 pm on January 30, 2023**, from UCI Design & Construction Services. Contact Viola Teoxon at (949) 824-7304, email vteoxon@uci.edu to obtain required forms.

Submittal Requirements

Send one (1) electronic copy of Statements of Qualifications to David Donovan, Director of Contracts, at ddonovan@uci.edu. UC Irvine Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697-2450.

Deadline for submittals is February 24, 2023, at 5:00 pm

Estimated Contract Duration: 3 Years

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. Interested firms will be required to show evidence of their equal employment opportunity policy.

January 30, 2023