

ADVERTISEMENT FOR BIDS (BEST VALUE) (AFTER PREQUALIFICATION)

UNIVERSITY OF CALIFORNIA, RIVERSIDE

Subject to conditions prescribed by the Regents of the **University of California, on behalf of its Riverside (UCR)** campus, sealed bids for a **CM/CONTRACTOR AT RISK CONTRACT**, are invited for the following work:

BATCHELOR HALL RENEWAL, PROJECT NO. 950464-950531

Defined Terms and Rules of Interpretation

Initially-capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the "Definitions" section (Article 1) of the "Instructions to Bidders" provisions herein, or, if not defined therein, then in the "Basic Definitions" section Article 1.1) of the General Conditions provisions herein. The rules of interpretation set forth in Article 1.3 of the General Conditions provisions herein shall apply to this document.

Description of Work:

Batchelor Hall is a ±110,000 square foot laboratory building which was constructed in 1965 to support the University's science programs. The building's utility infrastructure systems have reached the end of their service lives, and in many cases the systems have become obsolete and exist in poor condition. The primary purpose of the Batchelor Hall Renewal Project will be to replace and upgrade the building mechanical, plumbing, electrical, conveyance and fire protection systems. In addition the project will seek to construct a new research equipment room, upgrade existing restrooms and where possible upgrade finishes to the building's common area spaces.

In order to facilitate construction the University will, working with the Construction Manager, coordinate and implement the relocation of building occupants, the majority of which are active researchers. In some cases the Construction Manager will make provisions to facilitate users remaining in place and continue working within active areas of construction. The University's architect (HDR Inc.) has substantially completed the construction documents (included). These documents include recommendation on how segments of the building will be taken offline (phased) to allow completion of the work. The proposed phasing is based on the anticipated order of construction for MEP services.

It will be the responsibility of the Construction Manager to analyze and prescribe a detailed phasing plan (including required temporary utilities) and schedule which will assist in articulating the University's relocation efforts with respect to where (definition of construction phases) and when each phase construction will take place. Additional responsibilities of the Construction Manager will include logistics, construction cost estimates, constructability review, and developing packaging of the project scope to allow flexibility with respect to managing escalating construction prices. A detailed list of these services is included below.

Prequalified CM/Contractor Bidders: University has prequalified CM/Contractor Bidders for this Project. The following are the prequalified CM/Contractors:

**BNBuilders
PCL Construction Services, Inc.
Rudolph and Sletten, Inc.
Swinerton Builders**

Additional Option for Description of work.

SCOPE OF CM at RISK WORK

The University is seeking CM/General Contractors who are willing and interested in joining and collaborating with the University and its team of consultants to provide expertise and services to achieve the University's goals for this project. The CM/General Contractor will be allowed to self-perform some trades with University bid process oversight.

The University will retain a contractor, through competitively bidding the Project, to provide Pre-Construction Services during the Project design period and to act as a general contractor to construct the Project as the design

is completed. The pre-construction services during design are referred to in the Contract Documents as Phase 1; the construction period is referred to as Phase 2.

Phase 1 – Preconstruction will commence immediately after award and will continue through start of construction. Phase 2 – Construction is anticipated to begin the 4th quarter of 2019. The phases will overlap with a phased buy-out.

The following is a brief overview of the services the CM will be required to perform if awarded both the preconstruction phase contract and the construction phase contract:

1. Review the initial cost estimate and provide continuous cost management to assure the design is within the budgeted cost estimate.
2. Provide support in confirming the existing building systems and capacities. Confirm as-built conditions for coordination with new construction.
3. Participate in the development of the design and provide constructability reviews and analysis. Offer suggestions to improve the quality of the Project.
4. Provide construction planning, phasing, and scheduling during design and through construction completion.
5. Develop and maintain a Project schedule that incorporates all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.
6. Incorporate LEAN practices and tools into the process.
7. Incorporate integrated project management practices into the Project.
8. Provide quality assurance.
9. Provide cost estimating and value engineering. Reconcile CM cost estimates with Architect's cost estimates at various milestones.
10. Coordinate with and provide information as required to regulatory agencies. Schedule and monitor required agency approvals.
11. At University's discretion, prequalify trade contractors to comply with University's standards.
12. Develop Trade Contractor Bid Packages, competitively bid and receive bids in the most logical, competitive, and seamless manner in accordance with the applicable provisions of the California Public Contract Code and University Policy.
13. Warrant the completeness and constructability of the construction documents and ensure that trade bid packages include a complete scope of work.
14. Manage and administer the Project construction phase to achieve construction completion within the contract time and budget and with high quality workmanship.

PREVAILING WAGES

This project will be subject to prevailing wages predetermined by the Department of Industrial Relations (DIR).

CM AT RISK SELECTION PROCESS

Prequalified CM/Contractors will be asked to bid their Fees, GC's, OH&P. The RFPs will be evaluated on a Best Value basis, with numbers sealed until after the qualitative portions are evaluated and scored. Qualitative aspects will include the Contractor's proposed project schedule. Final selection will be based on the Best Value method of determining the bidder with the lowest cost per quality point.

Projects are subject to Budget, Design and CEQA approval by the University. Prior to commencing design or construction services, CM/Contractor will be notified of the University's required approvals. University may exercise its options to proceed with Project once it has received the requisite approvals.

Best Value Evaluation questionnaires will only be accepted from prequalified contractors that have completed comparably sized CM at Risk, Best Value projects as described in the Request for Proposal.

Project Delivery: CM at Risk, Best Value

Anticipated Construction Value Range: \$14,067,474.00 - \$16,549,696.00

Procedures: Bidding documents will be available electronically at 3:00 PM on March 15, 2019 at:

IB Reprographics

3363 Durahart Street
Riverside, CA 92507

Phone: (951) 682-1850

www.ibrepro.com

Best Value Evaluation Questionnaires must be received by **3:00 PM on April 5, 2019** only at UC Riverside, Architects & Engineers, 1223 University Avenue, Suite 240, Riverside, CA 92507. UCR reserves the right to reject any or all responses to this notice, to waive non-material irregularities. CM's/GCs must agree to comply with all proposal conditions including state prevailing wages, 10% bid bond, 100% payment and performance bonds, and insurance requirements. A contract will be awarded to the contractor who offers UCR the best value.

- General Building "B" California Contractors License required.

Interviews will be held on: April 18, 2019

Bids will be received only at: Planning, Design & Construction, University of California, Riverside, 1223 University Ave., Riverside, CA 92521.

Bid Deadline: Sealed Bids must be received on or before **2:00 P.M., May 2, 2019**

MANDATORY PRE-BID/CLARIFICATION MEETING

A mandatory pre-bid/clarification meeting will be conducted on **March 25, 2019**. Beginning promptly at **9:00 AM**. Meeting location: UC Riverside, Architects & Engineers, 1223 University Avenue, Suite 210-16, Riverside, CA 92521. Only those prequalified bidders who participate in the design intent presentation and pre-bid/clarification meeting, in its entirety, will be allowed to bid on the Program. Participants must arrive at or before **9:00 AM**. Persons arriving later than **9:10 AM** will not be allowed to participate in the design intent presentation and pre-bid/clarification meeting. Bidders shall come prepared with questions concerning needed clarifications and shall only send their project manager, superintendent or other construction professional intended to work on the Program to attend this meeting. For further information, contact the Contract Administrator, **Betty Osuna, at UC Riverside, Planning, Design & Construction, 951-827-4590** betty.osuna@ucr.edu.

Prior to the Bid deadline, the University may establish a new Bid Deadline no later than 72 hours prior to the Bid Deadline. In such event, University will post corresponding Addenda; it is the prequalified CM/Contractor's responsibility to verify receipt of all posted Addenda.

Bid security (Bid Security) in the amount of 10% of the Anticipated Contract Value of the entire Program shall accompany each Bid. The surety issuing the Bid Bond (as defined in, and meeting the requirements set forth in Section 5.2.1 of the Instructions to Bidders included herewith) shall be, on the Bid Deadline, an admitted surety insurer (as defined in California Code of Civil Procedure Section 995.120)

The successful Bidder/CM and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage rates at the location of the work. The successful bidder shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (defined as \$13/hr. as of 10/1/15, \$14/ hr. as of 10/1/16, and \$15/ hr. as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements. The successful Bidder will be required to have the General Building "B" California Contractors License required.

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 Bidder may be required to show evidence of its equal employment opportunity policy. The successful Bidder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage at the location of the work.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

No contractor or subcontractor, regardless of tier, may be listed on a Bid for, or engage in the performance of, any portion of this project, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 and 1771.1.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The lowest responsible Bidder will be selected on the basis of the apparent best value to the University. The objective criteria and methodology used to determine best value are described in the Bidding Documents. The best value to the University is the selection resulting in the best combination of price and qualifications.

THE REGENTS OF THE UNIVERITY OF CALIORNIA
University of California, Riverside

March 11, 2019 through March 25, 2019