# Parking Structure 1
# Project No. 956553

Design Build Team Prequalification Conference

January 10, 2019





**Please sign in. This is a mandatory meeting.**

# Introductions

**Carmen Long,** Construction Contracts Manager
Planning, Design & Construction

**Blythe Wilson,** Director of Project Management
Planning, Design & Construction

**Andy Plumley,** Assistant Vice Chancellor
Auxiliary Services

**David Bomba,** Project Manager
Planning, Design & Construction

**Andrew Stewart,** Superintendent, Facilities & Lot Operations
Transportation & Parking Services

# Agenda

1. **Introductions**
Blythe Wilson

**2. Project Mission**
*Blythe Wilson*

**3. Parking Structure 1 Overview**
*Dave Bomba*

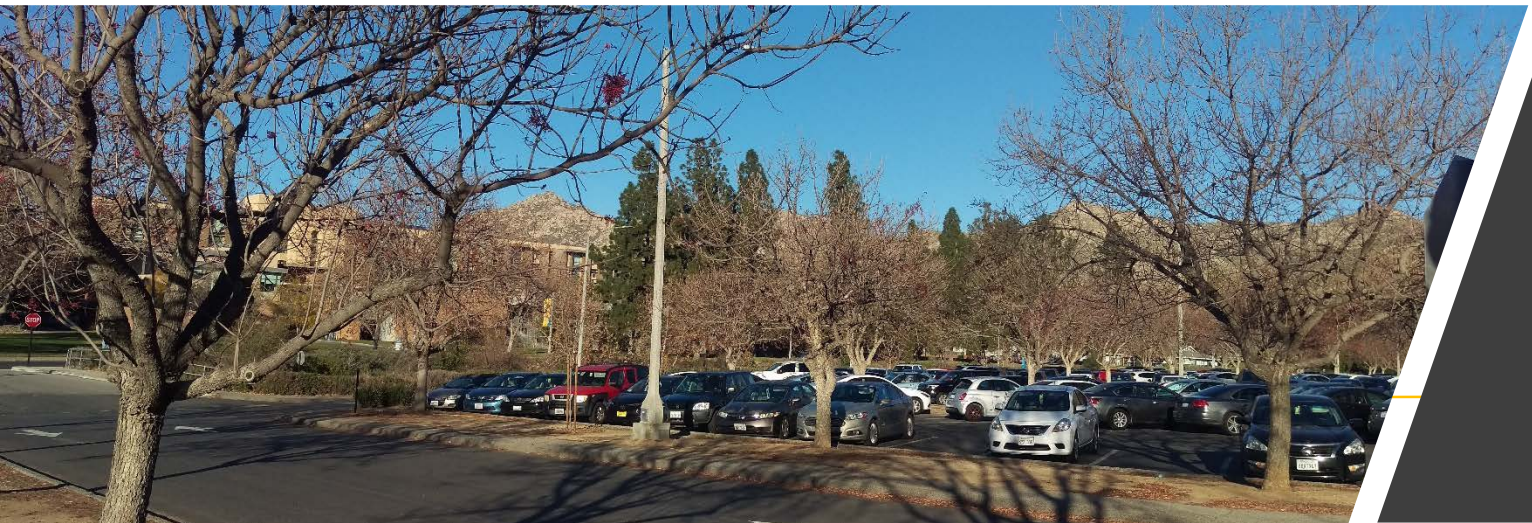
**4. Requirements for Prequalification**
*Carmen Long*

**5. Proposal (RFP) & Award Process**
*Carmen Long*

# Project Mission

*Blythe Wilson*

# Project Site Views



# Project Mission

## The Parking Structure 1

- Will enhance the universities already established student parking, and present a visually esthetic building to both the university and the neighboring community.
- The Project has a unique opportunity to create a highly utilized 1200 space parking structure, by capitalizing on a site with an existing Parking Lot 13 foot print of approximately 400 parking spaces. Will address a parking shortfall by bringing 800 additional parking to the campus.
- Efficient delivery offering the most optimum schedule.
- Deliver the project within the stated Maximum Acceptance Cost (MAC).
- Minimize the manpower and parking on the project site.
- Minimize lay down and staging areas during construction.

# Project Mission

## The Parking Structure 1

- Minimize construction impacts to adjacent residential and campus communities.
- Will be LEED accredited and provide a minimum U.S. Green Building Council (USBC) ParkSmart Silver rating.
- Structure will be designed to code requirements and minimize or eliminate the need for mechanical ventilation.
- Will be located at the eastern portion of the existing Parking Lot 13, project site location.
- Will be a gateway building, providing an enhanced identity to the university site.

# PARKING STRUCTURE 1 - Project No. 956553


## Parking Structure 1 Overview

*Dave Bomba*

# Parking Structure 1 Overview

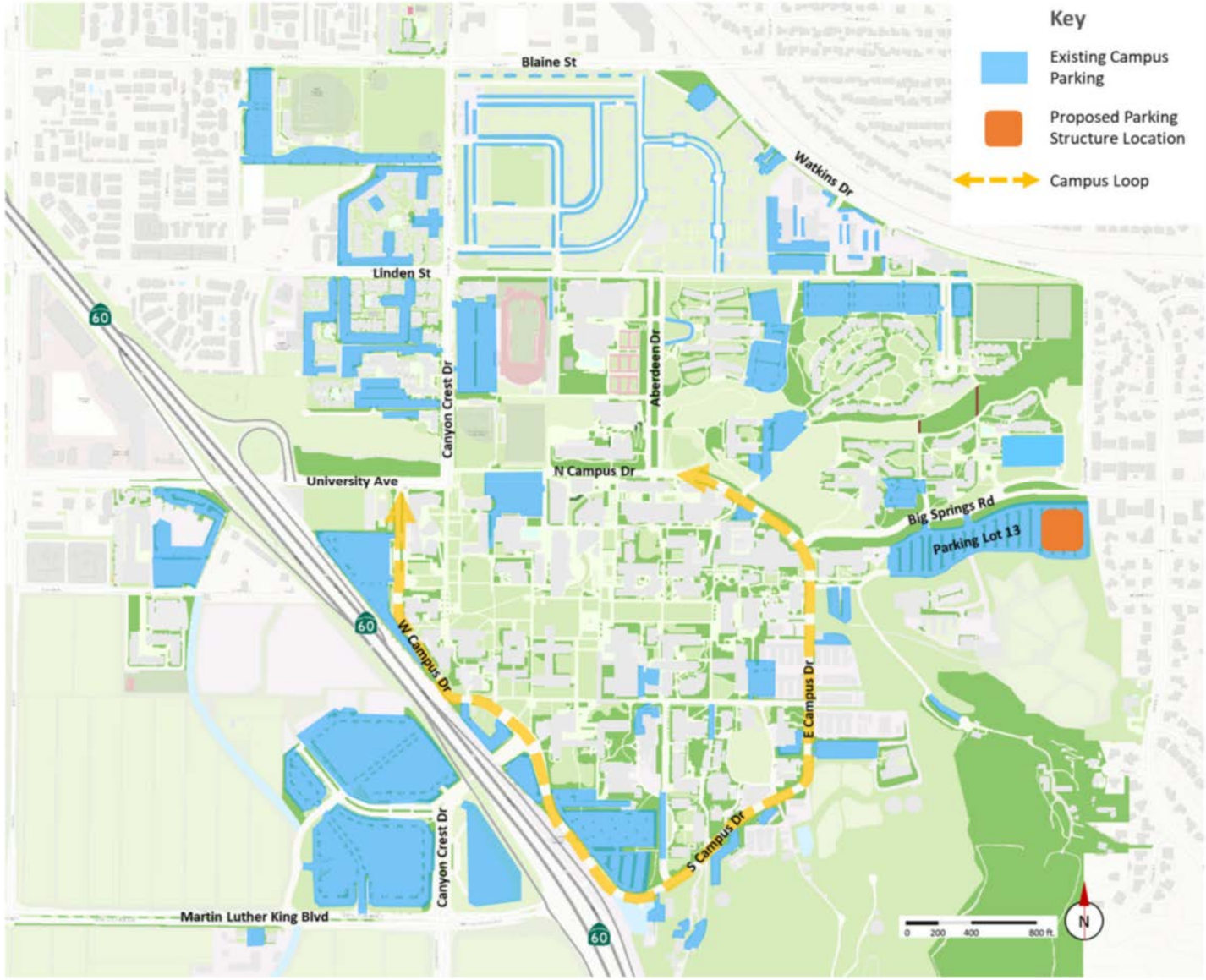
- Project Description

UCR proposes to develop a new multi-story Parking Structure ("Project") with a minimum of 1,200 parking spaces to be constructed on the eastern portion depicted in Parking Lot 13.

The new parking structure building footprint will recapture what is currently being utilized of approximately 400 surface parking spaces.

Parking Lot 13 is identified by the University's 2005 Long Range Development Plan ("LRDP"), Amendment 2 (2011) to be a site that could accommodate a new parking structure to meet future campus parking demand.

# Parking Structure 1 Overview



# PARKING STRUCTURE 1 - Project No. 956553

## Project Overview

- Building Site

Parking Structure-1 Location

# Project Schedule

| | START | FINISH |
|---|---|---|
| RFP Development | **Early-January 2019** | **Mid-March 2019** |
| Procurement & Award | **Mid- March 2019** | **July 2019 – September 2019** |
| Design Completion | **September 2019** | **December 2019** |
| Construction Documents & Construction | **December 2019** | **December 2020** |
| Project Turn Over | **January 2021** | |

# Project Phases

| | | | |
|---|---|---|---|
| | 91 calendar days | Phase 1 | Design Development |
| + | 395 calendar days | Phase 2 | Construction Documents & Construction |

**486 calendar days for Phases 1 & 2**

**Approximately September 2019-December 2020**

# Requirements for Prequalification

*Carmen Long*

# Prequalification

**Step 1**

Determination of pre-qualification based on RFQ Criteria

**Step 2**

University may interview 4 or five 5 teams,
selecting 3 to proceed into the competition

# Prequalification

## Rating & Evaluation Procedures

The Design Build teams that receive 675 or more points out of a possible 900 points based on the established rating system will be invited to participate in the Level II Interview step and be evaluated by the University's evaluation committee.

### Design-Builder (General Contractor) must have:

- General Engineering "A" License
- Financial capability confirmed by Surety
- 15% self-performance capability
- Ability to obtain required insurance
- Annual 2018 revenue equal to or greater than $73,590,000
- EMR less than or equal to 1.0
- Relevant project experience
- Adequate key personnel experience

# Prequalification

## Rating & Evaluation Procedures

**Design-Builder (General Contractor) must not have:**

- Surety-completed work
- Contractors State License Board disciplinary actions
- Willful Labor Code violations
- Adverse claims history

# Prequalification

## Rating & Evaluation Procedures

Points will be assigned through the evaluation of:

- Relevant project experience **(400 Possible Points)**
- Key personnel experience **(470 Possible Points)**
- Financial data **(20 Possible Points)**
- Self-Performance **(10 Possible Points)**
- Owner references

**A PROSPECTIVE DESIGN-BUILD TEAM MAY BE FOUND NOT PRE-QUALIFIED IF THE UNIVERSITY RECEIVES POOR PERFORMANCE REFERENCES ON OTHER PROJECTS.**

# Prequalification

## Rating & Evaluation Procedures

### Design-Builder (General Contractor) & Design Firm (Architect) Experience

Submit up to **FIVE (5) PARKING STRUCTURE projects completed in the past ten 10 years** that meet the criteria listed below and demonstrate the Design Builder's (Contractor) and Design Firm's (Architect) ability to successfully complete the project with respect to project size, cost, use, and complexity.

# Prequalification

## Rating & Evaluation Procedures

### Design-Builder (General Contractor) & Design Firm (Architect) Experience

Only the information, experience, and work performed by the Design Builder (Contractor) and the Design Firm's (Architect) offices that will actually bid, manage, design, construct, and staff the project should be submitted in the pre-qualification document.

# Prequalification

## Design-Builder (General Contractor) & Design Firm (Architect) Experience

- At least three (3) **PARKING STRUCTURE** projects for which the construction cost was at least $20 million each.
- At least three (3) **PARKING STRUCTURE** projects located in the **STATE OF CALIFORNIA** for which the construction cost was at least $20 million each.
- At least two (2) **PARKING STRUCTURE** projects which used **DESIGN BUILD** delivery for which the construction cost was at least $20 million each.
- At least three (3) **PARKING STRUCTURE** projects that included a minimum of **1,000 PARKING STALLS** for which the construction cost was at least $20 million each.
- At least two (2) **PARKING STRUCTURE** projects for which your firm **SELF-PERFORMED AT LEAST 15%** of the construction. (Design Builder only)

# Prequalification

## Additional Requirements

Each submitted project must be accompanied by **photograph(s) of the completed project**.

Submit a list of all parking structure projects completed in the past 10 years that include some or all of the criteria listed above. Include the following:

- Project Name
- Project Size
- Project Schedule
- Project Owner *include contact name, title, phone number & email address*
- Final Contract Amount
- Completion Time

# Key Personnel Experience

## Design Builder (Contractor)

- Construction Project Executive
- Construction Project Manager
- Construction Design Manager
- Construction Superintendent
- Construction Quality Assurance Manager

# Prequalification

## Key Personnel Experience

### Design Firm (Architect)

- Principal-In-Charge
- Design Architect
- Project Manager
- Architect of Record
- Electrical Engineer
- Structural Engineer
- Sustainability Engineer
- Parking Consultant

# Prequalification

## Public Works Compliance

No contractor or subcontractor may be listed on a Bid for this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded any portion of this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

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

This project is subject to General Prevailing Wages predetermined by the Department of Industrial Relations (DIR).

# Prequalification

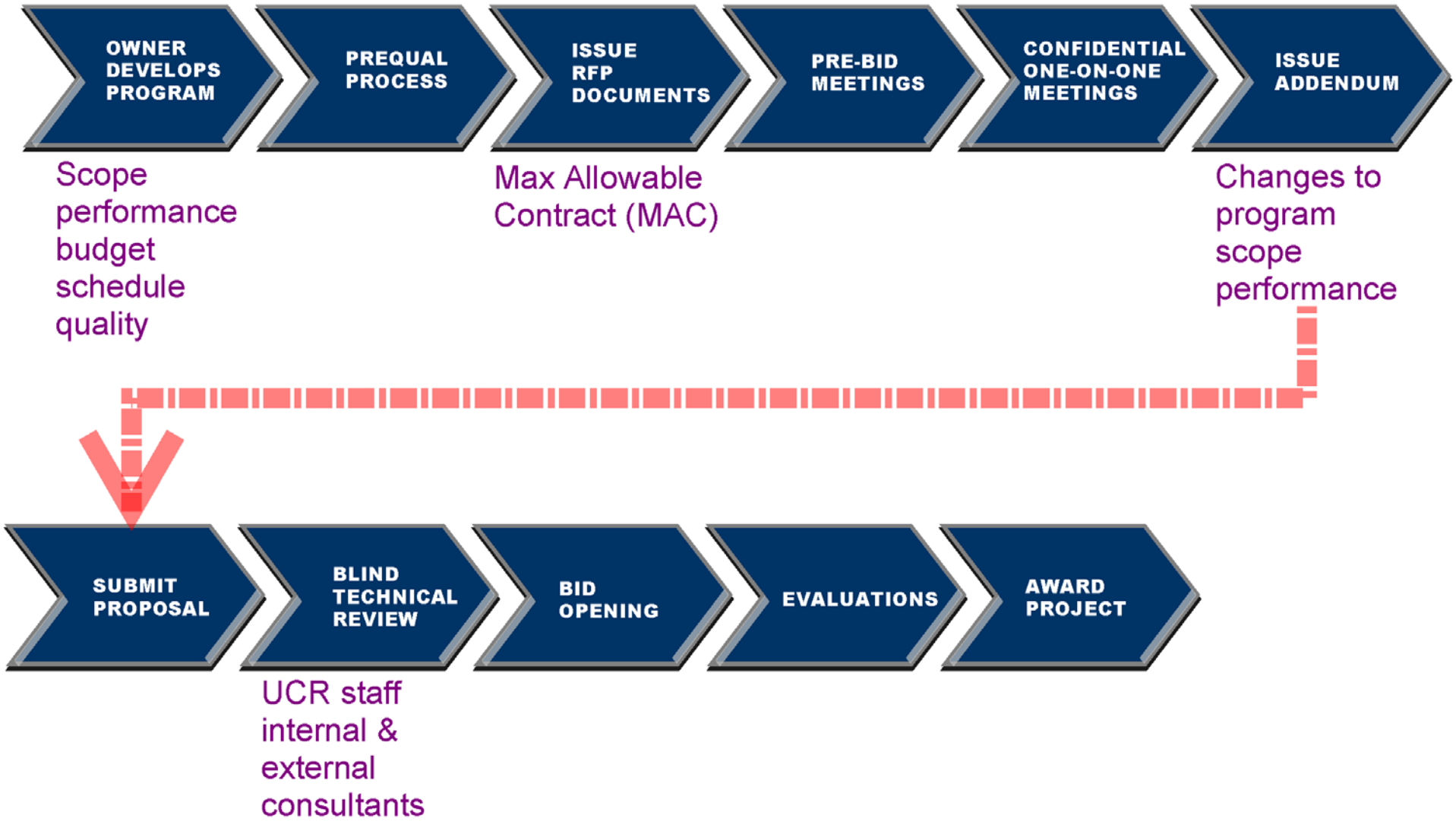
## Interviews

**February 27, 2019**

Anticipated content:

- Relevant experience
- Project team
- Sub-consultant responsibilities and reporting relationships
- Design firm experience
- Project work concept
  - Bid phase responsibilities
  - Management of design process
  - Design and construction schedule
  - Demobilization/project closeout

# Proposal (RFP) & Award Process



# Proposal (RFP) & Award Process

## Two-part Proposal Submittal: Technical Proposal + Cost Proposal

Evaluation Process and Scoring Criteria

- Proposals evaluated to determine which provides the best value. The proposer that achieves the lowest cost per technical point will be selected as the apparent best value proposer.

Technical Evaluation

- A technical evaluation committee comprised of PD&C, stakeholders, a member from the programming architect, structural engineer, parking consultant and a General Contractor will evaluate proposals. Each committee member individually evaluates and assigns technical points to each proposal using evaluation criteria provided in the Technical Proposal document.

# Proposal and RFP Process

## Provisional Maximum Acceptable Contract Amount **(MAC)**

| | |
|---|---|
| Provisional MAC: | **$24,530,000*** |
| What the MAC means to UCR | **The entire DB Contract Amount** |
| What the MAC means to Proposers: | **Cost proposal greater than MAC is non-responsive** |
| MAC Composition: | **Total construction cost + all design and consultant fees** |

*** MAC will be stated formally in RFP**

# Proposal (RFP) & Award Process

## Scoring

Best Value Score (Total Project Cost/Average Points)

- Best value score is calculated by dividing the total proposed cost by the average of the technical points assigned by the evaluation committee.

Best and Final Offer (BAFO)

Stipend: **$75,000**

# Proposal (RFP) & Award Process

## Features of A Successful RFP Process

- Maintain schedule
- Develop a best value strategy
- Use 1-on-1 meetings effectively
- Understand the ratio of dollars to points
- Submit a responsive proposal
- Avoid BAFO

# Proposal (RFP) & Award Process

## Required Proposal Attachments

- Notarized Statement from Surety
- **<u>One (1) copy</u>** of all Audited Financial Statements
- Written declaration from insurance agent/broker/carrier stating that your firm can obtain insurance coverage in the required limits and ratings
- Insurance Certificate
- Letter from Workers' Compensation carrier evidencing your EMR for the past ten years
- Resumes of all proposed Key Personnel
- Signatures on Forms A, B, and C declaring the answers are true and correct

# Proposal (RFP) & Award Process

**PROVIDE ONE ORIGINAL, 5 HARD COPIES AND ONE ELECTRONIC COPY ON USB DRIVE. HARD COPIES IN 3-RING BINDERS.**

**Due:** **Thursday, January 31, 2019 at 4:00 PM**

**Location:** University of California, Riverside
Architects & Engineers
1223 University Avenue, Suite 240
Riverside, CA 92507
Attention: Lynn Javier

# Prequalification Schedule

## Design Builder (DB Team)

- Prequal Package Available – December 21, 2018
- Mandatory Meeting – January 10, 2019
- Prequal Submittal – January 31, 2019
- Evaluation Completed – February 14, 2019
- DB Team Interviews – February 27, 2019

# Questions

**Lynn Javier**
University's Consultant
**(951) 827-7911**
lynn.javier@ucr.edu

http://pdc.ucr.edu/

# Thank You