



## Student Success Center

Design Build Subcontractor Prequalification Conference  
October 9, 2018



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

# Introductions

**Carmen Long**, Construction Contracts Manager  
Architects & Engineers

**Rowan Reid**, Project Manager  
Architects & Engineers

# Agenda

**1. Introductions**

*Rowan Reid*

**2. Project Mission**

*Rowan Reid*

**3. Student Success Center Overview**

*Rowan Reid*

**4. Requirements for Prequalification**

*Carmen Long*

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

*Carmen Long*

# Project Mission

*Rowan Reid*



# Project Mission

## The Student Success Center

- Will create a visionary and transformational facility
- Will support education and student success through active learning, collaboration, and community-building
- Will bring together classrooms and student life space, the Project has a unique opportunity to create highly utilized instructional, collaborative, and social spaces by capitalizing on synergies between these two facets of the student experience
- Will address a shortfall in general assignment classroom space by bringing offsite classroom into the core campus

# Project Mission

## The Student Success Center

- Will be a showcase piece; a unique and dynamic location that becomes the number one stop on the campus tour
- Will be function and practical
- Will be responsive to the external site and climate conditions in a manner that integrates the building into the surrounding campus landscape
- Will inspire creativity and create a memorable place, one that engenders a deep emotional attachment for the students, faculty, and staff who inhabit the space
- Will be located at the prominent intersection of the Arts Mall and Carillon Mall
- Will be a gateway building, providing an enhanced identity to the Academic Core
- Will be LEED Gold accredited



# Student Success Center Overview

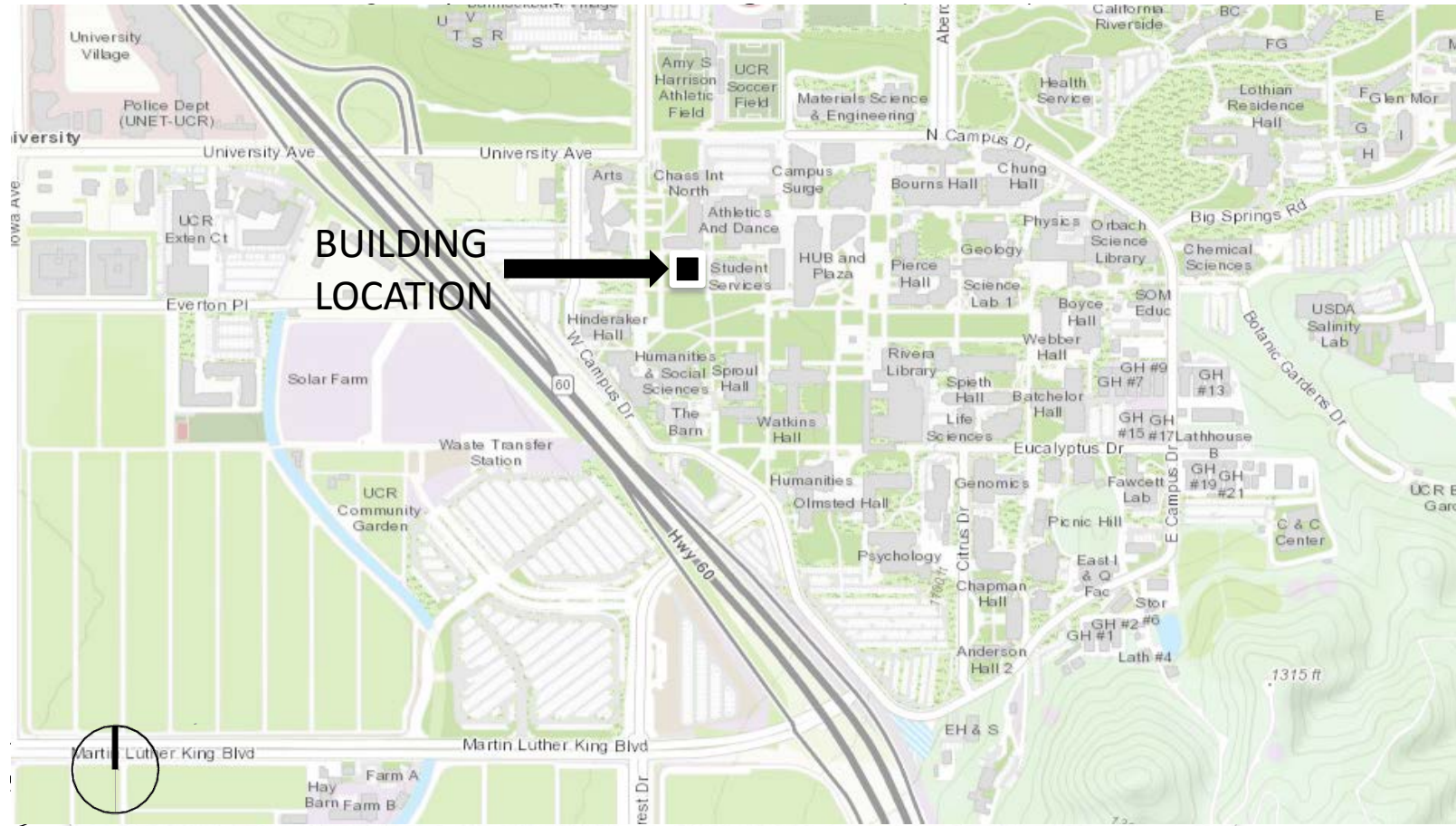
*Rowan Reid*





## Student Success Center Overview

- Building Site

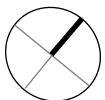
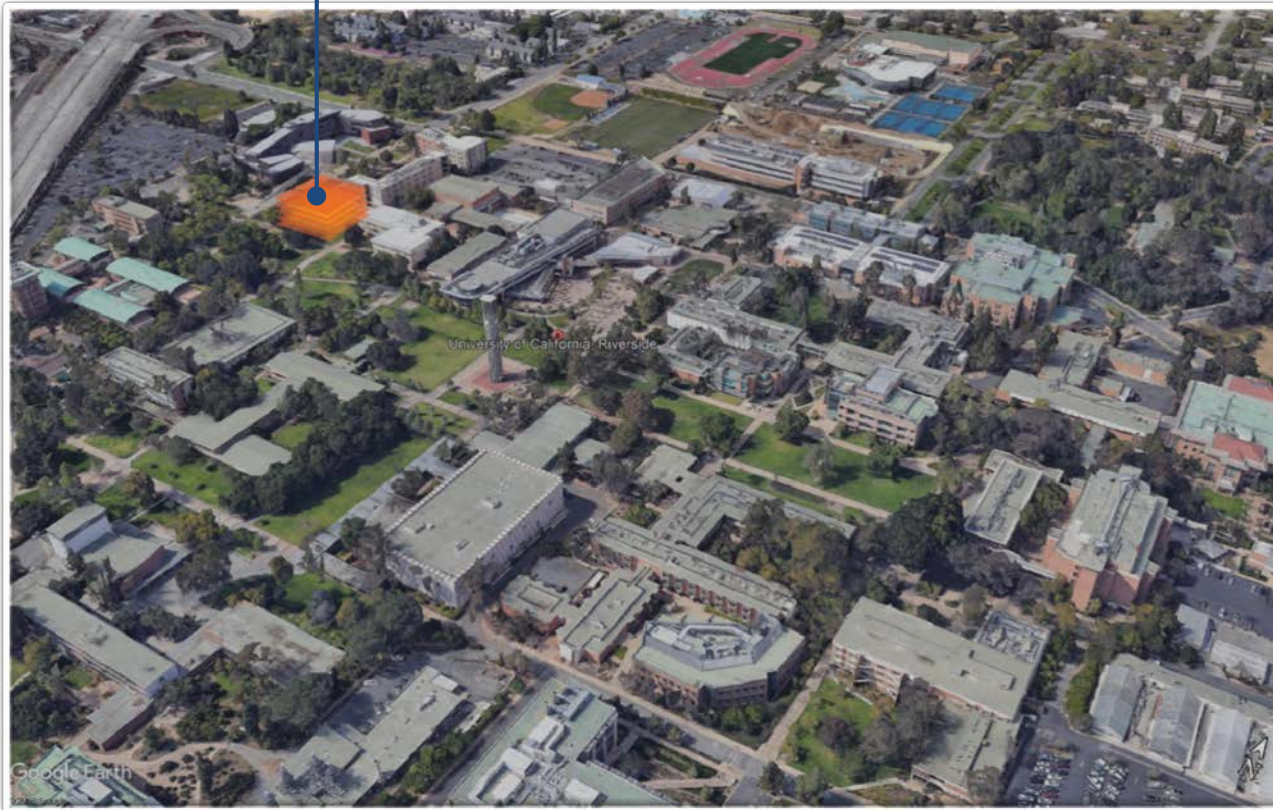




## Project Overview

- Building Site

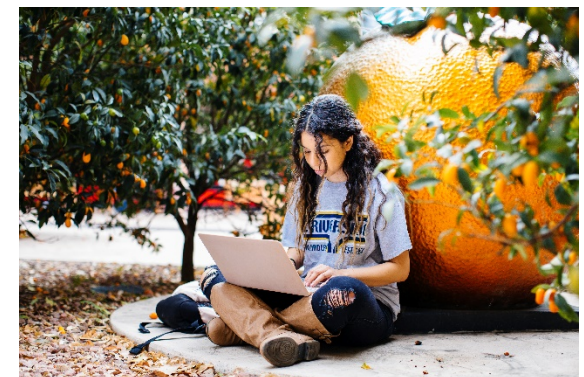
Student Success Center Location



# Project Overview

39,820 ASF of Programmable Space

- General Assignment Classrooms
  - Lecture Halls
  - Classroom
  - Testing Center/Computer Lab
  
- Student Affairs
  - Common Area Spaces
  - Group Meeting and Study
  - Lounge and Open Study Areas
  
- Auxiliary Services
  - Shell Space Provision – Dining



# Project Schedule

	<b>START</b>	<b>FINISH</b>
RFP Development	10/05/2018	11/05/2018
Procurement & Award	11/12/2018	03/01/2019
Design Completion	03/27/2019	06/01/2019
Construction Documents & Construction	06/01/2019	05/2021
Move In	Summer 2021	

# Project Phases

	66 calendar days	Phase 1	Design Development
+	639 calendar days	Phase 2	Construction Documents & Construction

705 calendar days for Phases 1 & 2

Approximately March 2019- May 2021



# Requirements for Prequalification

*Carmen Long*





## Prequalification

- Design Build teams currently being prequalified in concurrent process
  - **Scheduled to complete 11/5/18**
- Targeting to have three DB teams compete during the proposal stage

## Prequalification

### Subcontractor / Specialty Contractors (Concrete, Electrical, Warm-Air Heating, Ventilating & Air Conditioning (HVAC), Plumbing and Structural Steel)

- Prequal Package Available – September 24, 2018
- Mandatory Meeting – October 9, 2018
- Prequal Submittal – October 23, 2018
- Evaluation Completed – November 2, 2018

## 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

### Rating & Evaluation Procedures

The subcontractor that receive 150 or more points out of a possible 200 points based on the established rating system will be listed in the RFP Documents as prequalified subcontractors for:

#### Subcontractor must have:

- Relevant Project Experience
- Demonstrate adequate key personnel experience
- License
  - ✓ Electrical (C10)
  - ✓ HVAC (C20)
  - ✓ Concrete (C-8)
  - ✓ Plumbing (C36)
  - ✓ Structural Steel (C51)
- Annual Revenue for 2017
  - ✓ Electrical - \$12M
  - ✓ HVAC - \$9M
  - ✓ Concrete - \$6M
  - ✓ Plumbing - \$2.25M
  - ✓ Structural Steel - \$4.5M

# Prequalification

## Rating & Evaluation Procedures

### Subcontractors **must not** have:

- Surety-completed work
- EMR greater than 1.0
- 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 **(130 Possible Points)**
- Key personnel experience **(60 Possible Points)**
- Financial data **(10 Possible Points)**
- Owner references

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

# Prequalification

## Rating & Evaluation Procedures

### Subcontractor Experience

Submit up to **FIVE (5) CLASSROOM, STUDENT SERVICES OR OFFICE BUILDING projects completed in the past ten 10 years** that meet the criteria listed below and demonstrate the subcontractor's ability to successfully complete the project with respect to project size, cost, use, and complexity.

## Prequalification

### Rating & Evaluation Procedures

#### Subcontractor Experience

Only the information, experience, and work performed by the subcontractor's office that will actually bid, manage, design, construct, and staff the project will be considered for prequalification.

# Prequalification

## Subcontractor Experience

Electrical - \$4M  
Plumbing - \$750K

HVAC - \$3M  
Structural Steel - \$1.5M

Concrete - \$2M

- At least three (3) projects completed for **INSTITUTIONS OF HIGHER LEARNING FOR PRIVATE OR PUBLIC AGENCIES** for which the trade contract cost meets the threshold listed for that trade for each project.
- At least three (3) projects located in the **STATE OF CALIFORNIA** for which the trade contract cost meets the threshold listed for that trade for each project.
- At least two (2) projects which used **DESIGN BUILD** delivery for which the trade contract cost meets the threshold listed for that trade for each project.
- At least one (1) project that included a **200 SEAT LECTURE HALL** for which the trade contract cost meets the threshold listed for that trade for the project.
- At least one (1) project that included a minimum of **500 GENERAL ASSIGNMENT CLASSROOM STATIONS** including a **HIGH-QUALITY TEACHING CLASSROOM** that included an acoustical panel partition system with STC-50 rating, video displays, sound system and power data infrastructure, etc., for which the trade contract cost meets the threshold listed for that trade for the project.

# Prequalification

## Subcontractor Experience

- At least one (1) project that included a **DINING AND RETAIL SPACE** for which the trade contract cost meets the threshold listed for that trade for the project.
- At least two (2) projects that were a minimum of **THREE (3) STORIES IN HEIGHT** for which the trade contract cost meets the threshold listed for that trade for each project.



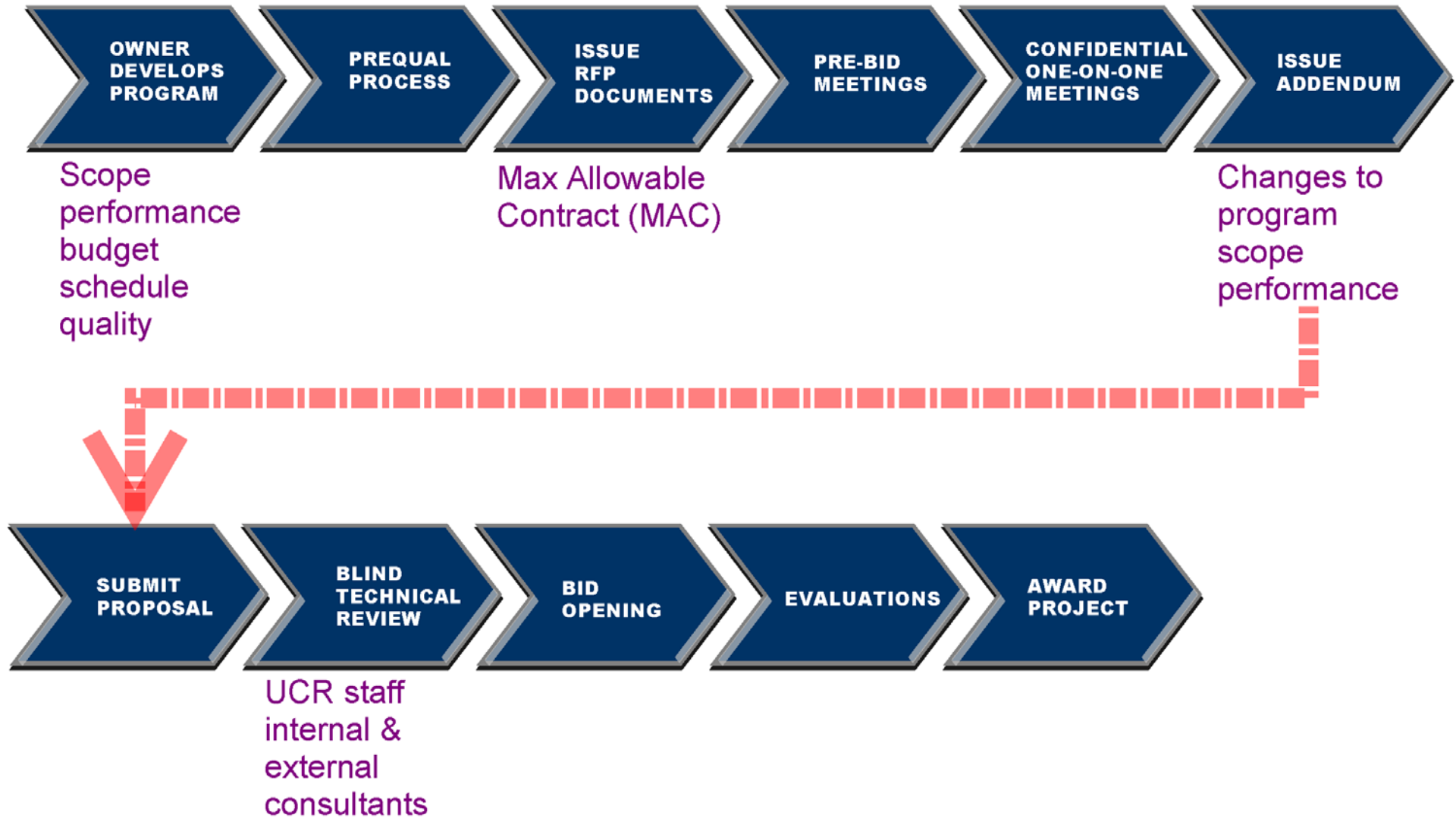
## Prequalification

### Key Personnel Experience

#### Subcontractor

- Project Manager
- Field Superintendent
- Quality Assurance Manager

## 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 A&E, stakeholders, a member from the programming architect, structural engineer 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:	\$47,500,000*
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; funding is dependent on administrative approval**

# 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.

**\* Lowest \$/point ration wins the DB Contract**

# Required Prequalification Package Attachments

## Required Proposal Attachments

- **One (1) copy** of all Audited Financial Statements
- Letter from Workers' Compensation carrier evidencing your EMR for the past ten years
- Resumes of all proposed Key Personnel
- Signatures on Forms A and B declaring the answers are true and correct



## Prequalification Deadline

PROVIDE ONE ORIGINAL, 4 HARD COPIES AND ONE ELECTRONIC COPY ON USB DRIVE.  
HARD COPIES IN 3-RING BINDERS.

**Due:** **Thursday, October 23, 2018 at 5:00 PM**

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

## Questions

**Betty Osuna**

Contract Administrator

**(951) 827-4590**

[betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu)

<http://pdc.ucr.edu/>

Thank You