

## ADVERTISEMENT FOR DESIGN BUILDER PREQUALIFICATION

Subject to conditions prescribed by the **University of California, Riverside (UCR)**, responses to the University's prequalification documents for a Design Build contract are sought from proposers for the following project:

### STUDENT SUCCESS CENTER, PROJECT NO. 950512

#### PREQUALIFICATION OF PROSPECTIVE PROPOSERS

The University's primary objective in utilizing the design build approach is to bring the best available integrated design and construction experience to this project. The University has determined that proposers who submit proposals on this project must be prequalified. Prequalified proposers will be required to have the following California contractor's license: **General Building Contractor "B" license**.

**DESCRIPTION:** The proposed Student Success Center will be a 60,000 GSF / 39,000 ASF facility that will address UCR's growing student population and its shortfall in classroom capacity. The Project will consist of three primary program elements: 1) General assignment classrooms designed for modern pedagogies and technology. 2) Multipurpose student life spaces for use by student organizations, and areas for scholarly activity such as tutoring, mentoring and study. 3) Dining Services space (shelled) for the development and fit-out of a new dining concept on campus.

**PROJECT DELIVERY:** Design Build

**ESTIMATED DESIGN AND CONSTRUCTION COST:** **\$47,500,000** (funding is pending administrative approval)

**PREQUALIFICATION QUESTIONNAIRES** will be available electronically at **9:00 AM on Wednesday, September 12, 2018**, from University of California, Riverside, Architects & Engineers.

**MANDATORY PREQUALIFICATION CONFERENCE:** begins promptly at **9:00 AM on Thursday, September 27, 2018** at University of California, Riverside, University Extension Center Building, 1200 University Ave., Room A, Riverside, CA 92507. Lot 51 will be opened for all participants to park. A parking attendant will be issuing permits in the front of the parking entrance 30 minutes prior to the start of the conference.

**PREQUALIFICATION QUESTIONNAIRES:** Questionnaires must be received by **5:00 PM on Thursday, October 11, 2018**, at UCR, 1223 University Avenue, Suite 240, Riverside, CA 92507. Attention: Betty Osuna

**REQUIRED PROJECT EXPERIENCE:** Prequalification questionnaires will be accepted from Design Builders (Contractors) teamed with architects; *each* having completed comparably sized design-build projects as follows:

Submit up to **EIGHT (8) CLASSROOM, STUDENT SERVICES OR OFFICE BUILDING projects completed in the past ten 10 years** that meet the criteria listed below and demonstrate the Design Builder's (Contractor) ability to successfully complete the project with respect to project size, cost, use, complexity, etc.

- At least three (3) projects completed for **INSTITUTIONS OF HIGHER LEARNING FOR PRIVATE OR PUBLIC AGENCIES** for which the construction cost was at least \$40 million each.
- At least three (3) projects located in the **STATE OF CALIFORNIA** for which the construction cost was at least \$30 million each.
- At least two (2) projects which used **DESIGN BUILD** delivery for which the construction cost was at least \$40 million each.
- At least two (2) projects that included 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 construction cost was at least \$40 million each.
- At least two (2) projects that included a **400 SEAT LECTURE HALL** for which the construction cost was at least \$40 million each.

- At least one (1) project that included a minimum of **900 GENERAL ASSIGNMENT CLASSROOM STATIONS** for which the construction cost was at least \$40 million.
- At least one (1) project that was **CONSTRUCTED ON A LIMITED AND CONFINED SITE IMMEDIATELY ADJACENT TO OCCUPIED FACILITIES** for which the construction cost was at least \$40 million.
- At least one (1) project that included a **DINING AND RETAIL SPACE** for which the construction cost for that portion of the work was at least \$1.5 million.
- At least two (2) projects that were a minimum of **THREE (3) STORIES IN HEIGHT** for which the construction cost was at least \$45 million each.
- At least one (1) project that **ACHIEVED LEED GOLD CERTIFICATION** or better and for which the construction cost was at least \$45 million.
- At least two (2) projects for which your firm **SELF-PERFORMED AT LEAST 15%** of the construction.

## PROCEDURES

The prequalification process will be conducted in two steps and will result in the selection of finalists who will be prequalified and will be issued proposal documents for this Project. The prequalified proposers will submit price and technical proposals. The technical proposals will be scored according to an established scoring system. The price will be divided by the score to determine a price per technical point. The prequalified proposer submitting the lowest price per technical point will be the apparent low proposer for the Project.

**Level I** will be the submittal of prequalification documents described in more detail below. After receipt of the prequalification documents, the University will review and determine a preliminary point score for each submittal. Requests for clarifying information and additional data will be made at this time, if required. After receipt and review of the clarifications and additional data, each prequalification submittal will receive a final point score.

A proposer who receives **240** or more points out of a possible **300** points based on the established rating system will be invited to participate in the Level II Interview step.

**Level II** will be the Interview. Proposers will be notified whether or not they have been selected for Level II Interview. Interview will address the items contained in the Level II Interview Requirements Document. Prior to the Level II Interview, the University may supplement these requirements.

Proposers will be notified whether or not they have been prequalified after the University evaluates the results of the Level II Interview.

## PREQUALIFICATION SCHEDULE

On **Wednesday, September 12, 2018**, a set of prequalification documents will be issued to intending proposers at:

**University of California, Riverside  
Architects & Engineers**

Website: <http://ae.ucr.edu/business/bids.html>

On **Thursday, October 11, 2018**, on or before **5:00 PM**, completed prequalification documents will be received at:

**University of California, Architects & Engineers**  
1223 University Avenue, Suite 240  
Riverside, CA 92507  
951-827-6953

No prequalification documents will be accepted after 5:00 PM. However, the University reserves the right to request, receive, and evaluate supplemental information after the above time and date at its sole determination. Successful proposers will be notified of date and time of Level II Interview.

Interviews will be conducted at:

**University of California, Architects & Engineers**  
1223 University Avenue, Suite 210-16  
Riverside, CA 92507

### **PROPOSAL SCHEDULE**

Following is the anticipated proposal schedule:

1. Proposal Documents available to the prequalified proposers – 4<sup>th</sup> Quarter 2018.
2. Proposals received – 1<sup>st</sup> Quarter 2019.
3. Proposals evaluated and the apparent low proposal determined – 1st Quarter 2019.

The exact dates, times, and location will be set forth in an “Announcement to Prequalified Proposers.”

The University reserves the right to reject any or all responses to Prequalification Questionnaires and any or all proposals and to waive non-material irregularities in any response or proposal received.

Proposal Security in the amount of 10% of the lump sum price proposal, excluding alternates, shall accompany each proposal. The surety issuing the Bid Bond shall be, on the proposal deadline, listed in the latest published State of California, Department of Insurance, list of “Insurers Admitted to Transact Surety Insurance in this State.”

All insurance policies required to be obtained by Proposer shall be subject to approval by University for form and substance. All such policies shall be issued by a company rated by Best as A- or better with a financial classification of VIII or better or have equivalent ratings by Standard and Poor's or Moody's. The Certificate of Insurance shall be issued on the University's form.

Prospective proposers desiring to be prequalified are informed that they will be subject to and must fully comply with all of the proposal conditions including 100% payment and 100% performance bonds.

All information submitted for prequalification evaluation will be considered official information acquired in confidence, and the University will maintain its confidentiality to the extent permitted by law.

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 Proposer may be required to show evidence of its equal employment opportunity policy. The successful Proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Proposal 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 Proposal 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 successful Prequalified Proposer 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 per hour as of 10/1/15, \$14 per hour as of 10/1/16, and \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Betty Osuna (951) 827-4590 or email [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu) for the questionnaire. For other opportunities: <http://ae.ucr.edu/business/contractors.html>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
University of California, Riverside  
09/07/2018 thru 09/212018