



Student Success Center

Design Build Team Prequalification Conference

September 27, 2018



Please sign in. This is a mandatory meeting.

Introductions

Carmen Long, Construction Contracts Manager
Architects & Engineers

Jacqueline Norman, Campus Architect
Architects & Engineers

Ken Baerenklau, Associate Provost

Rowan Reid, Project Manager
Architects & Engineers

Agenda

1. Introductions

2. Project Mission

Jacqueline Norman

3. Design Build at UCR

Jacqueline Norman

4. Student Success Center Overview

Rowan Reid

5. Requirements for Prequalification

Carmen Long

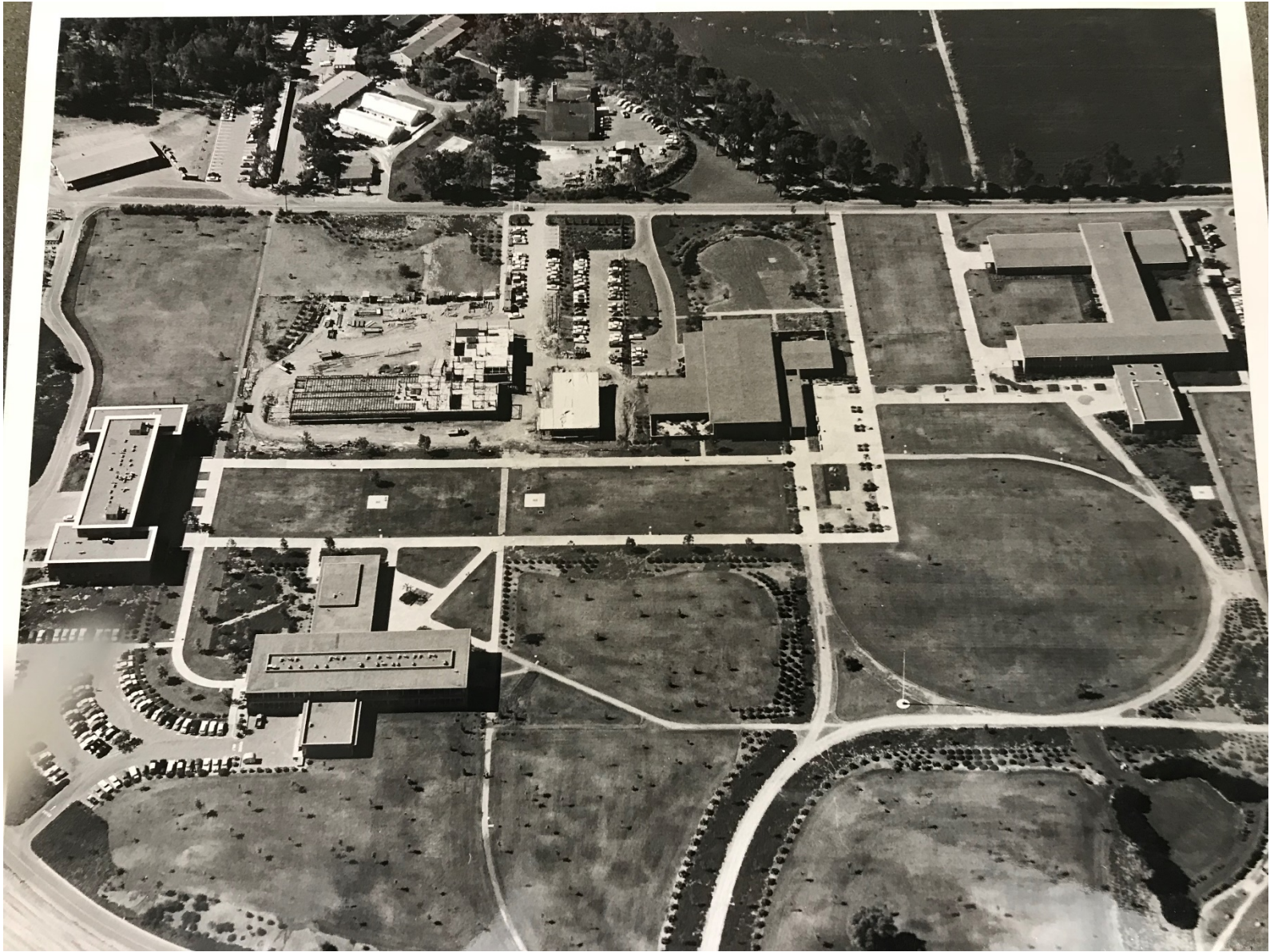
6. Proposal (RFP) & Award Process

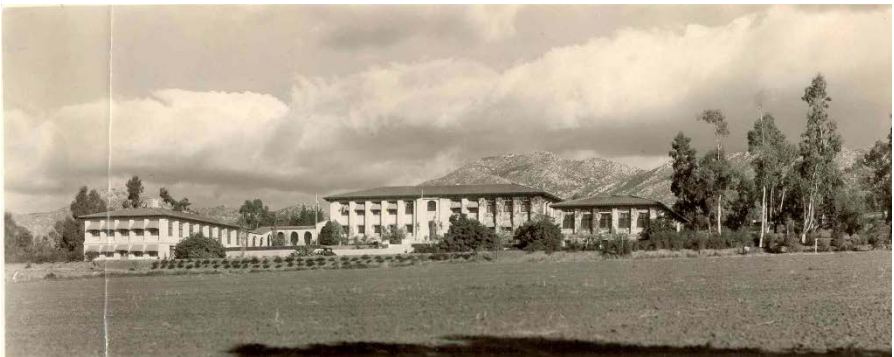
Carmen Long

Project Mission

Jacqueline Norman







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

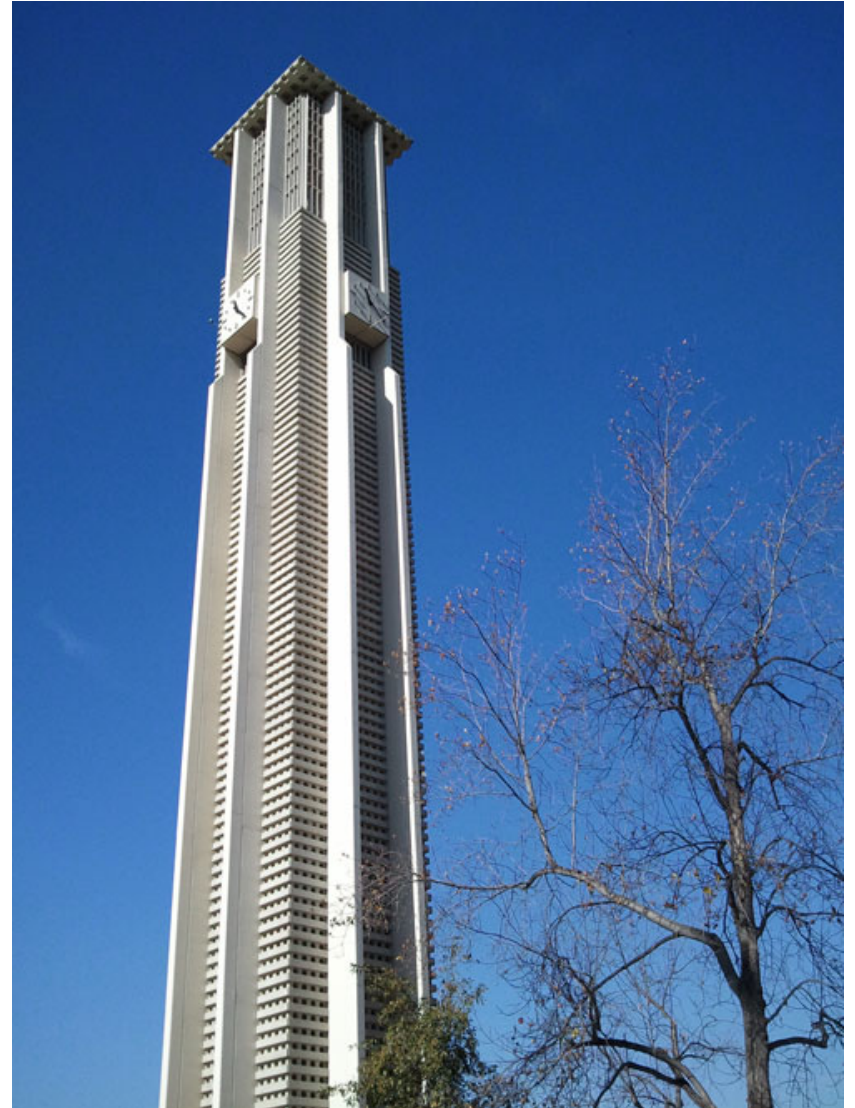
Project Mission

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

Design Build at UCR

Jacqueline Norman



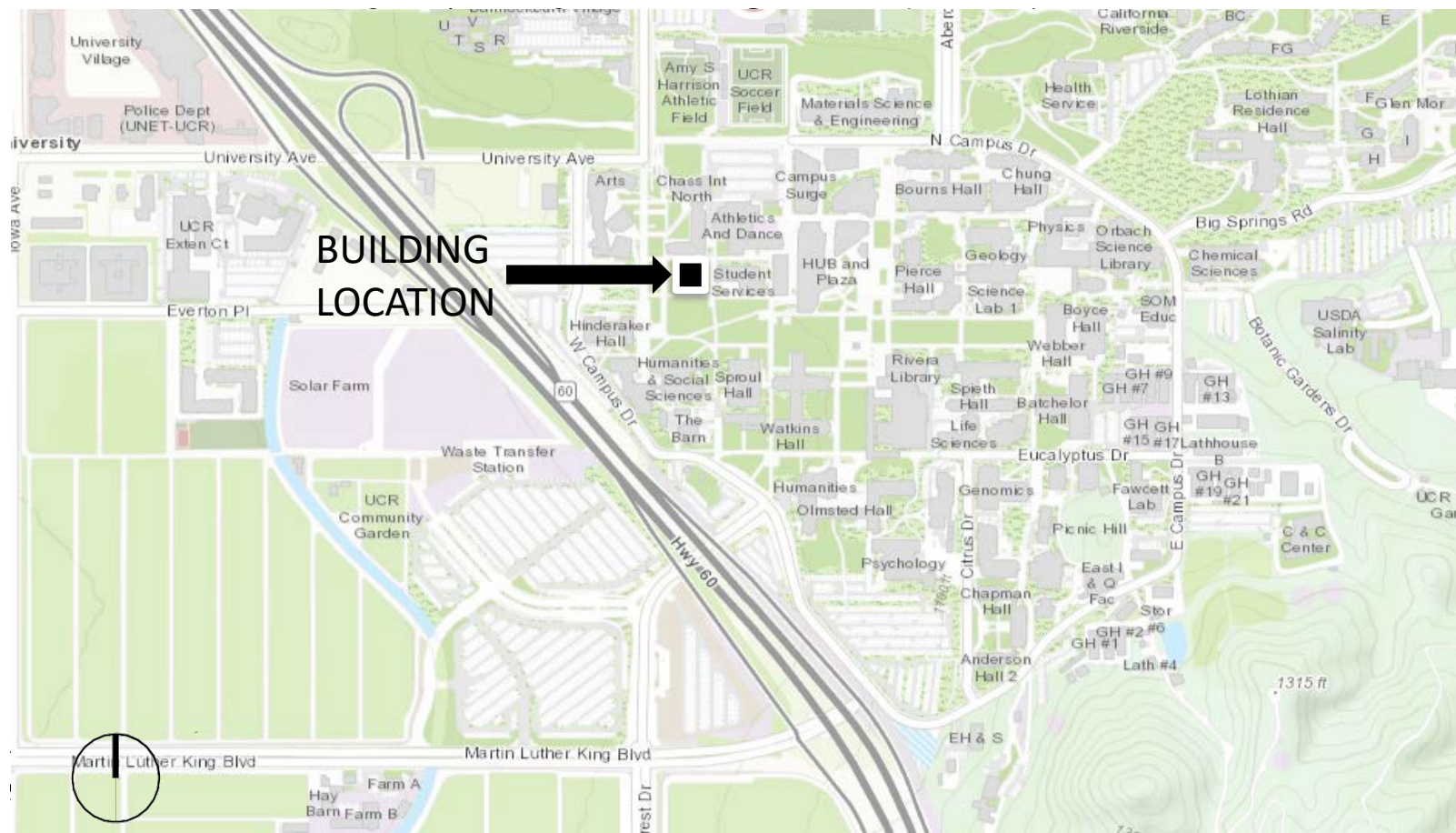
Student Success Center Overview

Rowan Reid



Student Success Center Overview

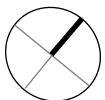
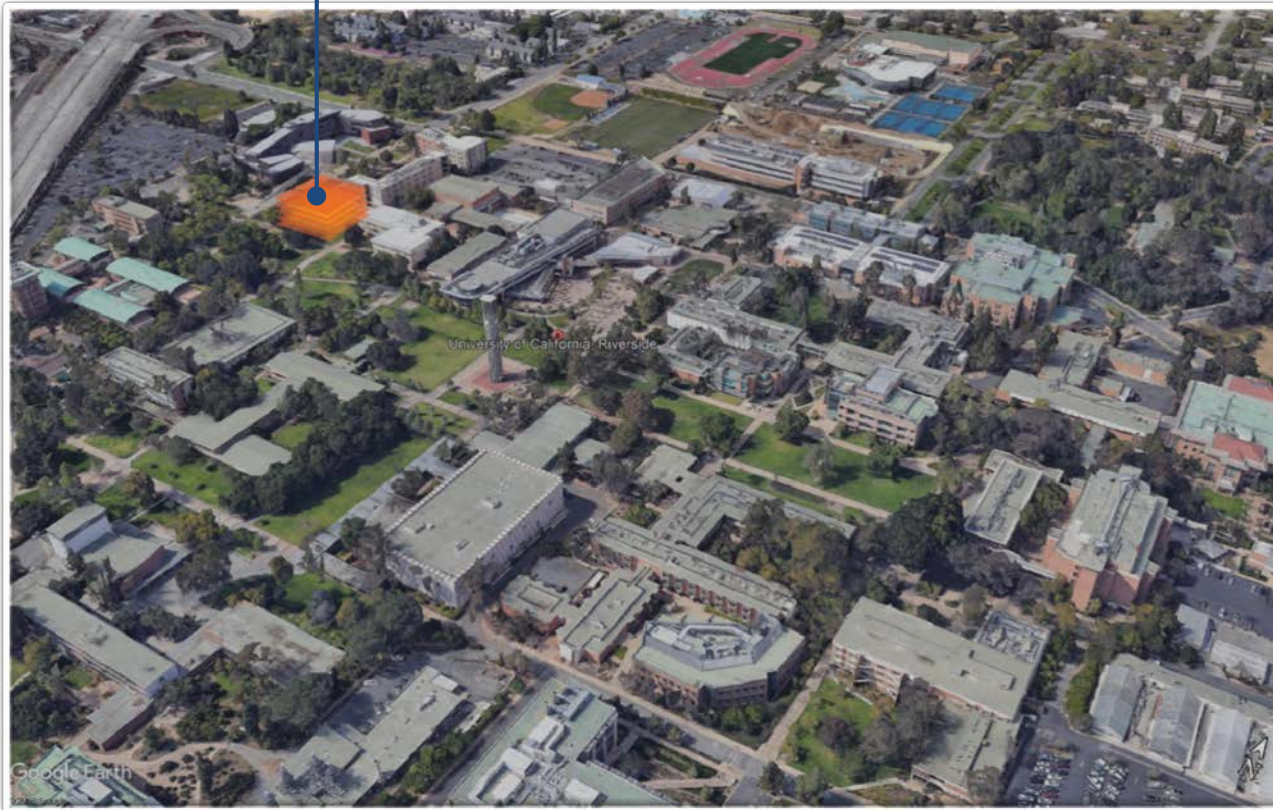
- Building Site



Project Overview

- Building Site

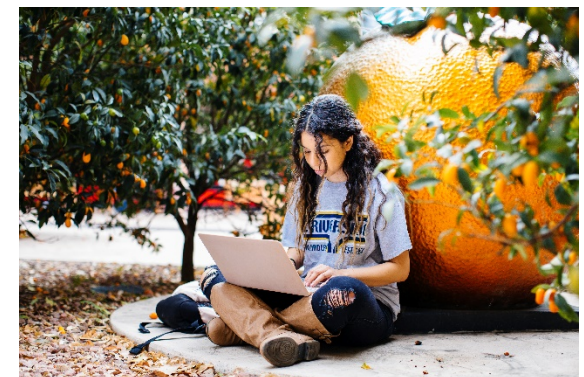
Student Success Center Location



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

	START	FINISH
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-March 2021

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

Design Builder (DB Team)

- Prequal Package Available – September 12, 2018
- Mandatory Meeting – September 27, 2018
- Prequal Submittal – October 11, 2018
- Evaluation Completed – October 19, 2018
- DB Team Interviews – November 2, 2018

Prequalification

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

- Prequal Package Available – September 24, 2018
- Mandatory Meeting – October 9, 2018
- Prequal Submittal – October 23, 2018
- Evaluation Completed – October 29, 2018

Prequalification

RFP Information for Consideration in Preparation

- **Student Success Center Program**
 - Functional Programs
 - Program, Stacking, Adjacencies
 - Design Parameters / Criteria
 - Information on existing site and buildings

- **Financial Model**
 - Budget w/ Maximum Allowable Contract (MAC)
 - Allowances, Unit Cost, etc.

- **Performance Standards and Criteria**
 - Compliance & Quality
 - Reviews

- **Evaluation**
 - Scoring Criteria
 - Determination of "Best Value" determination

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 Design Build teams that receive 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 and be evaluated by the University's evaluation committee.

Design-Builder (General Contractor) must have:

- General Building "B" License
- Financial capability confirmed by Surety
- 15% self-performance capability
- Ability to obtain required insurance
- Annual 2017 revenue equal to or greater than \$135,000,000
- 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 **(150 Possible Points)**
- Key personnel experience **(120 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 Experience

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, and complexity.

Prequalification

Rating & Evaluation Procedures

Design-Builder (General Contractor) & Design Firm Experience

Only the information, experience, and work performed by the Design Builder (Contractor) and the Design Firm's 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 Experience

- 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

Prequalification

Design-Builder (General Contractor) & Design Firm Experience

- 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 (Design Builder only)

Prequalification

Additional Requirements

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

Submit a list of all **classroom, student services, or office building** projects completed in the past 10 years for institutions of higher learning for private or public agencies that include some or all of the criteria listed above. Include the following:

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

Prequalification

Key Personnel Experience

Design Builder (Contractor)

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

Prequalification

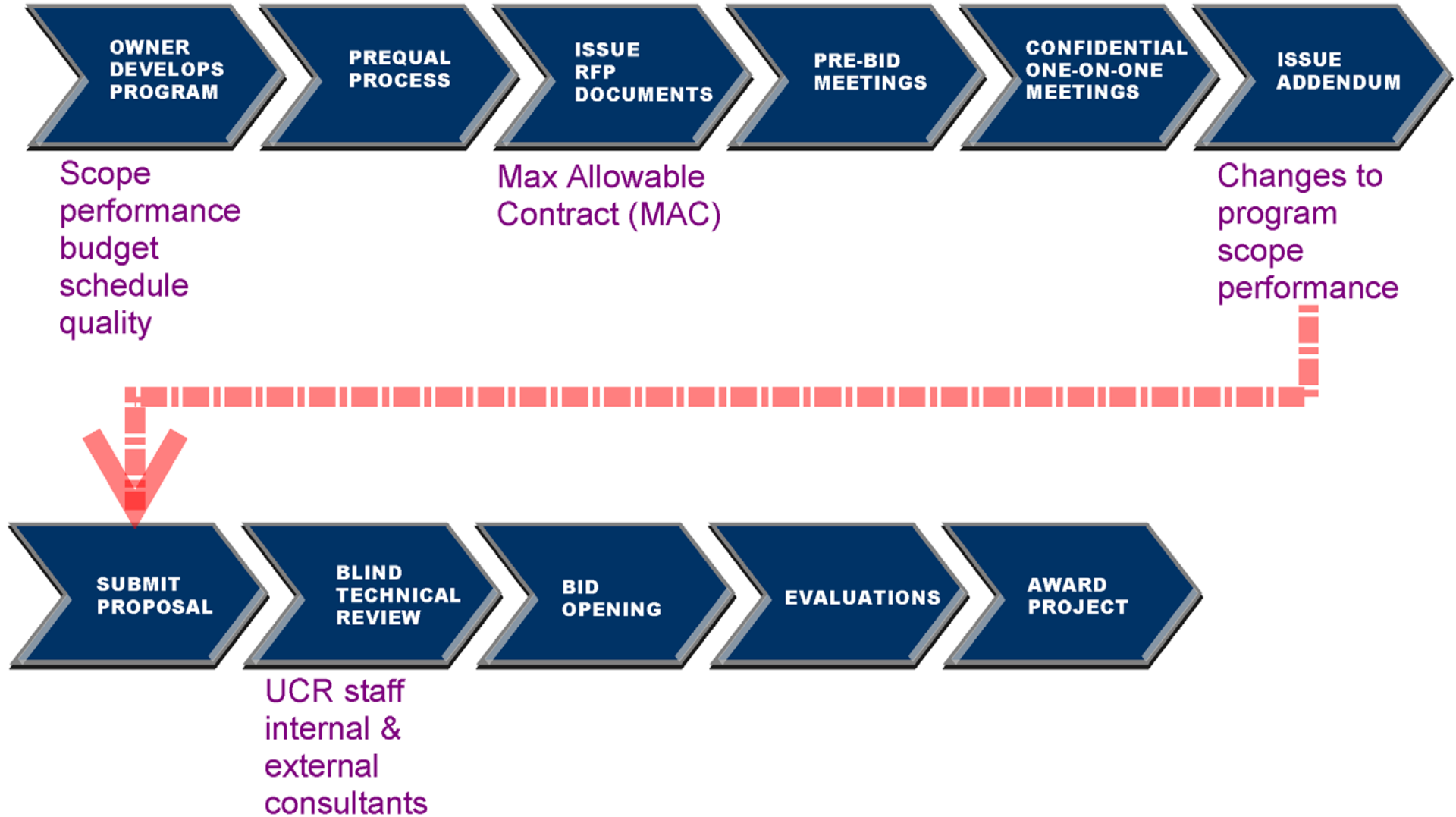
Interviews

November 2, 2018

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
 - Demobilization/project closeout
 - 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 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.

Best and Final Offer (BAFO)

Stipend: **\$340,000**

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

Features of A Successful RFP Process

Responsiveness to Student Success Center Program & Performance Criteria

- Functional programs
- Program, stacking, adjacencies
- Design Parameters / Criteria

Financial Model

- Budget w/ Maximum Allowable Contract (MAC)
- Allowances, Unit Cost, etc., as required by RFP

Performance Standards and Criteria

- Compliance & Quality
- Reviews

RFP Requirements

- Information on Existing Site and Building Conditions
- Evaluation Scoring Criteria

Proposal (RFP) & Award Process

Required Proposal Attachments

- Notarized Statement from Surety
- **One (1) copy** 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, October 11, 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

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

Thank You