

DESIGN BUILD TEAM PRE-PROPOSAL CONFERENCE



January 14th 2019

Please sign in. This is a mandatory meeting.



WELCOME TO UCR

KEN BAERENKLAU

Associate Provost

JACQUELINE NORMAN

Campus Architect

Planning, Design and Construction

MIHAI GAVAN

Project Manager

Planning, Design and Construction

CARMEN LONG

Construction Contracts Manager

Planning, Design and Construction

Introduction

Project Goals

Project Vision

Planning Principles

Design Considerations and Campus Fabric

Site Guidelines

Basis of Design - Program Requirements

Site Requirements

Project Schedule, Budget, Enhancements & Alternates

Proposal Schedule & Components

Technical Proposal, Submittal & Award

UCIP

Deadlines

Questions

Site Visit

PROJECT GOALS



THE STUDENT SUCCESS CENTER

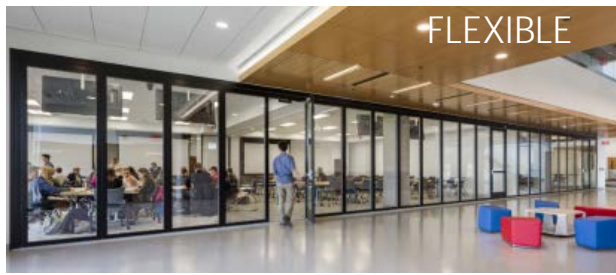
- Will create a **visionary and transformational facility**
- Will support education and student success through **active learning, collaboration, and community-building**
- Will bring together classrooms and student life space, the Project has a unique opportunity to **create highly utilized instructional, 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
- Will be a **showcase piece; a unique and dynamic location** that becomes the number one stop on the campus tour



THE STUDENT SUCCESS CENTER

- Will be **functional 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**







EDUCATION & STUDENT FOCUSED

Optimize opportunities for learning, collaboration and scholarly extracurricular and educational activities.

The Student Success Center shall be a **visionary and transformational** facility that showcases student activity and success through its explicit focus on student needs. The building shall support **student peer interaction**, as well as improved student to **faculty interaction**. Instructional spaces shall be designed with student engagement in mind. Multi-functional spaces shall encourage **chance encounters between faculty and students**.





WELCOMING

Create an open & approachable environment where people want to be.

A comfortable, accessible and secure environment where students, faculty, staff and visitors want to be is vital to the project. The building shall be welcoming on all sides and have **a strong sense of place** and **create welcoming experiences and points of arrival**. The Project shall provide students with **comfortable environments where collaboration**, studying, and scholarly activity is fostered. Thereby, creating an "academic home away from home."



WELLNESS-ORIENTED

Create a facility that supports the health and wellness for all students, faculty, visitors, and staff.

The building shall incorporate design solutions that create environments that promote the **well-being and positive mental-health** of the students, staff, and faculty; such as natural daylight, spaces for socializing, and **connections to the outdoor environment.**

Physical wellness shall also consider comfortable circulation throughout the building including **promoting the use of stairs.**



FLEXIBLE

Has the ability to reconfigure for a variety of activities and functions.

The Student Success Center shall be designed to promote seamless **transition and transformation spaces for a variety of user needs in pedagogy**, learning, collaborating, and gathering.





ADAPTABLE

Allow for change as needs evolve.

The Student Success Center shall be forward-looking, providing for the needs of today while also planning for the needs of tomorrow. Building infrastructure, systems, and technology **shall allow for long-term evolution**. Planning solutions shall **recognize teaching and space needs change** and shall as such, **allow for easy future modification** to meet new needs as they arise. Instructional space shall **support and encourage future and more progressive pedagogies**.

INCLUSIVE

Provide spaces that promote equality.

The facility shall reflect the University's **inclusive culture**; usable to the greatest extent possible by everyone and consistent with UCR's Principles of Community and the UC Regents Policy on diversity.



SUSTAINABLE

Create an environmentally friendly and sustainable facility.

The Student Success Center shall incorporate **sustainable solutions** as a reflection of the University's Commitment to **Carbon Neutrality** and positive stewardship of the environment through **reduction of non-renewable resource use and provisions for human health and comfort**. Sustainable strategies employed shall have an attractive aesthetic. **The building shall be LEED Gold.**



IDENTITY

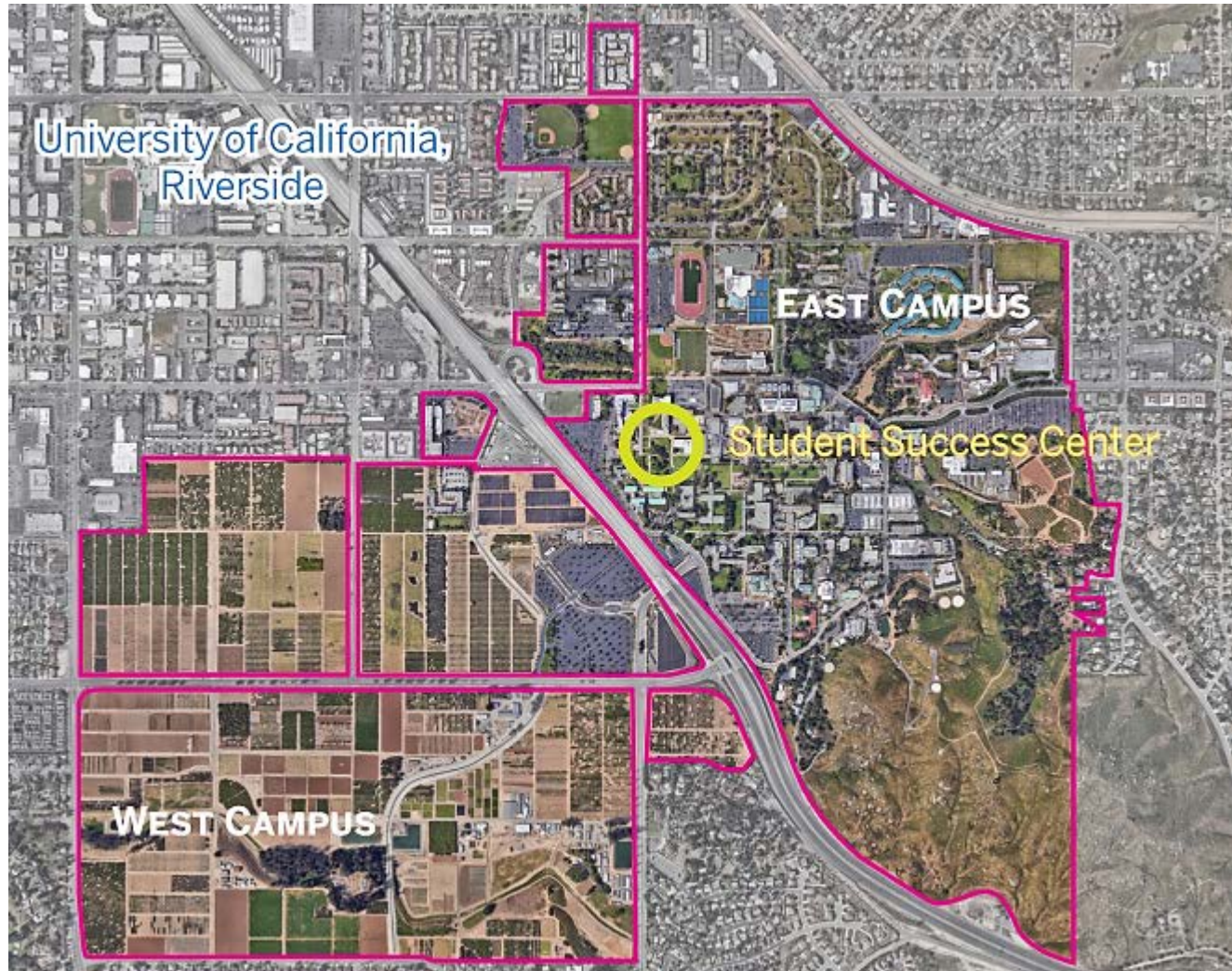
Enhance campus edges and serve as a gateway to the campus.

A design that reflects the **vision and context** of the University and becomes a gateway to the campus and Academic Core. The building shall emphasize strong connections and ease of access within campus and with the surrounding community.

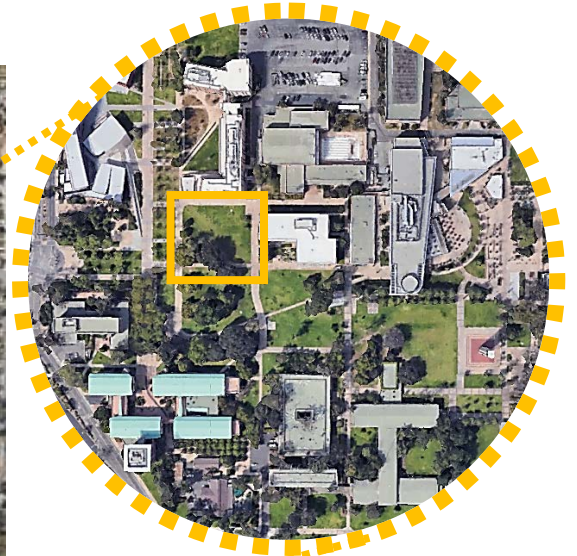
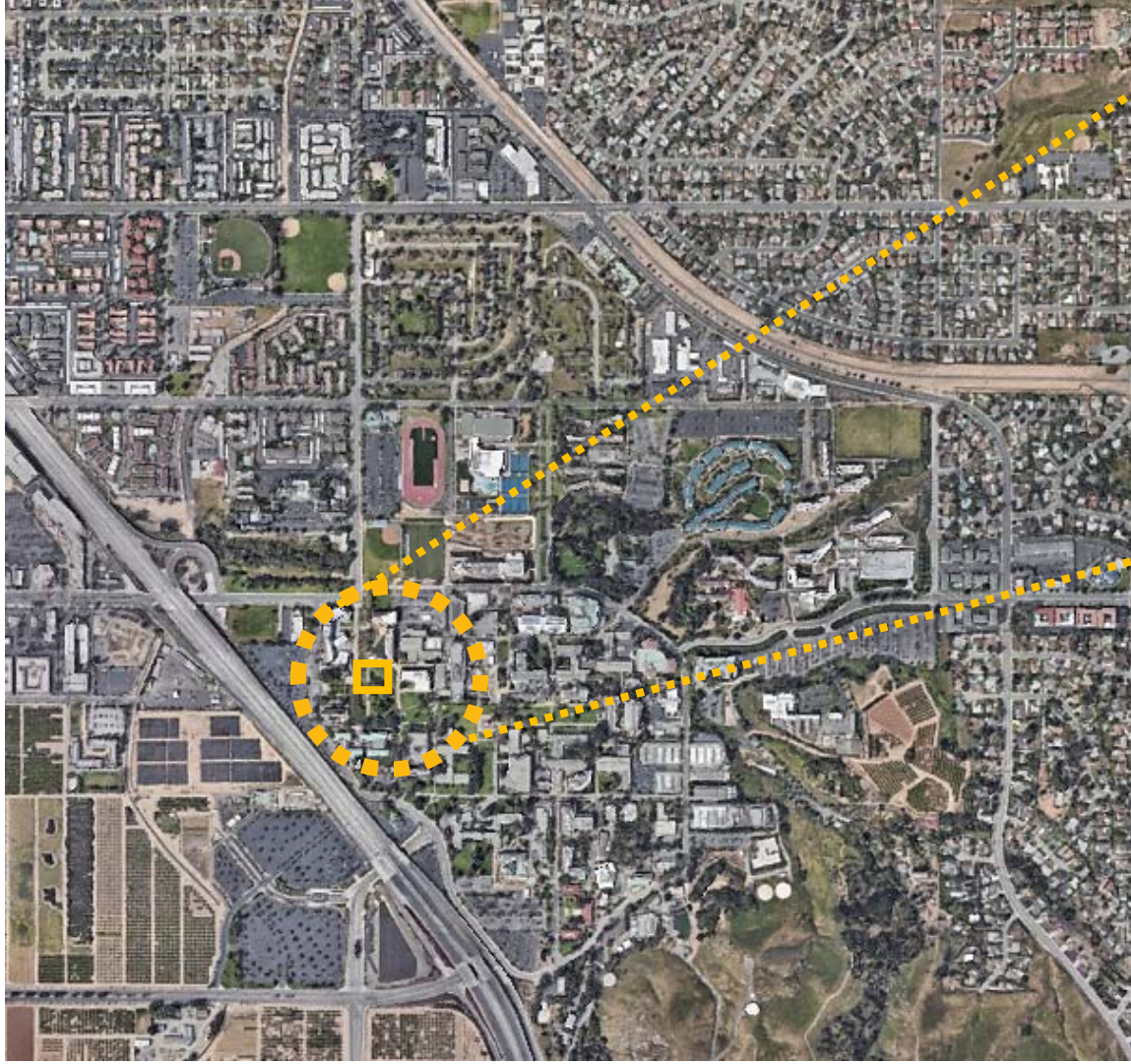


PLANNING PRINCIPLES





East Campus | West Campus Aerial Photo



Aerial Photo of UC Riverside

The Student Success Center shall be consistent with 2016 Physical Master Plan Study's tenet to **increase the density of the core campus**. The building's height and massing shall be consistent with the surrounding context.

The Student Success Center shall serve as an important anchor at the intersection of the Carillon Mall and the Arts Mall.

The Project design shall establish a **distinctive presence** that both contributes to the larger public space and **engages fully with its immediate neighboring buildings**.

*Refer to UCR's Long Range Development Plan (LRDP) for campus and community Planning Principles

Existing landscape shall not limit the proposed building's functionality or creativity in design. New landscaping shall **highlight visual axes to create connections between disjointed areas of the campus**.

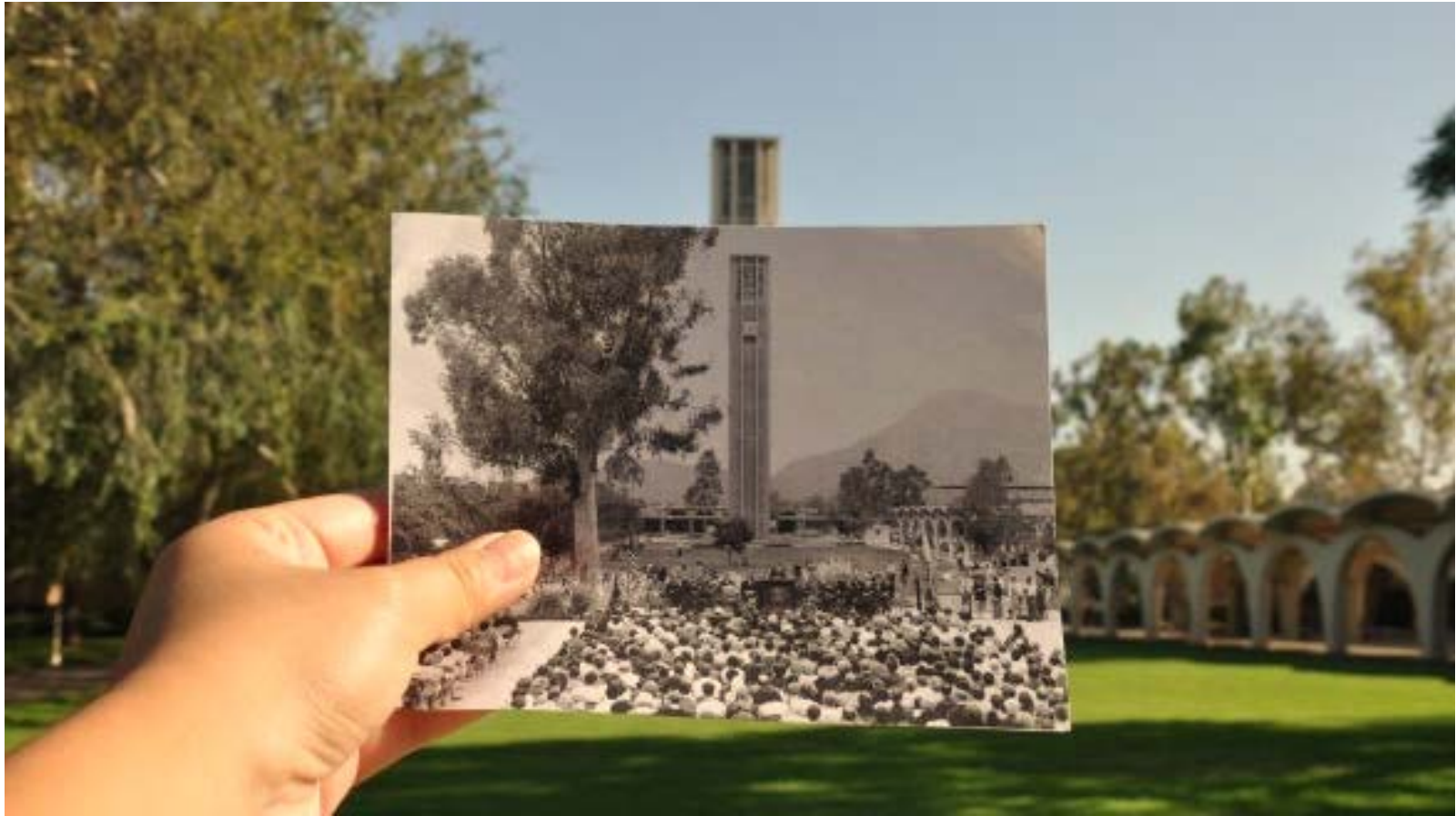
The Student Success Center shall provide **quality open spaces** that are additive to the campus, responsive to the building program, and include the potential to showcase public and/or student art.

The Student Success Center shall acknowledge and respond to UCR's tradition of building architecture that is uniquely **climate responsive**.



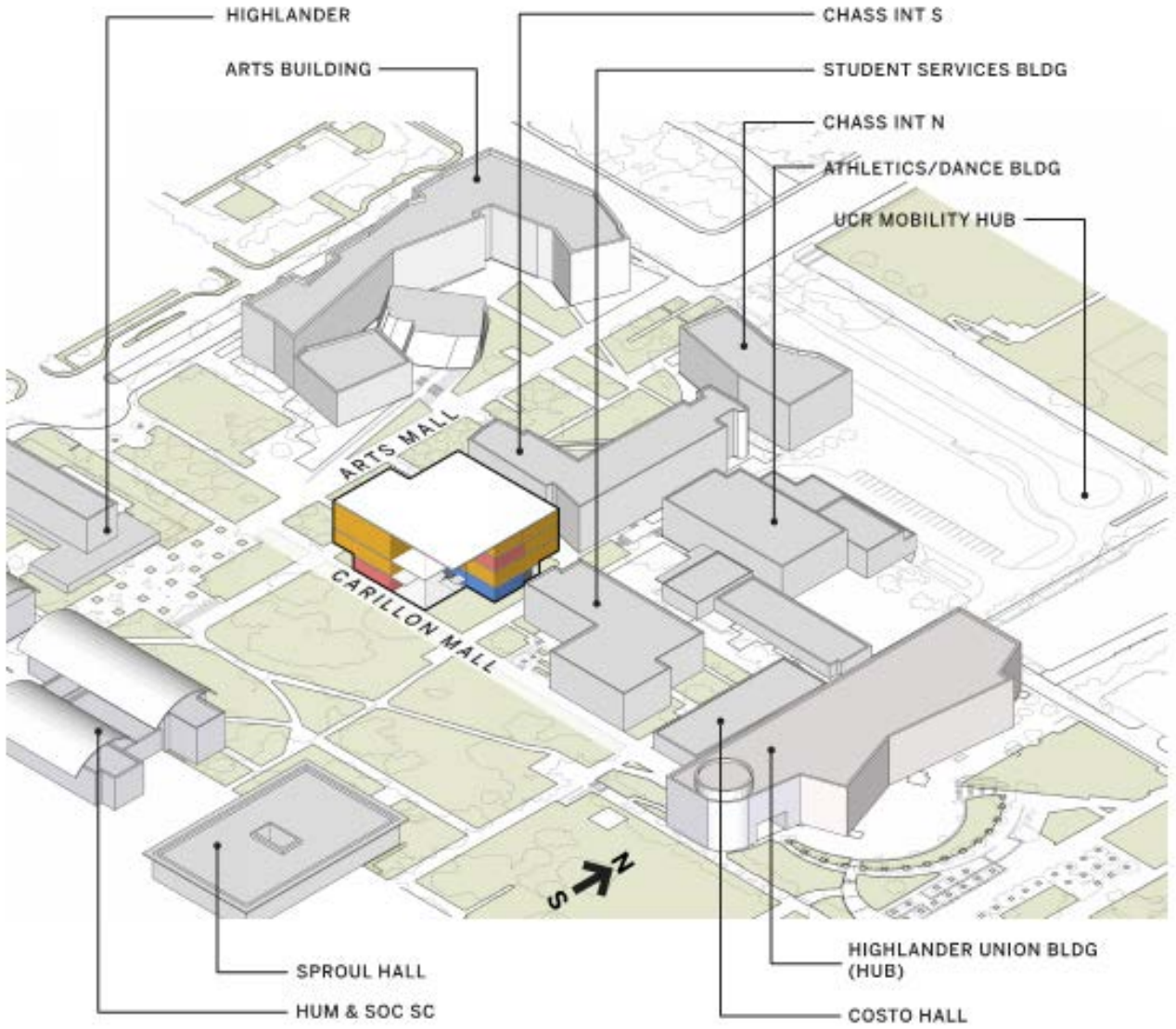
Academic Core





SITE CONSIDERATIONS & CAMPUS FABRIC





Life Sciences



Anderson Hall



Rivera Library



Sproul Hall



Olmstead Hall

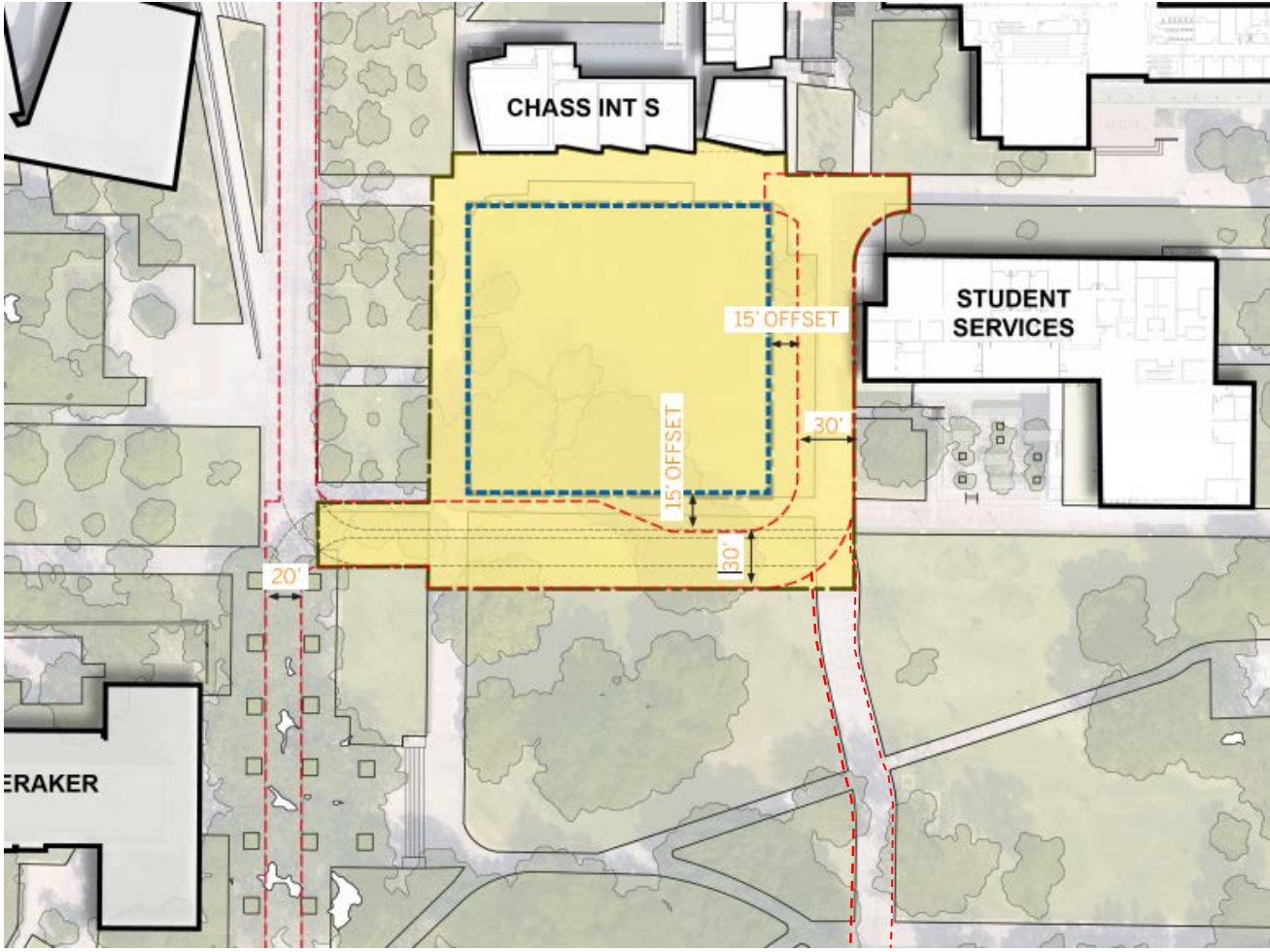


Pierce Hall



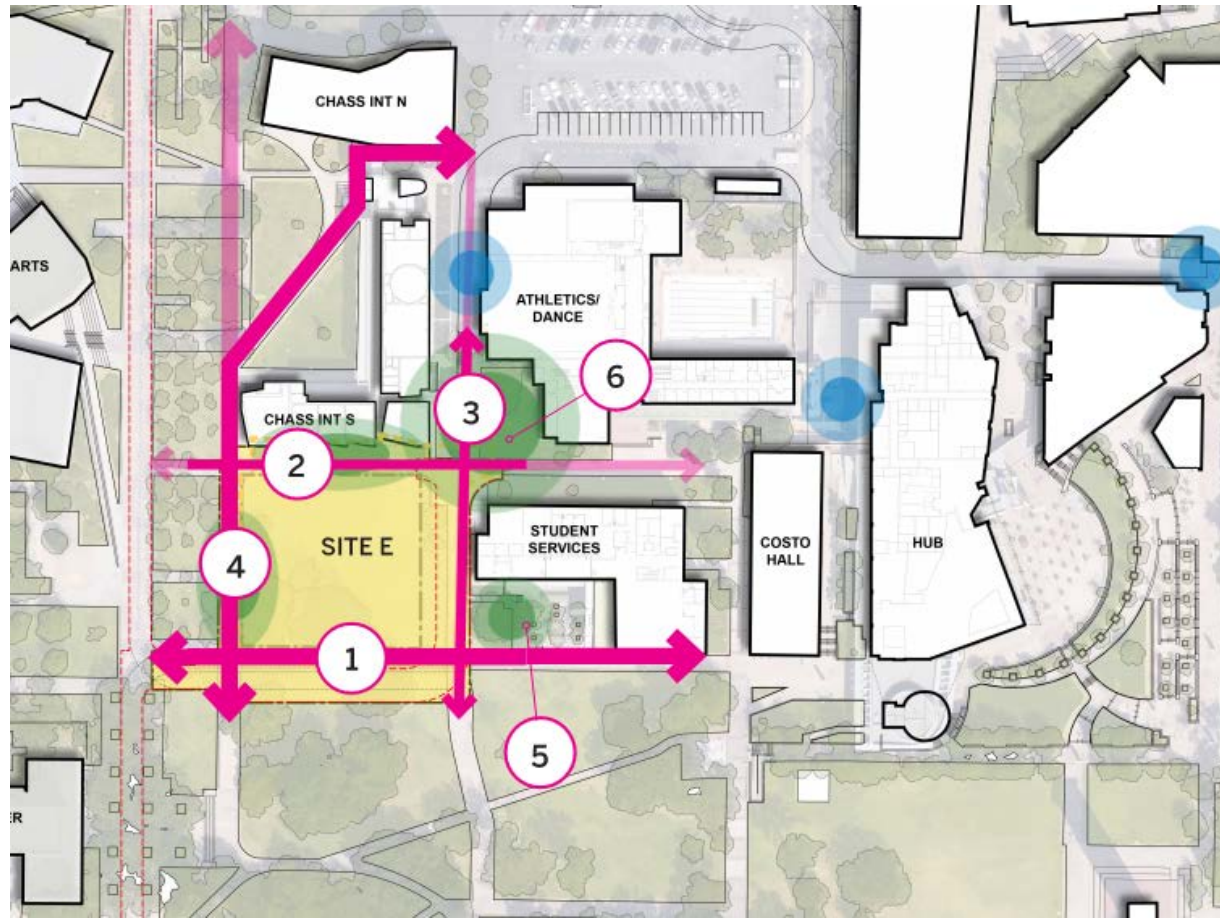
SITE GUIDELINES









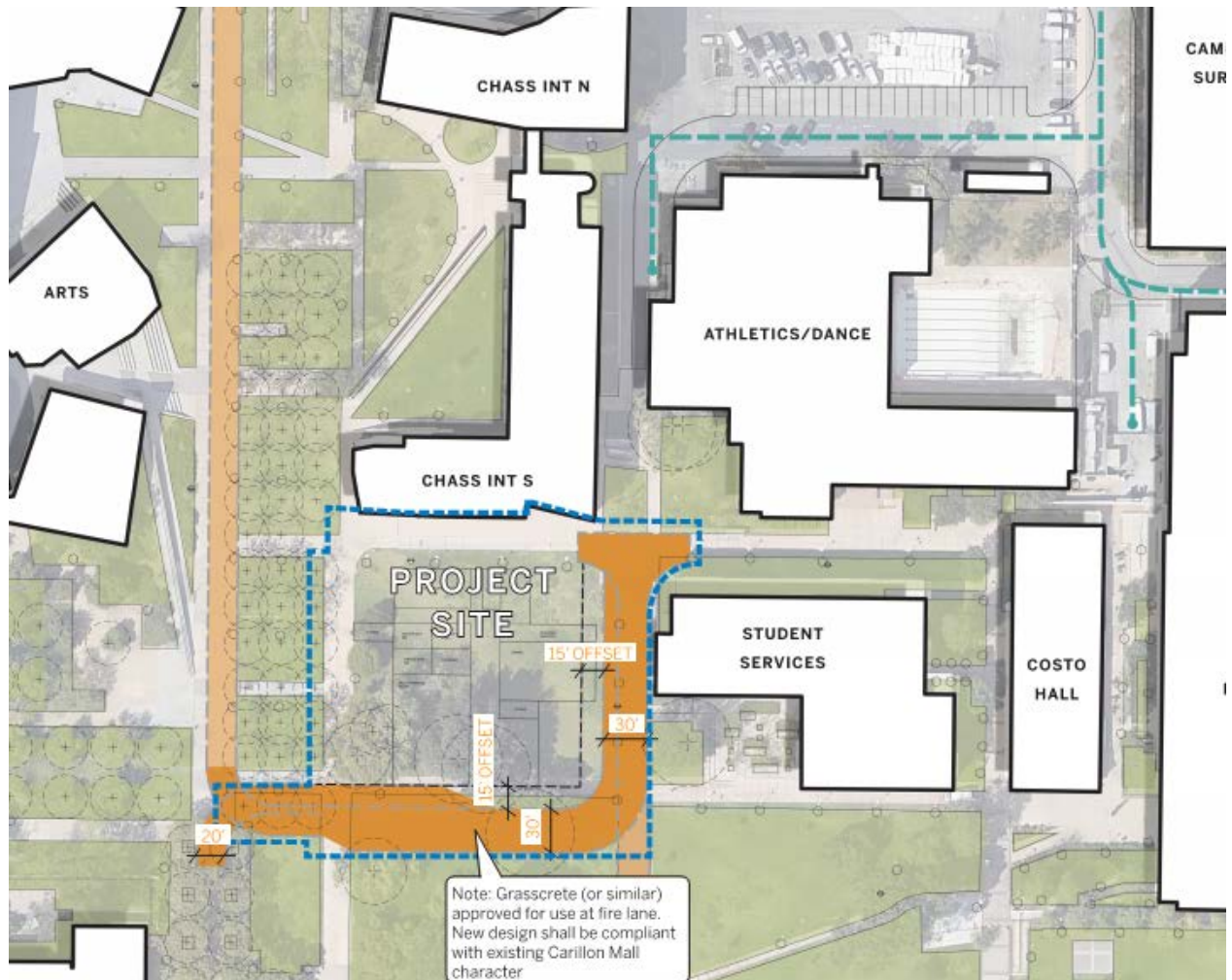
-  Building Footprint
-  Project Base Site Area of Improvement (BSAI)









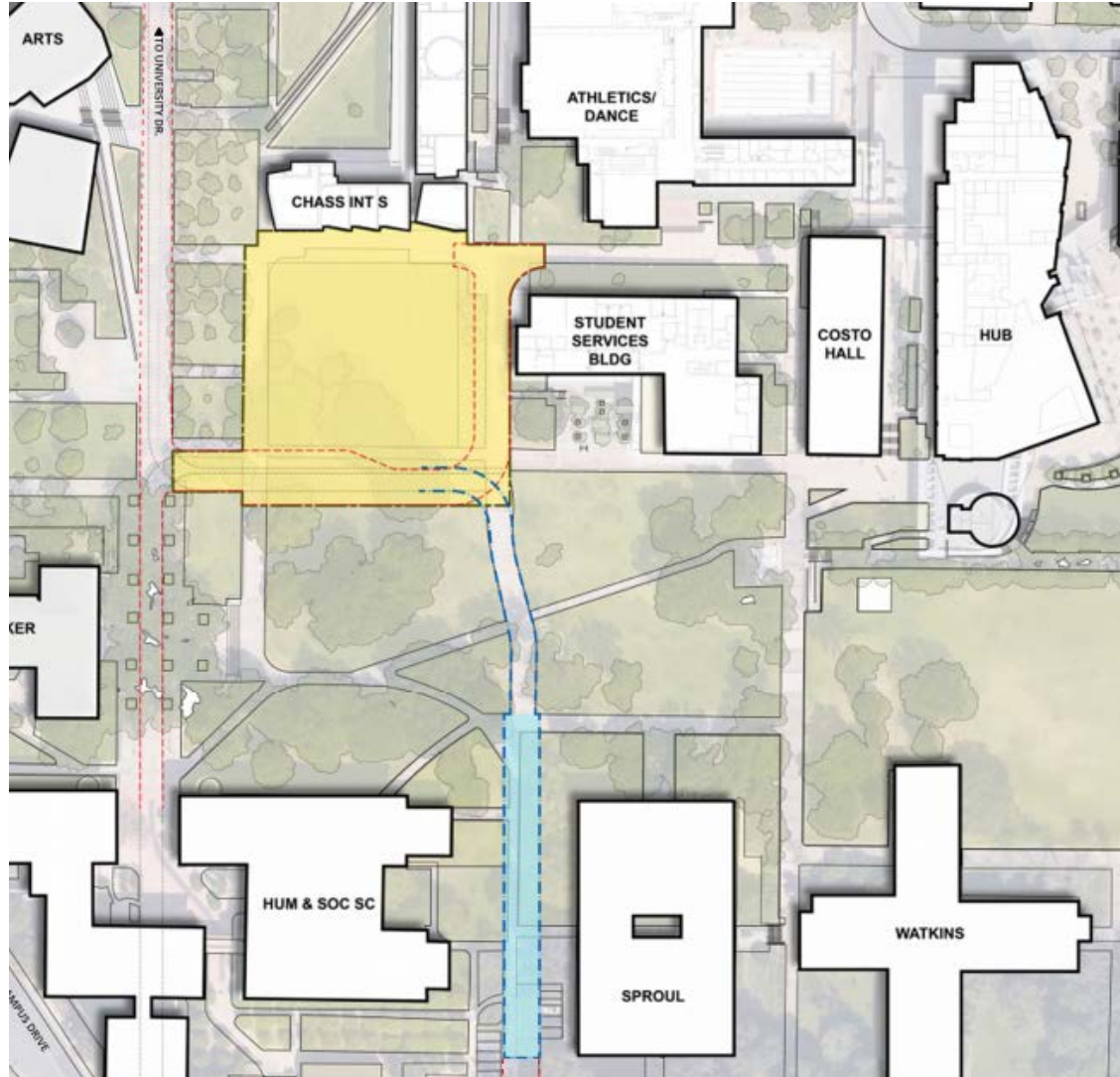
-  Primary accessible pedestrian Connection
-  Secondary pedestrian connection
-  Outdoor amenity space
-  Service area/loading dock
- 1. Carillon Mall Edge
- 2. Paseo
- 3. Gateway Link
- 4. Arts Mall Edge
- 5. Student Services Court (Project Alternate)
- 6. Athletics/Dance Court (Project Alternate)






-  Project Base Site Area of Improvement (BSAI)
-  Service Access
-  Proposed Emergency Access
-  Existing Emergency Access





-  Site Area of Improvement
 -  New Emergency Access Lane and Construction Access Route
 -  Existing Emergency Access Lanes
-  N
NTS

BASIS OF DESIGN – PROGRAM REQUIREMENTS



39,820 ASF OF PROGRAM SPACE

Student Affairs

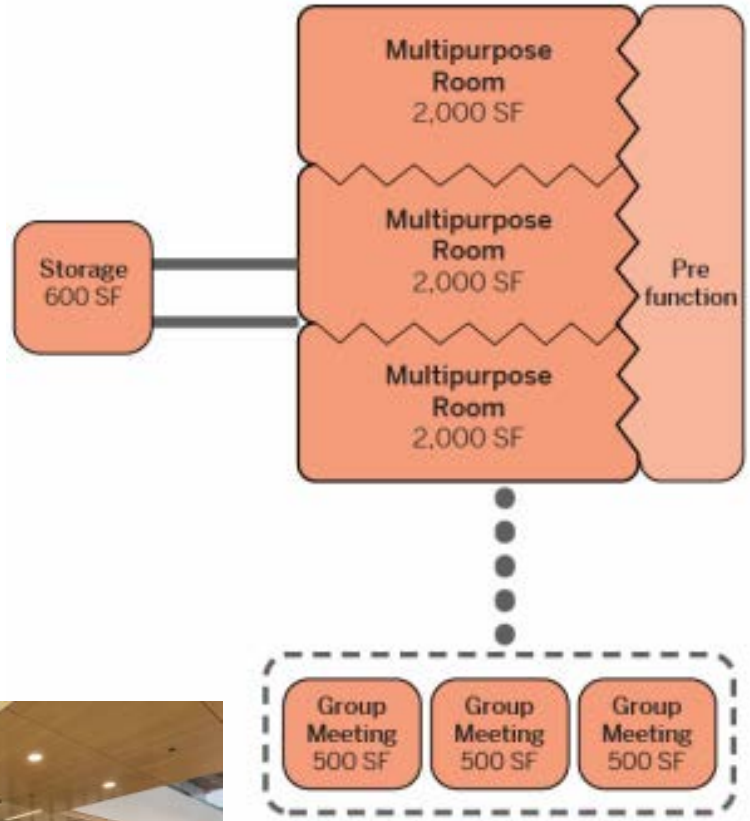
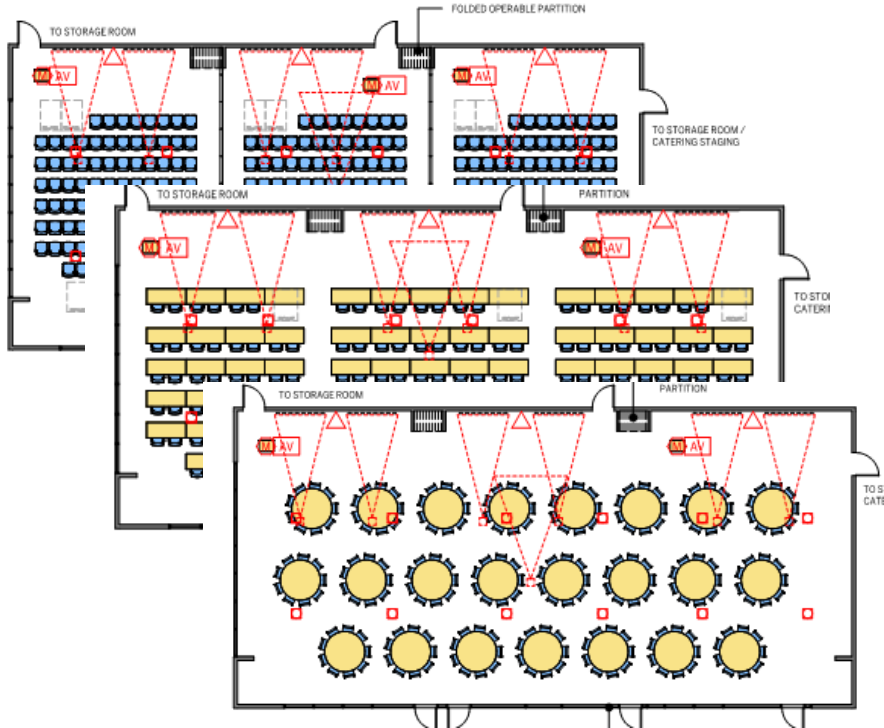
- Multipurpose Rooms
- Student Lounge
- Group Meeting and Group Study
- Lobby and Open Study Areas

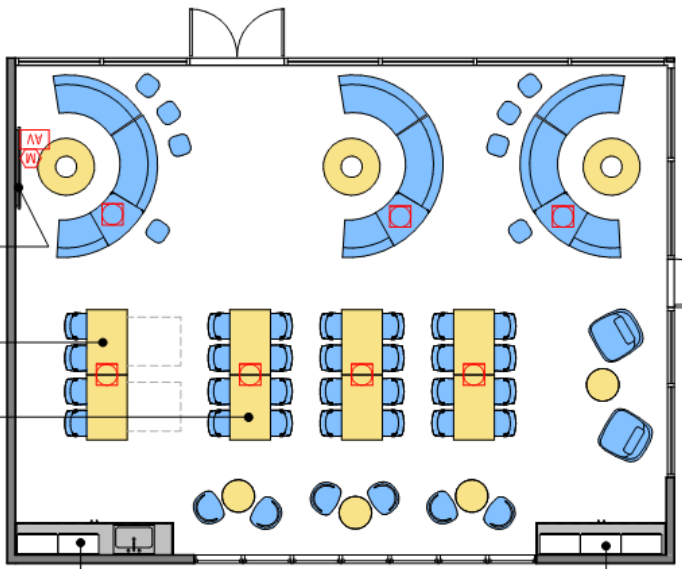
General Assignment Classrooms & Scholarly Activity

- Lecture Halls
- Classroom
- Testing Center/Computer Lab
- Scholarly Activity Spaces

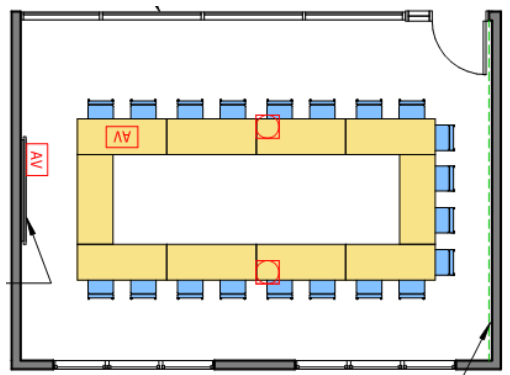
Auxiliary Services

- Shell Space Provision – Dining

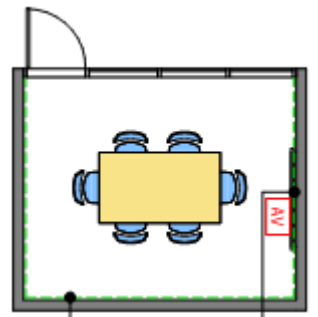




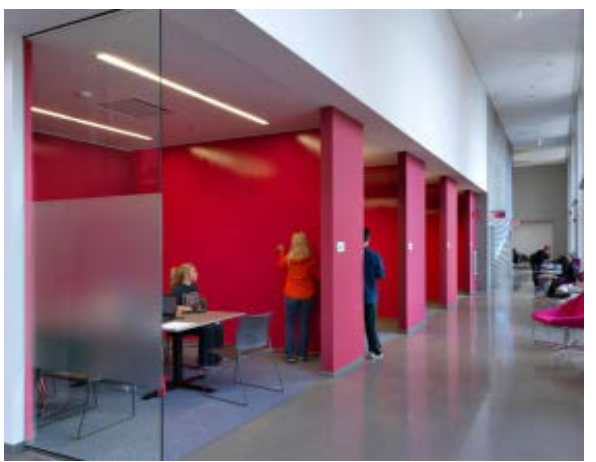
Student Lounge



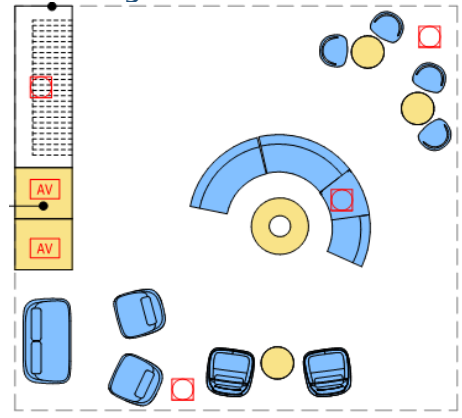
Group Meeting Room



Group Study

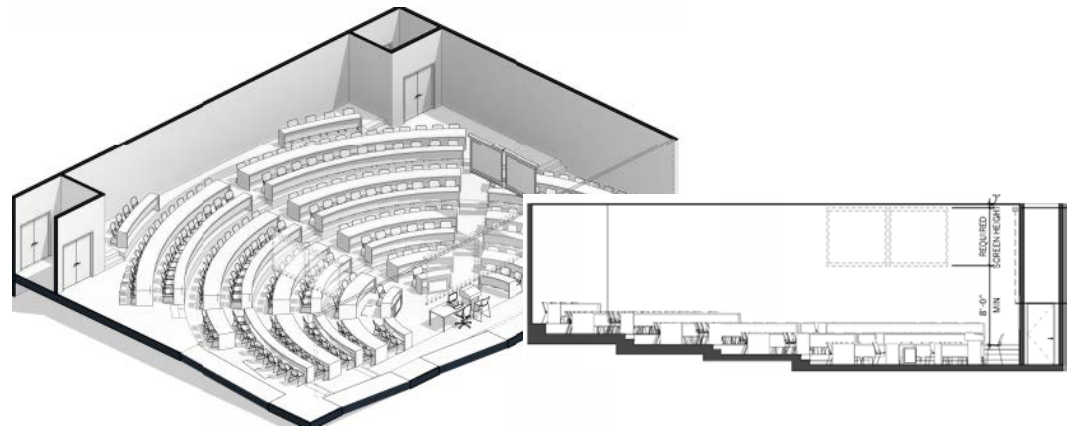
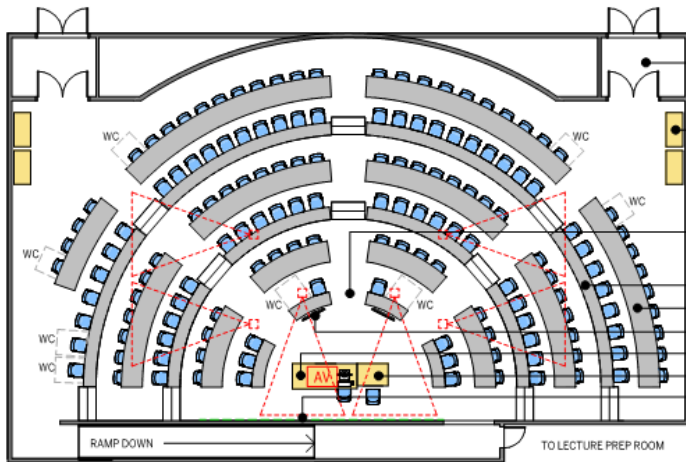
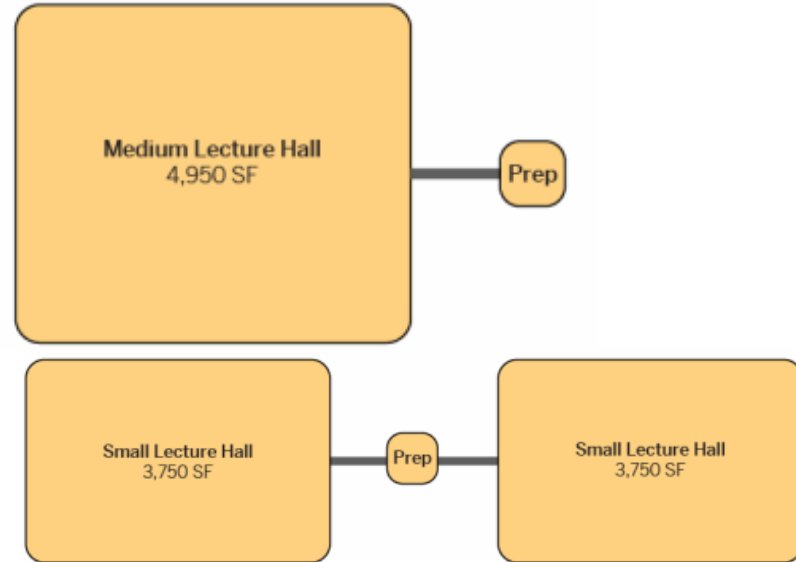
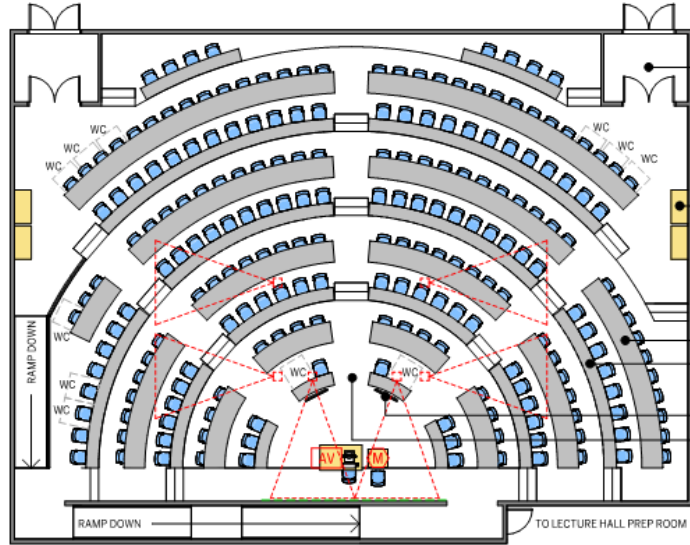


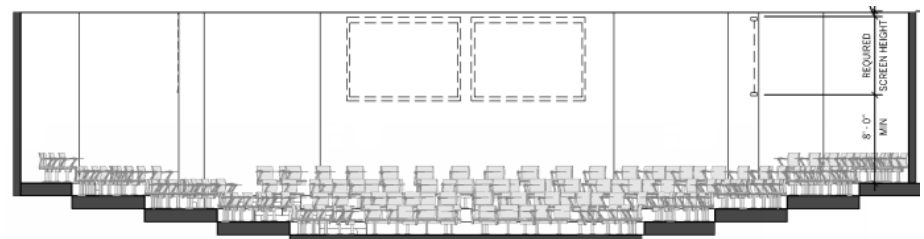
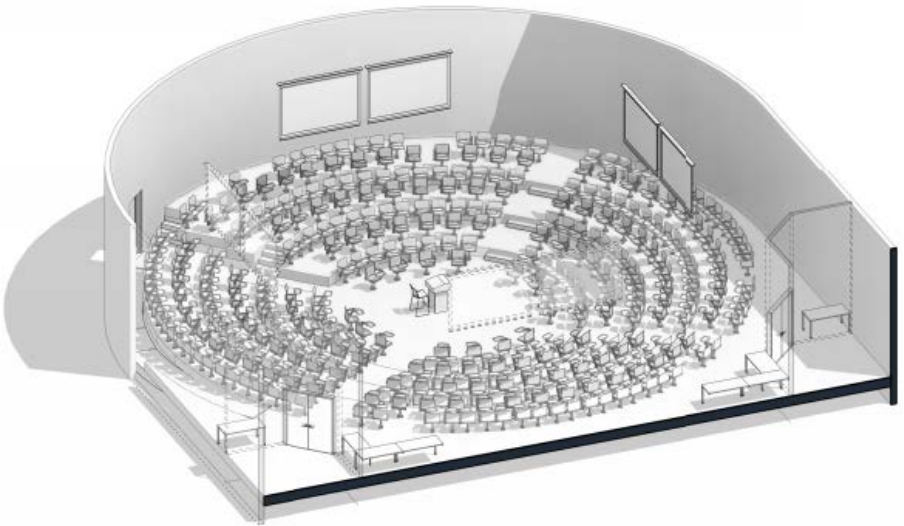
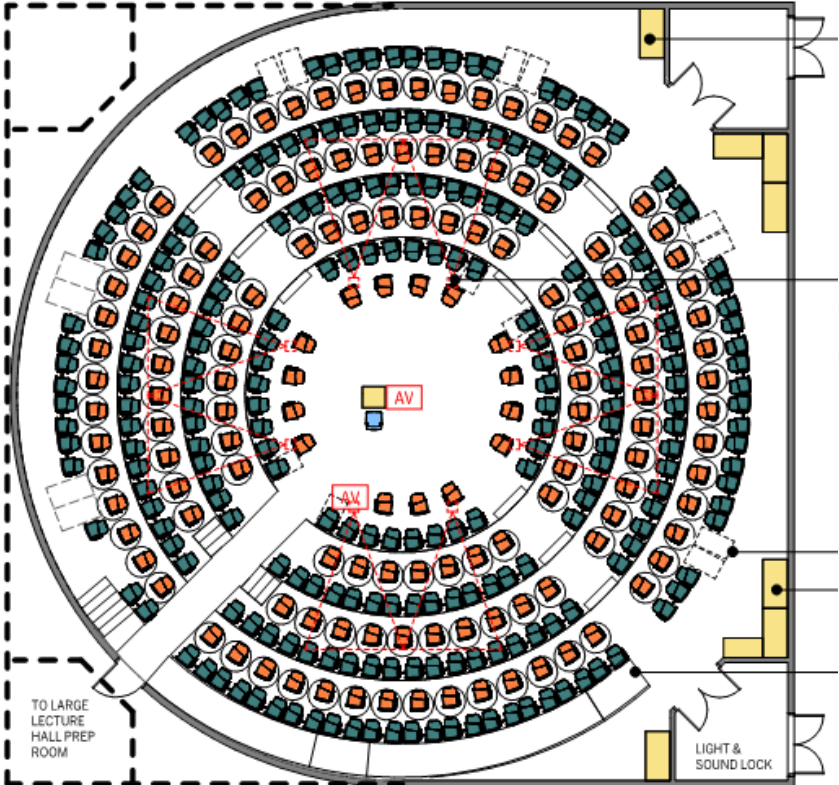
Lobby

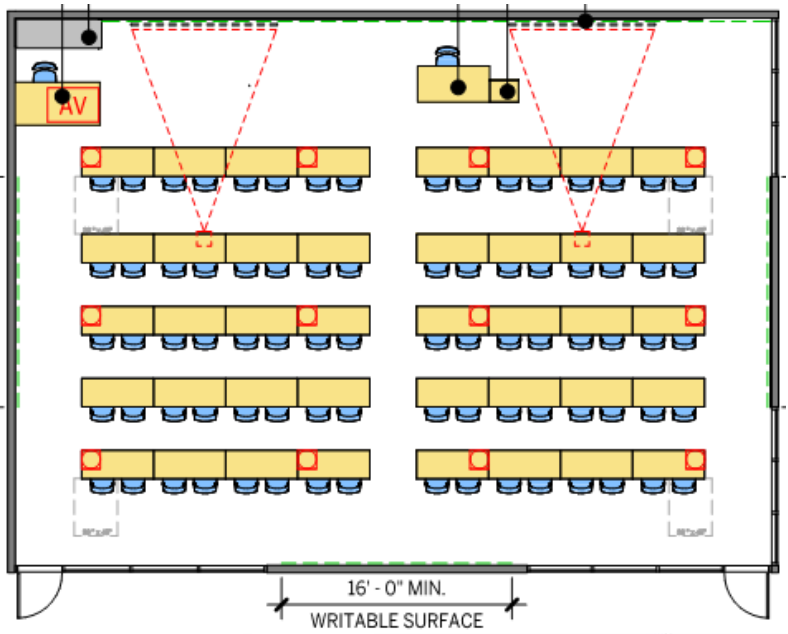


Open Study Space

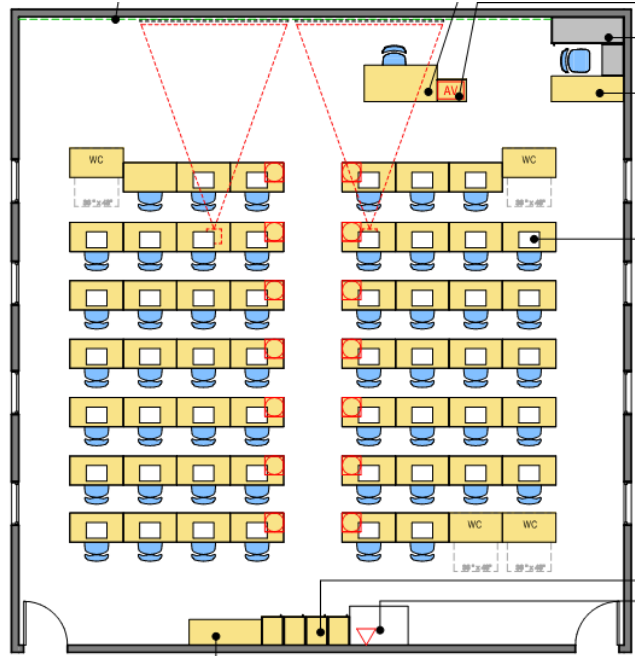








Large Classroom



Testing Center

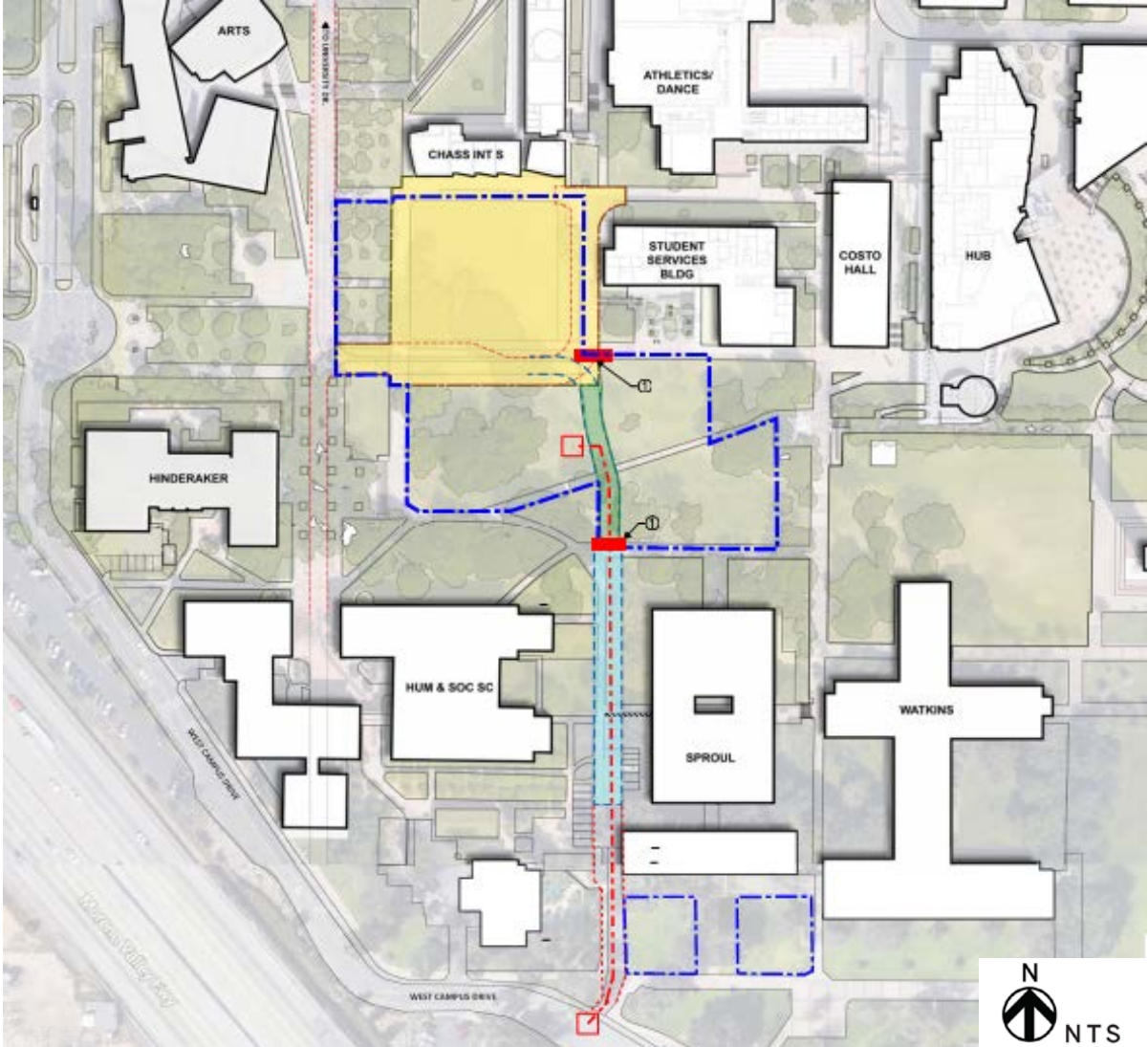






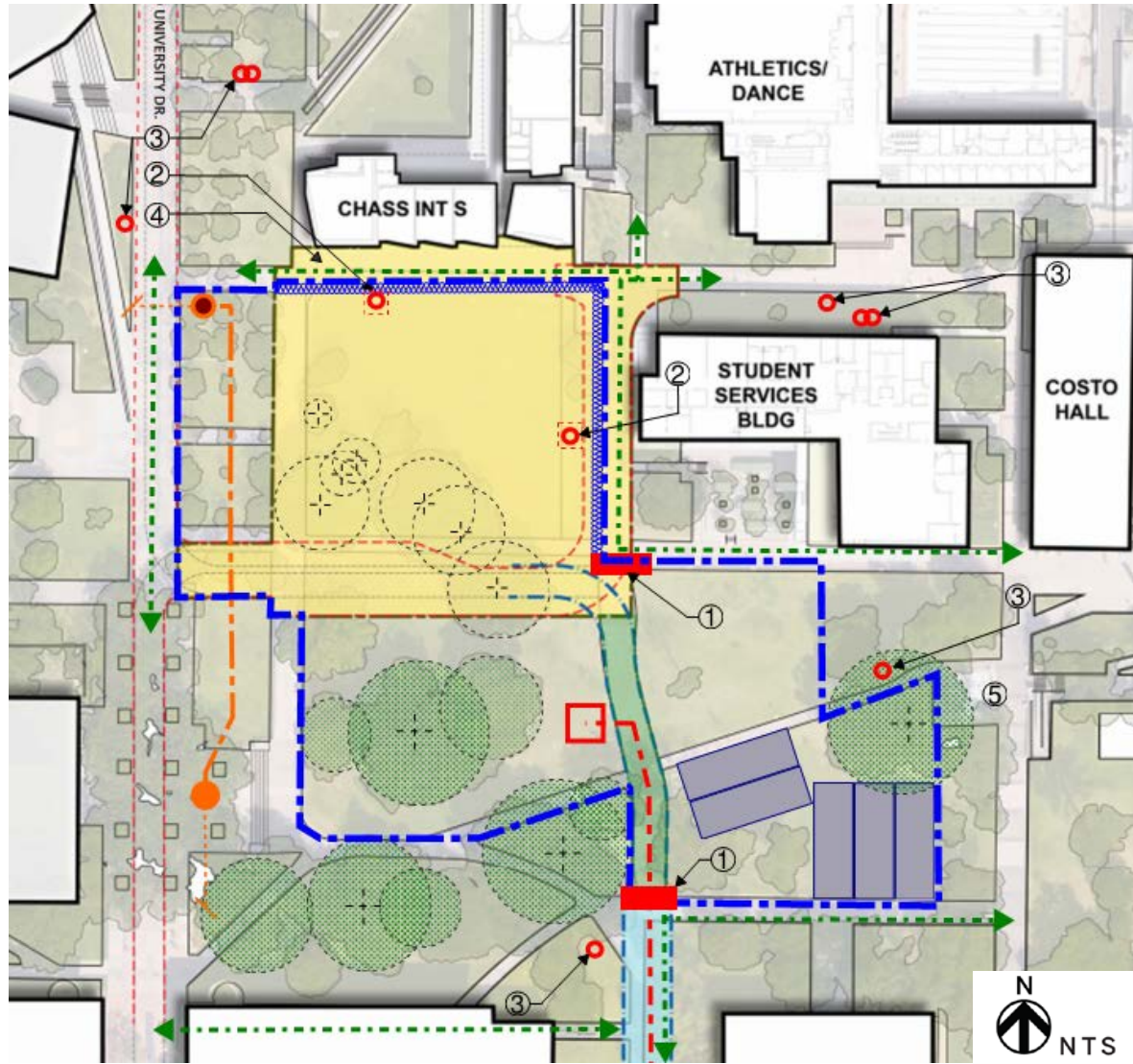
SITE REQUIREMENTS



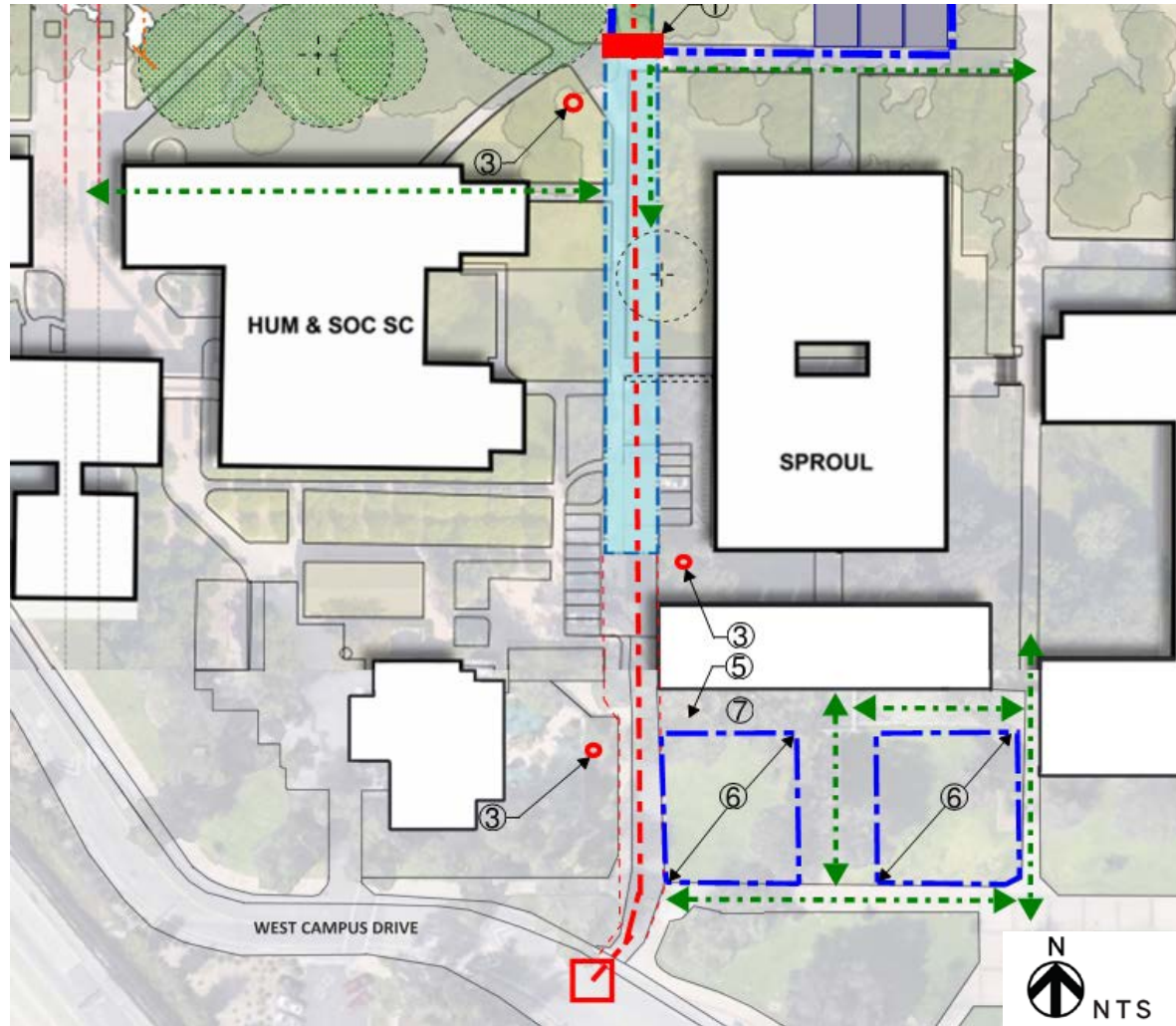


-  Site Access
-  Site Area of Improvement
-  Emergency Access Lane (To remain clear during construction)
-  New Code Compliant Emergency Access Lane and Construction Access Route
-  Existing Emergency Access Lanes
-  Site Extents





- ① Fire Access Gate
- ② Hydrants that require man-gate access
- ③ Other hydrant Locations
- ④ Bike Racks that may be relocated
- ⑤ Bike Racks to remain in place
- Preferred Point of connection for ITS/OSP Connection.
- Alternate Point of connection for ITS/OSP Connection.
- Site Access
- Site Area of Improvement
- Emergency Access Lane (To remain clear during construction)
- Existing Emergency Access Lanes
- Proposed Location of Construction Trailers
- Large Trees that need to be protected in place
- Large Trees within Base Site Area of Improvement that may be removed
- Pedestrian Access.
- Site Extents
- Sound Walls



- ① Fire Access Gate
- ③ Other hydrant Locations
- ⑤ Bike Racks to remain in place
- ⑥ Potential Additional Lay down area
- ⑦ 30' Clearance to be retained if combustible material stored
10' Clearance to be retained if non-combustible material stored
- Site Access
- New Code Compliant Emergency Access Lane and Construction Access Route
- Existing Emergency Access Lanes
- Large Trees that need to be protected in place
- Large Trees within Base Site Area of Improvement that may be removed
- Pedestrian Access.
- Site Extents

PROJECT SCHEDULE | PROJECT BUDGET ENHANCEMENTS | ALTERNATES



	START	FINISH
Procurement & Award	01/11/2019	05/13/2019
Design Development	05/29/2019	08/03/2019
Construction Documents & Construction	08/04/2019	05/01/2021
Move In	Summer 2021	

NOTICE TO PROCEED [PHASE 1] – ANTICIPATED MAY 29, 2019

66 CALENDAR DAYS PHASE 1 DESIGN DEVELOPMENT

+ 637 CALENDAR DAYS PHASE 2 CONSTRUCTION DOCUMENTS & CONSTRUCTION

703 calendar days for Phases 1 & 2

**THE PROJECT SHALL BE COMPLETED ON OR BEFORE
May 01, 2021**

MAXIMUM ACCEPTANCE COST

\$47,100,000

Total construction cost + All design fees and construction costs
Cost Proposals greater than MAC is non-responsive
General Prevailing Wage Rates

Stipend: **\$340,000**

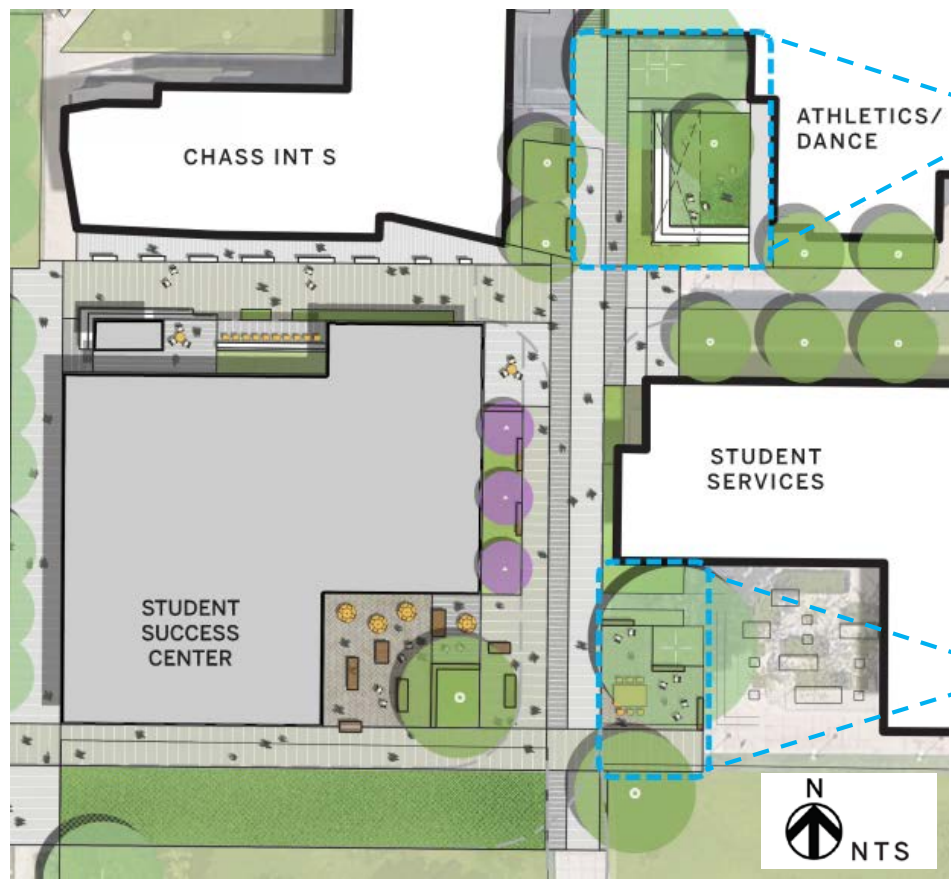


1. ADDITIONAL INSTRUCTIONAL SPACE

2. ENHANCED OPEN AREAS AND STUDY SEATS



3. ADDITIONAL LECTURE HALL SEATS

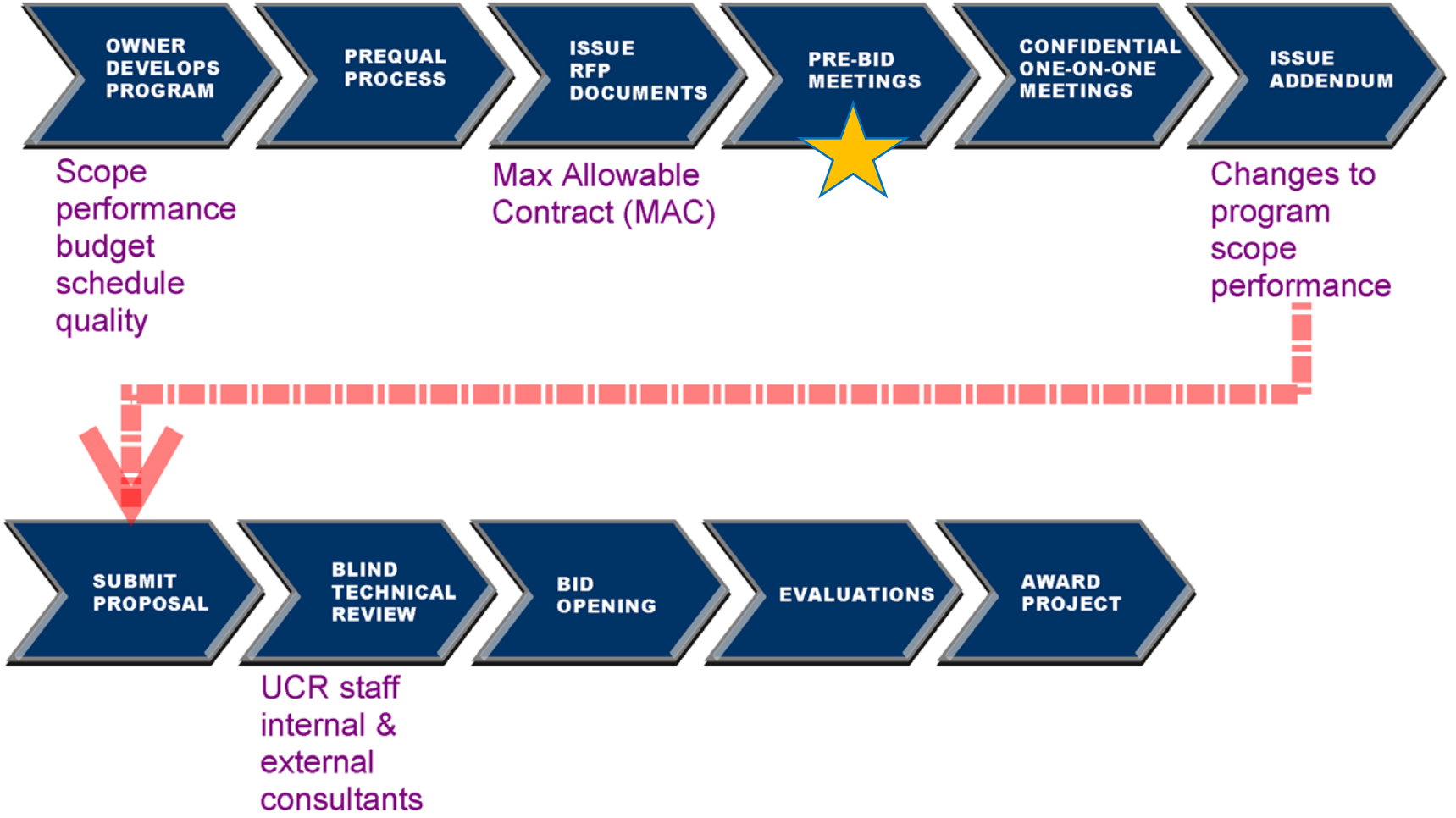


**SITE DEVELOPMENT AREA:
ATHLETICS / DANCE COURT**

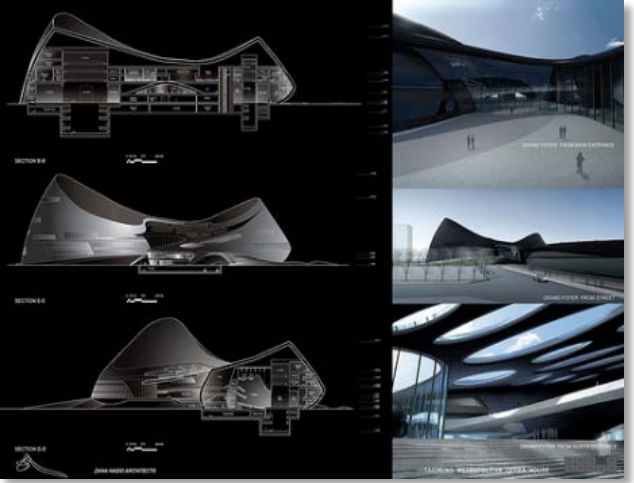
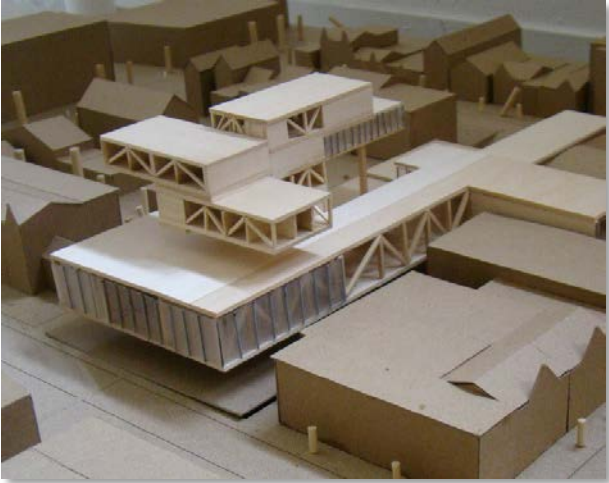
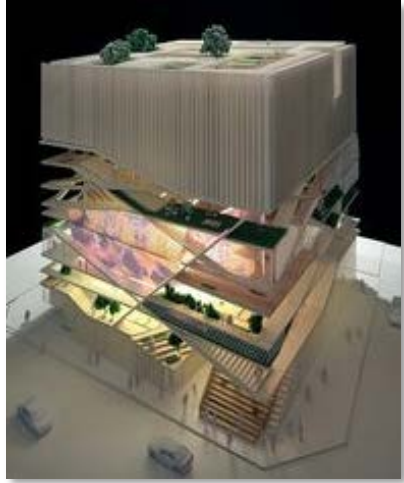
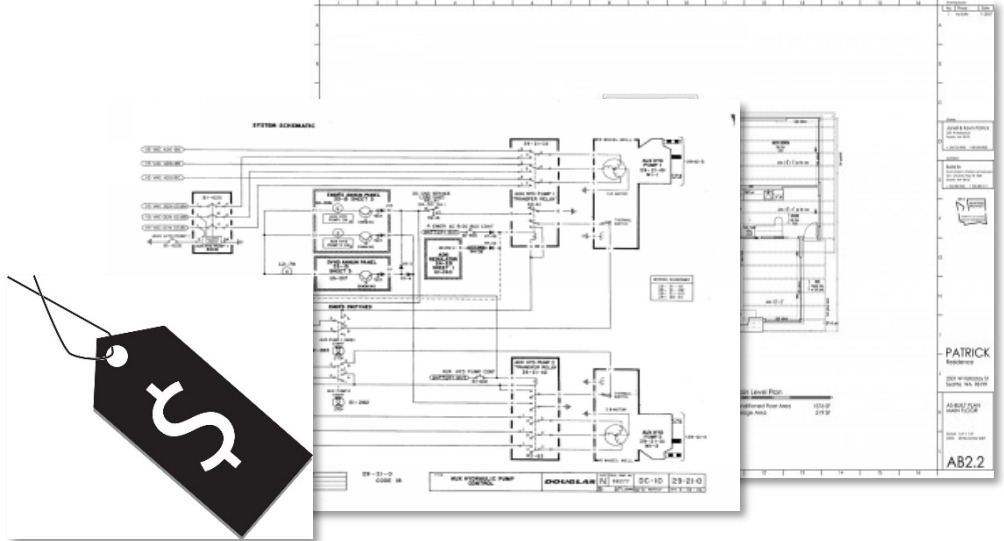
**SITE DEVELOPMENT AREA:
STUDENT SERVICES COURT**

PROPOSAL SCHEDULE & TECHNICAL PROPOSAL COMPONENTS, SUBMITTAL & AWARD





ACTIVITY	DATE
The RFP available	1/11/2019
Pre-Proposal Conference	1/14/2019
One-on-One Meeting #1	2/07/2019
One-on-One Meeting #2	2/22/2019
One-on-One Meeting #3	3/07/2019
One-on-One Meeting #4 (optional)	3/21/2019
Technical Proposal Submittal	4/11/2019
Lump Sum Base Price Proposal Submittal	4/12/2019
Technical Review	4/18/2019 - 4/19/2019
Oral Presentation	4/22/2019



- Proposal Binders [one original & ten copies]
- Presentation Boards [up to 15]
- Schematic Design Drawings [one full size set]
- Study Model [including site]
- Electronic copy of Proposal

BASIS OF DESIGN COMPLIANCE MATRIX

BASE PROPOSAL

Provide the Assignable Square Footages for each space as proposed in the Technical Design. This matrix shall be completed in its entirety and submitted with the Technical Proposal behind Tab 2 - Project Enhancement, Added Value and Functionality (The ASF of each individual space must be no less than 95% of the DPP Requirements for each space as identified below.)

Space ID No.	Space Type/Name	DPP Requirements			Design Builder Proposed Finish Space			
		Quantity	ASF Each	Total ASF	Quantity	ASF Each	Difference	Total ASF
STUDENT AFFAIRS STUDENT LIFE								
1.01	Lobby	1	670	670				
1.02	Lobby Info Desk Storage Room	1	100	100				
1.03	Prefunction Space	1	500	500				
1.04	Storage Room	1	600	600				
1.05	Multipurpose Room	3	1200	3,600				
1.06	Group Meeting Room	3	500	1,500				
1.07	Group Study Room	3	150	450				
1.08	Student Lounge	1	1200	1,200				
1.09	Open Student Study	1	480	480				
Sub-Total		15		9,100				
				Subtotal				0
GENERAL ASSIGNMENT CLASSROOMS AND SCHOLARLY ACTIVITY								
2.01	Large Classroom	2	2000	4,000				
2.02	Small Lecture Hall	2	3750	7,500				
2.03	Medium Lecture Hall	1	4950	4,950				
2.04	Large Lecture Hall	1	6000	6,000				
2.05	Testing Center	1	1800	1,800				
2.06	Large Lecture hall prep room	1	150	150				
2.07	Other Lecture Hall Prep Room	2	100	200				
2.08	Small Scholarly Activity Spaces	11	100	1,100				
2.09	Medium Scholarly Activity Spaces	5	160	800				
2.10	Lecture Hall Pre-function Space	1	400	400				
Sub-Total		27		26,900				
				Subtotal				0
AUXILLARY SERVICES								
3.01	Dining Services	1	2400	2,400				
3.02	Dining Seating	1	600	600				
Sub-Total		2		3,000				
				Subtotal				0
SUPPORT SPACES								
4.01	Gender Inclusive Restrooms	4	80	320				
4.02	Nursing/ Mother's Room	1	100	100				
4.03	Main Building Housekeeping	1	200	200				
4.04	Main Building Trash and Recycling Room	1	200	200				
Sub-Total		7		820				
				Subtotal				0
				BUILDING TOTAL				0
								39,820
								0

SPACE PROGRAM

	Capacity	ASF/ Unit	ASF	Quantity	Total ASF	Comments
1.0 Student Affairs Student Life						
1.01	Lobby			670	1	670 Laptop Kiosk and mobile printing kiosks
1.02	Lobby Storage Room			100	1	100
1.03	Prefunction Space	50	10	500	1	500
1.04	Storage Room			600	1	600
1.05	Multipurpose Room	100	12	1,200	3	3,600 Combinable into (1) room with operable partition. Capacity shown represents theater style seating.
1.06	Group Meeting Room	20	25	500	3	1,500
1.07	Group Study Room	6	25	150	3	450
1.08	Student Lounge	50	24	1,200	1	1,200
1.09	Open Student Study	32	15	480	1	480
Student Affairs Subtotal:					9,100	
2.0 General Assignment Classrooms & Scholarly Activity						
2.01	Large Classroom	80	25	2,000	2	4,000 Mobile Tables & Chairs
2.02	Small Lecture Hall	150	25	3,750	2	7,500 Fixed Tables w/ Mobile Chairs
2.03	Medium Lecture Hall	210	23.5	4,950	1	4,950 Fixed Tables w/ Mobile Chairs
2.04	Large Lecture Hall	400	15	6,000	1	6,000 Fixed Seats and Swivel Seats
2.05	Testing Center	64	28	1,800	1	1,800
2.06	Large Lecture Hall Prep Room			150	1	150
2.07	Other Lecture Hall Prep Rooms			100	2	200
2.08	Small Scholarly Activity Spaces	4	25	100	11	1,100
2.09	Medium Scholarly Activity Spaces	8	20	160	5	800
2.10	Lecture Pre-function Space			400	1	400
Classrooms Subtotal:					26,900	
3.0 Auxiliary Services						
3.01	Dining Services					2,400 (shell space)
3.02	Dining Seating					600
Auxiliary Services Subtotal:					3,000	
4.0 Support Spaces						
4.01	Gender Inclusive Restrooms	80		4	320	minimum one per floor required
4.02	Nursing / Mother's Room			100	1	100
4.03	Main Building Housekeeping			200	1	200
4.04	Main Building Trash & Recycling Room			200	1	200
Support Spaces Subtotal:					820	
ASF Total:					39,820	

5% BELOW ASF = NON-RESPONSIVE

Description	Points Available
Executive Summary	0
TAB 1 – Architectural Design	65
TAB 2 – Program Functionality	30
TAB 3 – Project Program Compliance	Pass/Fail
TAB 4 – Site, Civil, and Circulation Design	25
TAB 5 – Mechanical, Electrical, and Plumbing Systems Design	30
TAB 6 – Sustainability Features Incorporated into Design and LEED Gold Scorecard	20
TAB 7 – Structural Design	Pass/Fail
TAB 8 – Enhancements and Added Value	40
TAB 9 - Alternates	10
TAB 10 – Project Schedule & Work Plan	15
TAB 11 – Mitigation of Subsurface Conditions and Negative Construction Impacts	10
TAB 12 – Quality Control Plan	10
TAB 13 – Deviations from Request for Proposal	Pass/Fail
Design Builder Prequalification Level II Interview	10
Oral Presentation	15
Subtotal:	280
Best and Final Offer (if necessary)	20
Total:	300

- One Price Proposal Binder & One Electronic Copy
- Cover Letter
- Lump Sum Base Price Proposal Form
- Proposal/Bid Security
- Lump Sum Base Price Proposal Spreadsheet
- Qualifications Of Key Personnel
- Project Staffing Matrix & Schedule
- Design Professional Rate Schedule For Additional Services
- Expanded List Of Subcontractors
- Declaration Of Bidder Minimum Occupational Safety And Health Qualifications

Determination of Best Value

$$\text{Best Value}^* = \frac{\text{Total Cost (\$)}}{\text{Average Technical Score (Points)}}$$

***Lowest \$/Point ratio wins the contract**

Keys to a Successful Proposal

- 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

UCIP | PROPOSAL DEADLINES | Q&A | SITE VISIT



An insurance program of Workers' Compensation and General and Excess Liability insurance

Eligible and Enrolled:

- Construction Managers
- General Contractors
- Subcontractors of every tier
- General and Excess Liability only
- Does not provide Automobile Liability

*At or emanating from
 the project site!*

Excess Liability
 \$100 Million XS Primary
 Follow Form Excess Liability

General Liability
 \$2 Million Per Occurrence
 \$4 Million General Aggregate
 \$4 Million Products/Completed
 Ops Aggregate
 \$2 Million Personal/Advertising
 Injury

Employer's Liability
 \$2 Million



General Liability
 Contractor
 Deductible
 Obligation

<u>CV</u>	<u>Obligation</u>
<\$1 M	\$1K
\$1 – 10M	\$5K
>\$10M	\$25K

Per Project Limits

Due: Technical Proposal: **April 11, 2019**

Price Proposal: **April 12, 2019**

All Documents No Exceptions

Location: **University of California, Riverside
Planning, Design & Construction
1223 University Avenue, Suite 240
Riverside, CA 92507**

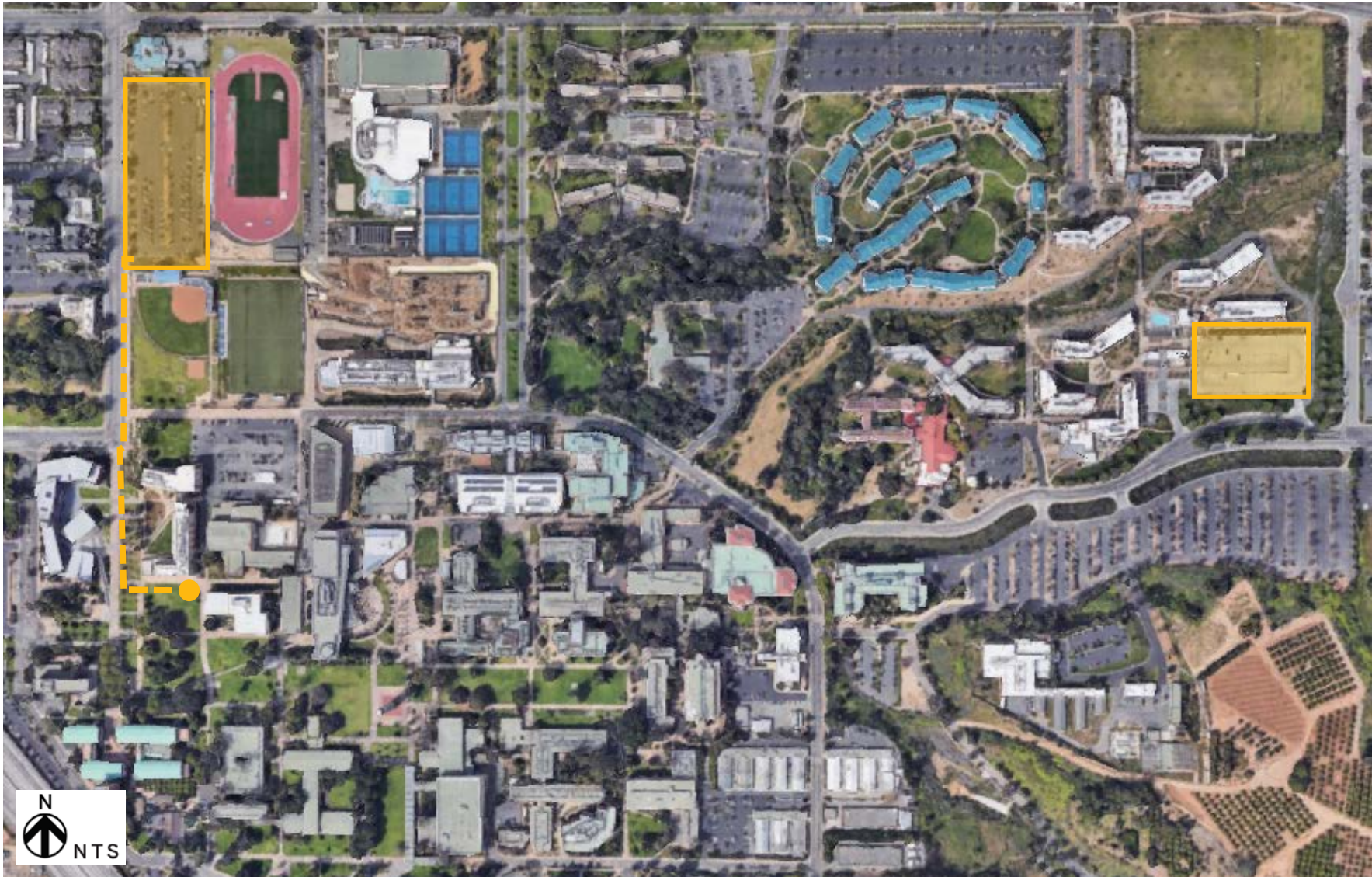
Contact:

LYNN JAVIER

University's Consultant

951.827.7911

lynn.javier@ucr.edu





MEET AT:
NORTH-EAST
CORNER OF THE
PROJECT SITE

