

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:

SCHOOL OF MEDICINE EDUCATION BUILDING II, PROJECT NO. 954045

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 University of California, Riverside proposes to construct the School of Medicine Education Building II (SOM II), a new facility that will support the academic and programmatic mission of the University of California, Riverside School of Medicine by providing adequate space for existing needs, as well as allowing for future expansion of the class size (up to 125 students per cohort). The proposed building is anticipated to provide up to 65,000 assignable square feet within approximately 100,000 gross square feet. The space program includes the following types of spaces, which will complement SOM's existing space program:

- Instruction and instructional support spaces such as classrooms, specialized teaching spaces, and lecture halls,
- Student support and study facilities including study/lounge spaces necessary to comply with accreditation standards, and,
- Academic and administrative offices and support spaces.

The project will also include substantial site development, landscaping and infrastructure work which includes the following:

- Creation of a new plaza to unify the outdoor space in between the new School of Medicine Education Building II, the existing School of Medicine Education Building I, Boyce Hall, and Scotty's Market.
- Relocation of an existing generator and its related components in the project site area.
- Relocation of the existing School of Medicine modular building to a nearby location in order to be utilized by School of Medicine for the duration of the construction.
- Development of a code compliant fire lane and service access.

PROJECT DELIVERY: Design Build

ESTIMATED DESIGN AND CONSTRUCTION COST: \$80,000,000 (Project scope and funding is pending administrative approval)

PREQUALIFICATION QUESTIONNAIRES: Will be available electronically at **9:00 AM on Tuesday, July 21, 2020**, from University of California, Riverside, Planning, Design and Construction.

MANDATORY PREQUALIFICATION CONFERENCE: Begins promptly at **11:00 AM on Friday, July 31, 2020** at University of California, Riverside, via Zoom Call. Interested Contractors shall contact Betty Osuna at betty.osuna@ucr.edu to receive the Zoom Conference Participant ID. Your email must include the following as the subject line: **954045 SOM Ed Bldg. II – Request for Zoom Conference Participant ID**.

PREQUALIFICATION QUESTIONNAIRES: Responses are due on or before **4:00 PM on Friday, August 21, 2020**. Interested teams must email Betty Osuna at betty.osuna@ucr.edu to receive a One Drive link to upload their response submittal to this prequalification. Requests for the upload link can be made now. Contractors must use the following subject line to make this request:

954045 SOM Ed Bldg. II – Prequalification Response.

Hardcopies are not required at this time, though the University reserves the right to ask for hardcopies of the submittals for the 3-4 teams that will be interviewed or at any time during this prequalification.

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 **five (5) INSTITUTIONAL or HIGHER EDUCATION** projects completed in the **past 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. Of the five projects submitted, the University is interested in projects in which the listed proposed key personnel have worked on. **(Do not include projects currently under construction)**

The projects submitted will receive points based on the extent to which they meet the criteria below:

- At least two (2) **DESIGN BUILD** institutional or higher education projects completed for which the construction cost was at least \$50 million each.
- At least two (2) institutional or higher education projects completed and **LOCATED IN THE STATE OF CALIFORNIA** for which the construction cost was at least \$50 million each.
- At least one (1) institutional or higher education project completed that **ACHIEVED LEED GOLD CERTIFICATION** or higher and for which the construction cost was at least \$50 million.
- At least two (2) institutional or higher education projects that were a minimum of **THREE (3) STORIES ABOVE GRADE**, for which the construction cost was at least \$50 million each.
- At least one (1) institutional or higher education project that was **CONSTRUCTED ON A LIMITED AND CONFINED SITE IMMEDIATELY ADJACENT TO OCCUPIED FACILITIES** for which the construction cost was at least \$50 million, that included:
 - Construction on a challenging site with difficult topography/geotechnical conditions, and heavy infrastructure coordination,
 - Construction within 50 ft. of multiple occupied facilities.
- At least one (1) higher education project that included **CLASSROOM AND OFFICE FACILITIES** with the following criteria (more than one facility may be submitted to demonstrate familiarity with the following features within the five (5) projects submitted) for which the construction cost was at least \$50 million:
 - High quality teaching classrooms/lecture halls that included acoustical panel partition system with at least a STC-50 rating, video displays for instructional purposes, sound system and power data infrastructure for instructional spaces, etc.
 - Simulation laboratories
 - Active learning classrooms
- At least one (1) institutional or higher education project that **ACHIEVED SIGNIFICANT DESIGN AWARDS** conferred by the state, regional or national DBIA, recognized national or international societies for architecture, or other distinguished organizations committed to conferring awards for design excellence.
- At least one (1) institutional or higher education project for which your firm **SELF-PERFORMED AT LEAST 15%** of the construction (Design Builder only)

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. During the proposal process 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 best value 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.

Scoring of proposers for this first Level will be determined by the application of an established rating system to the following information (detailed submittal requirements are contained in the Prequalification Questionnaire).

A proposer who receives **960** or more points out of a possible **1200** points based on the established rating system will be invited to participate in the Level II Interview step. A proposer who receives **959** or fewer points **OR** who fails under any of the categories, (detailed requirements are contained in the Prequalification Questionnaire) will be excluded from further consideration in the prequalification process and from participating in the Level II Interview for this project.

Level II will be the Interview. Proposers will be notified whether or not they have been selected for Level II Interview. The results of the Level II Interview will be separately scored based on an established rating system.

Level II 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. Level II interviews will be conducted via ZOOM meeting.

PREQUALIFICATION SCHEDULE

On **Tuesday, July 21, 2020**, a set of prequalification documents will be issued electronically to intending proposers.

**University of California, Riverside
Planning, Design & Construction**

Website: <https://pdc.ucr.edu/business-opportunities/contractors>

On **Friday, August 21, 2020**, on or before **4:00 PM**, completed prequalification documents should be uploaded to the One Drive link previously provided.

**University of California, Riverside
Planning, Design & Construction**

1223 University Avenue, Suite 240
Riverside, CA 92507
951-827- 4590

No prequalification documents will be accepted after **4:00 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:

University of California, Riverside
Planning, Design & Construction
Via ZOOM (Link will be provided at a later date)

PROPOSAL SCHEDULE

Following is the anticipated proposal schedule:

1. Proposal Documents available to the prequalified proposers – 3rd Quarter 2020.
2. Proposals received – 1st Quarter 2021.
3. Proposals evaluated and the apparent low proposal determined – 1st Quarter 2021.

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 Lynn Javier (949) 254-3494 or email lynn.javier@anseradvisory.com with a copy to Betty Osuna or email betty.osuna@ucr.edu for the questionnaire. For other opportunities: <https://pdc.ucr.edu/>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
University of California, Riverside
July 17, 2020 thru July 31, 2020