

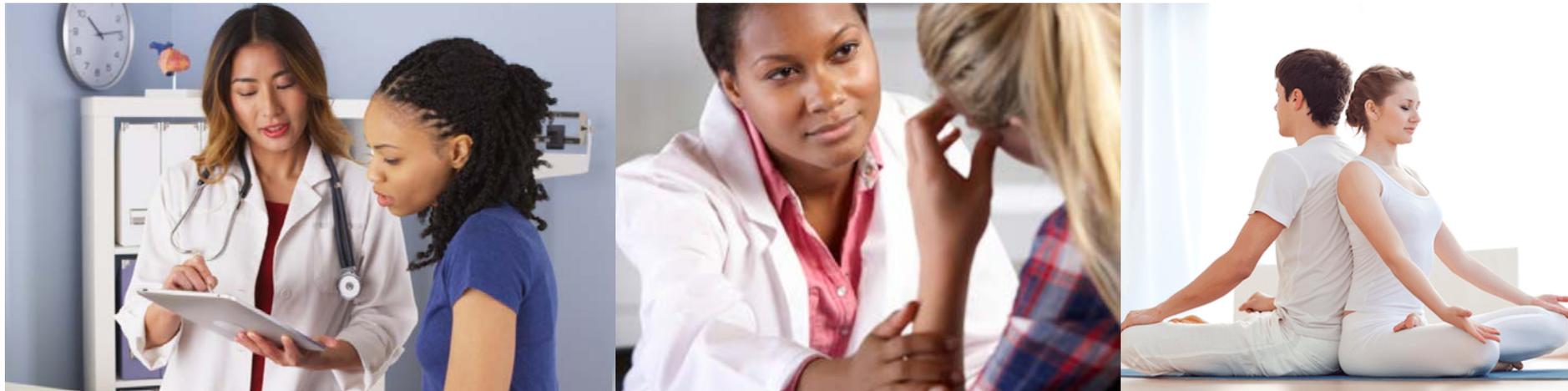


Student Health & Counseling Center

Project No. 950578

Design Build Team Prequalification Conference

July 28, 2020



This is a mandatory meeting.

Please go to the Chat Box for Google Docs link to access sign-in-sheet.

All DB team members must sign in.



Agenda

1. Introductions

Carmen Long

2. Project Mission

Dr. Denise Woods

3. Student Health & Counseling Center Overview

Fernando Canon

4. Prequalification Overview

Carmen Long

5. Proposal (RFP) & Award Process

Carmen Long



Introductions

Carmen Long, Construction Contracts Manager
Planning, Design & Construction

Jacqueline Norman, Campus Architect/ Assistant Vice Chancellor
Planning, Design & Construction

Dr. Denise Woods, Assistant Vice Chancellor
Student Health & Counseling Center

Fernando Canon, Senior Project Manager
Planning, Design & Construction

Dexter Galang, Senior Planner
Planning, Design & Construction



STUDENT HEALTH & COUNSELING CENTER

Project Mission

Dr. Denise Woods

Assistant Vice Chancellor

Student Health & Counseling Center





Student Health & Counseling Mission

“promote academic excellence,
enrich the student experience
and support retention
by **providing high quality, accessible and comprehensive
medical care to students,**
with a focus on
multidisciplinary services, health education
and prevention.”

Project Mission

The Student Health & Counseling Center

- Will create a visionary and transformational facility
- Will support the mission of Student Health Services and Counselling and Psychological Services
- Will provide a healing environment to patients
- Will promote holistic wellness and health education
- Will provide a safe environment for staff, patients and clients





STUDENT HEALTH & COUNSELING CENTER

Student Health & Counseling Center Overview

Fernando Canon

Senior Project Manager

Planning Design & Construction





STUDENT HEALTH & COUNSELING CENTER

Project Overview

Approx. 27,900 assignable square feet



Student Health Services

- Exam Rooms
- Pharmacy
- Urgent Care
- Laboratory
- Radiology



Counseling and Psychological Services

- Counseling/ Therapy
- Psychiatrist
- Group Therapy



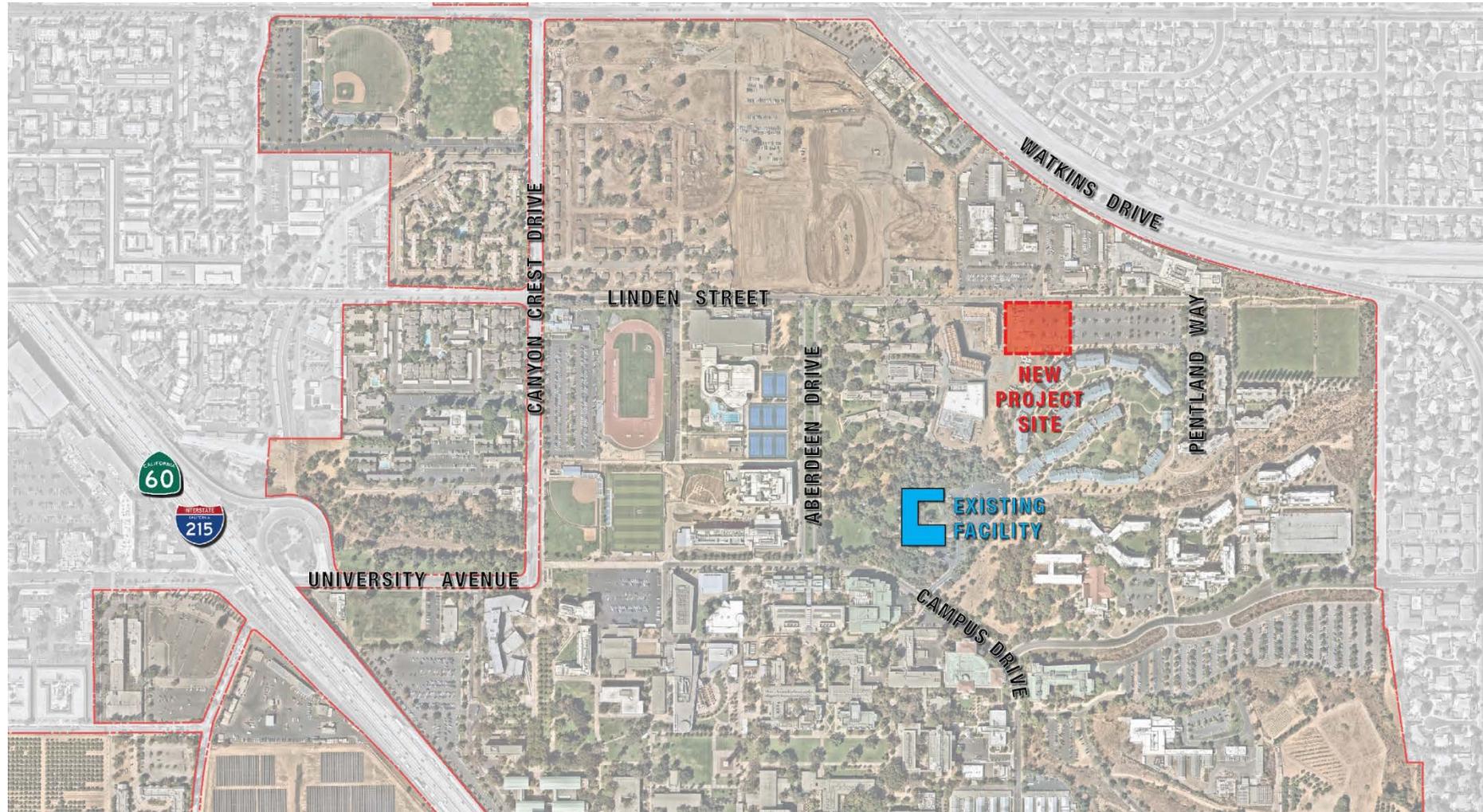
The Well

- Gathering Space
- Offices



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Project Site





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Project Site





Project Schedule

	START	FINISH
RFP Development	June 2020	July 2020
Procurement & Award	July 2020	February 2021
Design Development Completion	March 2021	June 2021
Construction Documents & Construction	June 2021	February 2023
Move In	Winter 2023	



Project Phases

90 Calendar Days

Phase 1 – Design Development

+ 630 calendar days

Phase 2 & Phase 3 – Construction Documents
& Construction

720 calendar days (for Phases 1, 2 & 3: March 2021 – February 2023)



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Prequalification Overview

Carmen Long

*Construction Contracts Manager
Planning Design & Construction*





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Prequalification Milestones

DB Team (Contractor/Architect)

- Prequal Package Available – July 14, 2020
- Mandatory Meeting – July 28, 2020
- Prequal Submittal – August 5, 2020
- Evaluation Completed – September 2020
- DB Team Interviews – September 2020



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Prequalification

Step 1 - Points

Points will be assigned based on relevance of projects submitted against the RFQ Criteria

Step 2 - Interview

University may interview approximately 4-5 teams, selecting 3 to proceed into the competition

The Design Build teams that receive 130 or more points out of a possible 180 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.



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Requirements for Prequalification

Rating & Evaluation Procedures

Design-Builder (General Contractor) must have:

- General Building “B” License
- Financial capability confirmed by Surety
- Ability to obtain required insurance
- EMR less than or equal to 1.15
- Relevant project experience
- Adequate key personnel experience



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Requirements for Prequalification

Rating & Evaluation Procedures

Design-Builder (General Contractor) **must not** have:

- Prior Disqualification by a Public Agency
- Adverse claims history
- Termination for Cause by an Owner in the past 5 years
- EMR Greater than 1.15 in the past 5 years



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Requirements for Prequalification

Rating & Evaluation Procedures

Points will be assigned through the evaluation of:

- Part A: Relevant project experience
Key personnel experience
- Part B: Project Similarity to SHCC
Design Build Delivery
- Owner References (*for teams interviewed*)

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



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Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm Experience

- The Contractor & Architect must have successfully completed at least **(1) one multi-story** project, not necessarily together (more are recommended).
- The Contractor & Architect must have successfully completed at least **(2) two health care-related** projects each, not necessarily together (more are recommended)
- The Contractor & Architect must have successfully completed at least **(1) one public works** project, not necessarily together (more are recommended)
- Each project must be **LEED Silver** or better
- Each project with construction award value of at least **\$20,000,000**
- The Contractor & Architect must have successfully completed at least one project (more are recommended) since 2010 that was design/build delivery, i.e. where the architect for that project was a sub-consultant to the Contractor or a joint venture with the Contractor (negotiated or construction management does not meet this requirement).



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Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm Experience

- Projects submitted to demonstrate experience between contractor and architect on same team **does not** need to be healthcare related but is **preferred**.
- Each project must be **30,000 g.s.f.** each or greater
- Projects completed prior to **2010** will not be considered
- Residential projects will not be considered
- Incomplete projects will not be considered



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Requirements for Prequalification

Additional Requirements

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

Submit a list of all **Multi-Story and Health Care-related** 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 previously. Include the following:

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



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Requirements for Prequalification

Key Personnel Experience

Design Builder (Contractor)

- Project Executive
- Design Builder's Design Manager (*Preconstruction*)
- Design Builder's Project Manager (*may be the same as Design Manager*)
- Design Builder's Construction Superintendent



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Requirements for Prequalification

Key Personnel Experience

Design Team (Architect of Record & Consultants)

- Principal Architect
- Project Architect/Project Manager
- Medical Planner
- MEP Consultant



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Prequalification

Interviews

September 2020

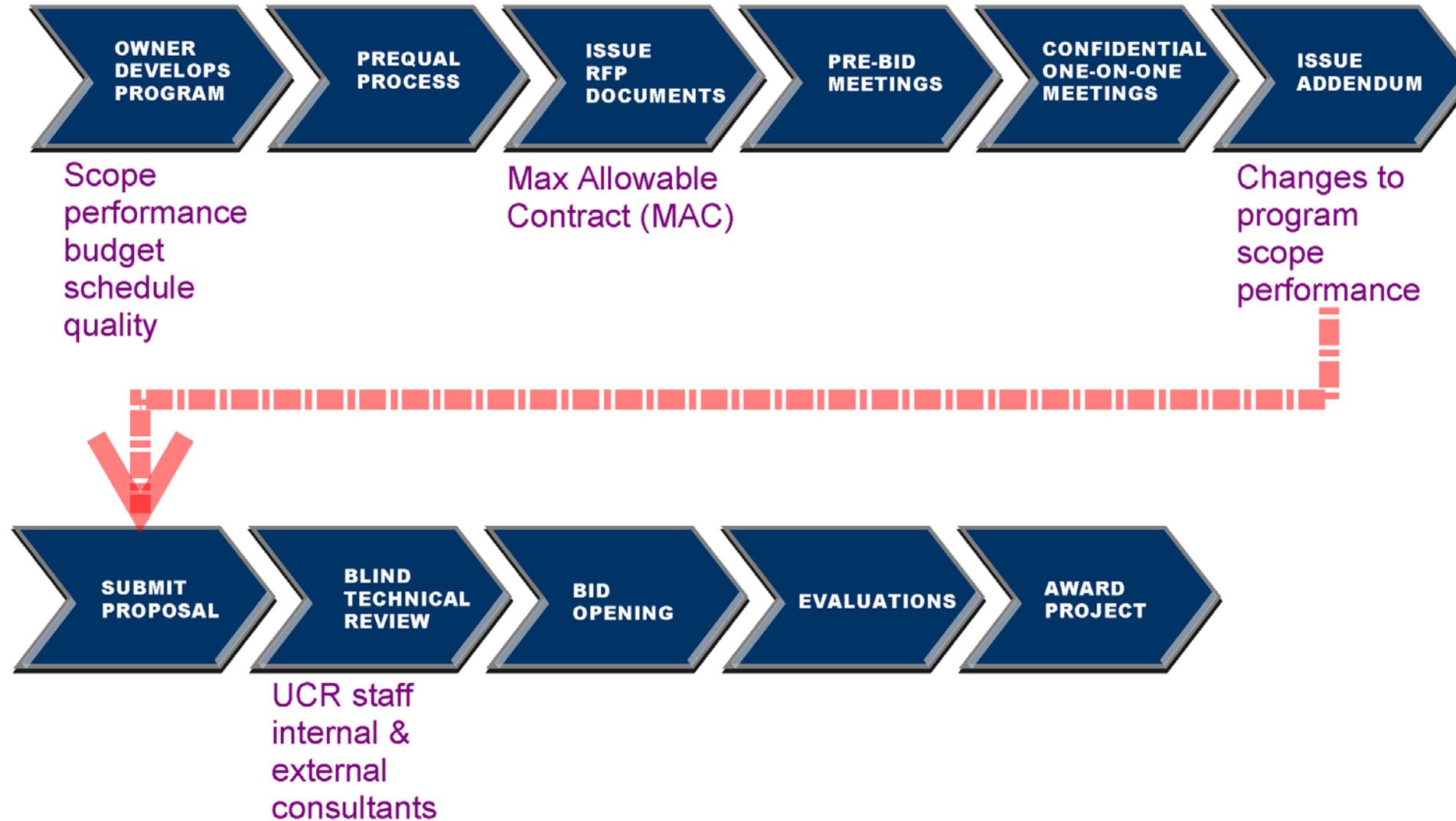
Anticipated content:

- Relevant experience
- Project team
- Sub-consultant responsibilities and reporting relationships
- Design firm experience
- Project work concept
 - Bid phase responsibilities
 - Management of design process
 - Design and construction schedule
 - Demobilization/project closeout



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Proposal (RFP) & Award Process





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Proposal (RFP) & Award Process

Two-part Proposal Submittal: Technical Proposal + Cost Proposal

Technical Proposal

- A technical evaluation committee comprised of PD&C, 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.

Cost Proposal

- Best value score is calculated by dividing the total proposed cost by the average of the technical points assigned by the evaluation committee.
- The proposer that achieves the lowest cost per technical point will be selected as the apparent best value proposer.
- Stipend: **\$150,000 (per firm)**



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Proposal (RFP) & Award Process

Provisional Maximum Acceptable Contract Amount (MAC)

- Provisional MAC: **\$26,000,000 - \$27,000,000**
- What the MAC means to UCR – **The entire DB Contract Amount**
- MAC Composition: **Total construction cost + All design and consultant fees**
- **Cost proposal greater than MAC is non-responsive**

* MAC will be stated formally in the RFP



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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**



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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
- Certificate of Insurance
- Letter from Workers' Compensation carrier evidencing your EMR for the past (5) Five years
- Resumes of all proposed Key Personnel
- Signatures on Forms A, B, and C declaring the answers are true and correct, as applicable



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Requirements for 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).



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Proposal (RFP) & Award Process

- Proposers intending to submit a prequalification package shall contact Betty Osuna at betty.osuna@ucr.edu . Your email must include the following on the subject line to receive a One Drive link for your team:
 “950578 SHCC –DB Prequalification One Drive Link”
- Prequalification Questionnaires must be uploaded to One Drive link provided to each proposer. Hard copies are not requested at this time though the University reserves the right to request hard copies from the firms who pass Level I of the process and are to be interviewed.

Due: Wednesday, August 5, 2020 at 5:00 PM

Location: One Drive Link



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Please submit all RFIs to Betty Osuna by Thursday, July 30, 2020 at 3:00 PM

Betty Osuna

Contract Administrator

(951) 827-4590

betty.osuna@ucr.edu

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

Questions



Thank You