

SCHOOL of MEDICINE EDUCATION BUILDING II

Project Number: 954045

Design Build Team Prequalification Conference

July 31, 2020

This is a mandatory meeting.

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

*All Prime Contractors must sign in within the
first 5 minutes*

Agenda

1. Introductions

Carmen Long

2. Project Mission

Jacqueline Norman, Dr. Brigham Willis

3. Project Overview

Mihai Gavan

4. Requirements for Prequalification

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

Brigham C. Willis, M.D., Senior Associate Dean for Medical Education
School of Medicine

Mihai Gavan, Project Manager
Planning, Design & Construction

Melissa Garrety, Planner
Planning, Design & Construction

Project Mission

Jacqueline Norman, Dr. Brigham Willis



Project Mission

The School of Medicine Mission

“improve the health of the people of California and, especially, to serve Inland Southern California by training a diverse workforce of physicians and by developing innovative research and health care delivery programs that will improve the health of the medically underserved in the region and become models to be emulated throughout the state and nation”

and Values

Inclusion – Embracing diversity in the broadest sense and appreciating all points of view

Integrity – Exhibiting honesty and the highest ethical standards in all matters

Innovation – Pursuing organizational goals with creativity and novelty

Excellence – Demonstrating extraordinary dedication to the highest quality outcomes

Accountability – Taking responsibility and ownership

Respect – Showing consideration and appreciation for others

Project Mission

The School of Medicine Education Building II

- Will provide adequate space for the School of Medicine MD Program to grow to a class size of 125, and a total student population of 500
- Will create a “home base” that is welcoming to not only faculty, students, and staff, but also to community
- Will facilitate interaction, help build synergies and partnerships, and support student success
- Will provide flexibility for the future needs and growth of the School of Medicine by providing appropriate spatial configurations and adaptability
- Will create a central core of School of Medicine facilities by connecting the new ED2 building to the existing ED1 facility and future spaces planned within neighboring Orbach Library
- Will bring people together, cross boundaries and increase the health and well-being of people in Southern California

Overview

Mihai Gavan



PROJECT PROGRAM

Anticipated GSF Range: 90,000 - 100,000 SQFT

1.0 Instructional

Large Group Learning- Flat and Tiered/
Support

Active Learning Classroom/ Support

Problem Based Learning Rooms

Simulation



2.0 Office and Support

Enclosed Offices

Work Stations

Support Rooms

Conference Rooms

Staff Lounge Spaces



3.0 Collaboration and Student Life

Lobby/ Reception

Meditation Room

Student Lounge Spaces

Meeting Rooms

Study Rooms

Open Study



PROJECT LOCATION MAP



PROJECT SITE



School of Medicine Education Building II Site Improvements/ Constraints



School of Medicine Education Building II Site Improvements/ Constraints



*ELECTRICAL EQUIPMENT TO BE REPURPOSED AND RELOCATED
ON SITE*

School of Medicine Education Building II Site Improvements/ Constraints



PROJECT SITE IN CLOSE PROXIMITY TO BOYCE HALL WITH
NARROW PASSAGE

School of Medicine Building II Site Improvements/ Constraints



STEEP SIDEWALK ON EAST CAMPUS DRIVE

School of Medicine Education Building II Site Improvements/ Constraints



GRADE DIFFERENCE BETWEEN ED1 AND ED2 PROJECT
SITE

School of Medicine Education Building II Site Improvements/ Constraints

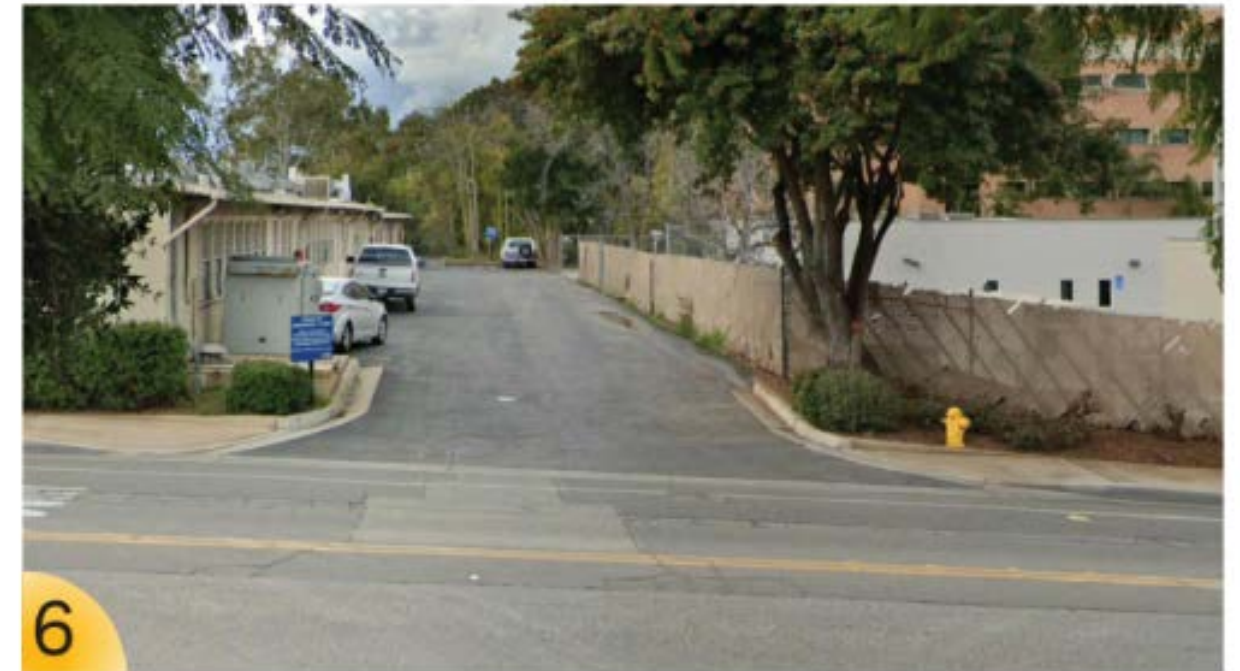


School of Medicine Education Building II Site Improvements/ Constraints



*WEST PORTION OF EXISTING HEAD HOUSES AND
GREENHOUSES*

School of Medicine Education Building II Site Improvements/ Constraints



GRADE DIFFERENCE BETWEEN ED2 PROJECT SITE AND
HEAD-HOUSE

School of Medicine Education Building II Site Improvements/ Constraints



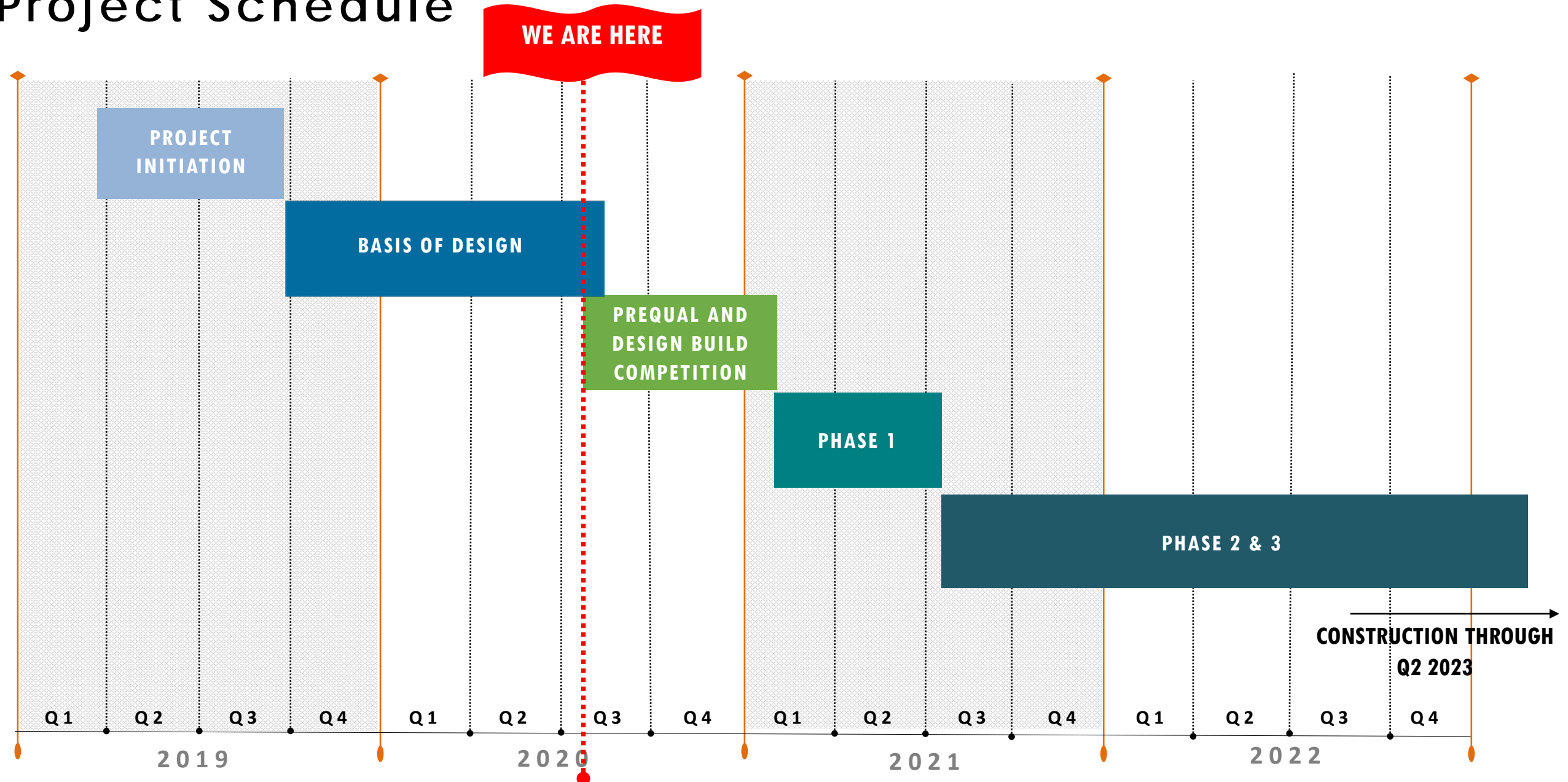
GRADE CHANGE BETWEEN "WEST PLAZA" AND
"UPPER PLAZA"

School of Medicine Education Building II Site Improvements/ Constraints



**STEEP FIRE ACCESS ROAD ON SOUTHWEST PORTION OF
PROJECT SITE**

Project Schedule



Anticipated Project Milestones

	START	FINISH
RFP Development	07/2020	09/2020
Procurement & Award	10/2020	01/2021
Design Development	02/2021	06/2021
Construction Documents & Construction	07/2021*	05/2023
Move In	Summer 2023	

*Dependent on administrative approval

Project Phases

110 calendar days Phase 1 – Design Development

+ 700 calendar days Phases 2 & 3 – Construction Drawings
& Construction

810 calendar days (for Phases 1, 2, & 3: Anticipated Feb
2021 – May 2023)

Requirements for Prequalification

Carmen Long



Prequalification Milestones

DB Team (Contractor/Architect)

- Prequal Package Available – July 21, 2020
- Mandatory Meeting – July 31, 2020
- Prequal Submittal – August 21, 2020
- Evaluation Completed – September 2020
- Interviews – Tentative September 10, 2020

Specialty Subcontractors (MEP)

- Prequal Package Available – July 27, 2020
- Mandatory Meeting – August 10, 2020
- Prequal Submittal – August 21, 2020
- Evaluation Completed – September 2020

Prequalification for the Design-Build Team

Step 1 - Prequalification

Points will be assigned based on relevance of projects and team qualifications submitted against the Prequalification Criteria

Step 2 - Interview

University will interview 3-4 teams,
selecting 3 to proceed into the competition

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

Requirements for Prequalification

Rating & Evaluation Procedures

Step 1 Points will be assigned through the evaluation of:

- Relevant project experience (Design Builder & Design Firm) **(500 Possible Points)**
- Key personnel experience **(640 Possible Points)**
- Financial data **(40 Possible Points)**
- Self-Certification **(20 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.

Requirements for Prequalification

Rating & Evaluation Procedures

Design-Builder (prime contractor) must have:

- General Building “B” License
- Financial capability confirmed by Surety
- 15% self-performance capability
- Ability to obtain required insurance
- Annual 2019 revenue equal to or greater than \$240,000,000
- EMR less than or equal to 1.0
- Relevant project experience
- Adequate key personnel experience

Requirements for Prequalification

Rating & Evaluation Procedures

Design Builder (prime contractor) **must not** have:

- Surety-completed work
- Contractors State License Board disciplinary actions
- Willful Labor Code violations
- Adverse claims history

Requirements for Prequalification

Rating & Evaluation Procedures

Design Builder (General Contractor) & Design Firm Experience

Submit up to **five (5) INSTITUTIONAL or HIGHER EDUCATION 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. 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)

Only information, experience and Work performed by the Design Builder's (Contractor) office that will bid, manage, design, construct, and staff the project will be considered for prequalification unless otherwise indicated below. **Projects presented for consideration must be submitted on the forms in the Prequalification Questionnaire.**

Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm Experience

- 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 completed 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) institutional or higher education project completed **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) higher education project completed 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

Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm Experience

GENERAL CONTRACTOR ONLY

- At least one (1) institutional or higher education project completed for which your firm **SELF-PERFORMED AT LEAST 15%** of the construction (Design Builder only)

DESIGN FIRM ONLY

- One (1) project that includes the design of a **SIGNATURE OUTDOOR ENVIRONMENT** that includes some of the following characteristics (Add images to illustrate features):
 - Urban public plazas / terraces that create a sense of place and identity
 - Engaging outdoor event spaces with indoor-outdoor connections
 - Sustainable landscape design features
 - Landscape / hardscape design that enhances functionality and appearance of service spaces (loading docks etc.)

Additional Requirements

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

Submit a list of **all institutional or higher education projects** completed in the **past 10 years** for private or public agencies that include some or all of the criteria listed above. Include the following details:

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

Requirements for Prequalification

Key Personnel Experience

General Contractor Team	Design Team
<ul style="list-style-type: none"> ▪ Construction Project Executive ▪ Construction Project Manager ▪ Construction Design Manager ▪ Construction Superintendent ▪ Construction Quality Assurance Manager ▪ Construction MEP Coordinator 	<ul style="list-style-type: none"> ▪ Principal-in-Charge ▪ Architect of Record (individual) ▪ Design Architect ▪ Project Manager ▪ Landscape Architect ▪ Electrical Engineer ▪ Mechanical Engineer ▪ Structural Engineer

Prequalification

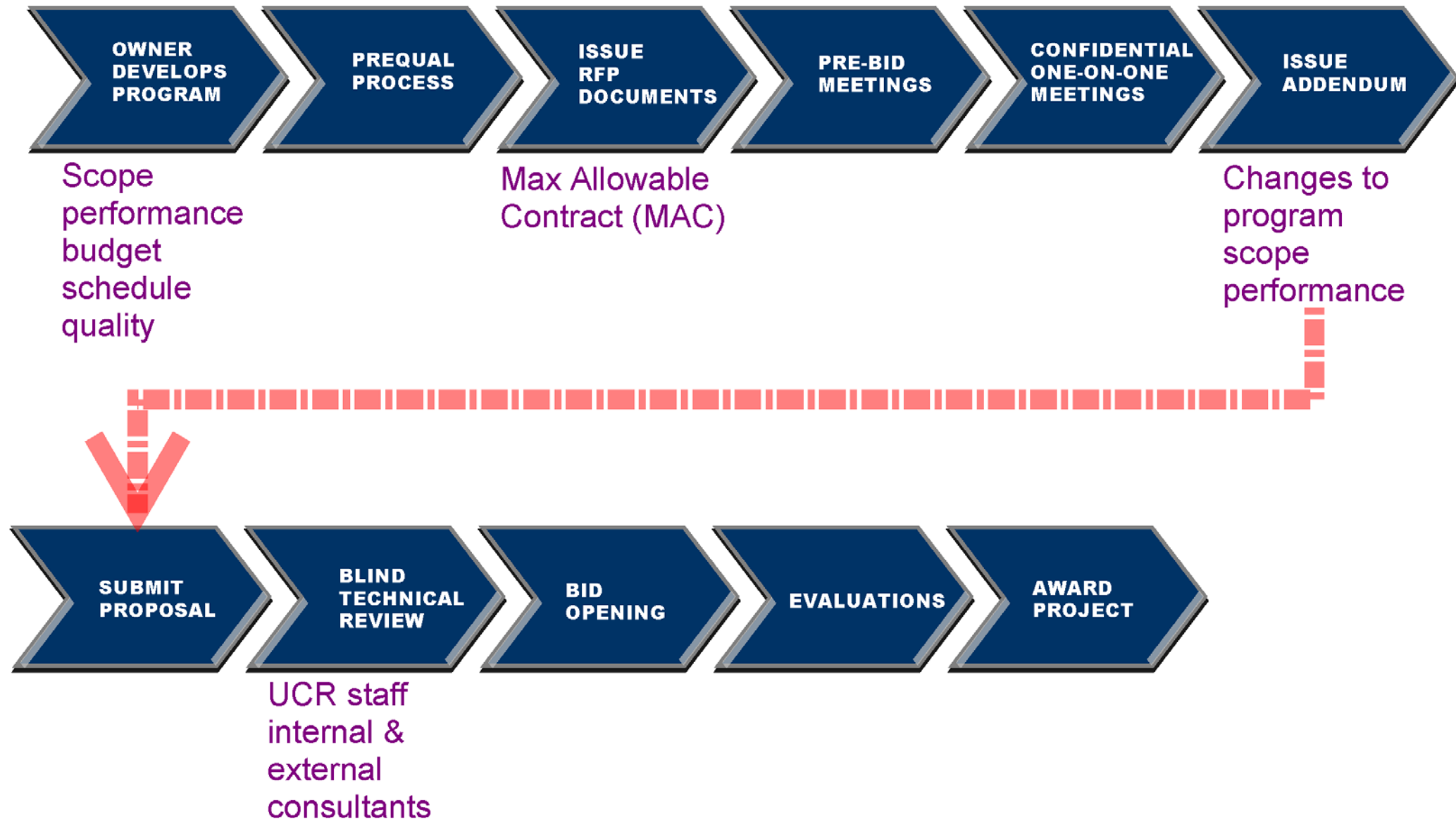
Interviews

September 10, 2020 (tentative)

Anticipated content:

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

Proposal (RFP) & Award Process



Proposal (RFP) & Award Process

Two-part Proposal Submittal: Technical Proposal + Cost Proposal and Scoring

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 Once Technical Scores are finalized, 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.

Best and Final Offer (BAFO)

Stipend: \$400,000

Proposal (RFP) & Award Process

Provisional Maximum Acceptance Cost(MAC)

- Estimated MAC: **\$80,000,000 – 85,000,000***
- What the MAC means to UCR – **The entire DB Contract Amount**
- MAC Composition: **Total construction cost + All design and consultant fees**
- What the MAC means to Proposers – **Cost proposal greater than MAC is non-responsive**
- ---

*** MAC will be stated formally in RFP; scope and funding is dependent on administrative approval**

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

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
- Signature on the Declaration

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 General Prevailing Wages predetermined by the Department of Industrial Relations (DIR) and 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.

Prequalification Deadline

Due: Thursday, August 21, 2020 at 4:00 PM

- 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:
"954045 SOM ED Bldg II – 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.

Questions

Lynn Javier

Contract Administrator

Anser Advisory, LLC

(949) 254-3494

lynn.javier@anseradvisory.com

with a copy to:

Betty Osuna

Contract Administrator

(951) 827-4590

betty.osuna@ucr.edu

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

Thank you