

SCHOOL of MEDICINE EDUCATION BUILDING II

Project Number: 954045

Subcontractor Prequalification Conference

August 10, 2020

This is a mandatory meeting.

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

All Electrical, Warm-Air Heating, Ventilating, & Air-Conditioning (HVAC) and Plumbing Subcontractors must sign in within the first 5 minutes

Agenda

1. Introductions

Carmen Long

2. Project Mission

Mihai Gavan

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

Blythe Wilson, Director of Project Management
Planning, Design & Construction

Mihai Gavan, Project Manager
Planning, Design & Construction

Melissa Garrety, Planner
Planning, Design & Construction

Project Mission

Mihai Gavan



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

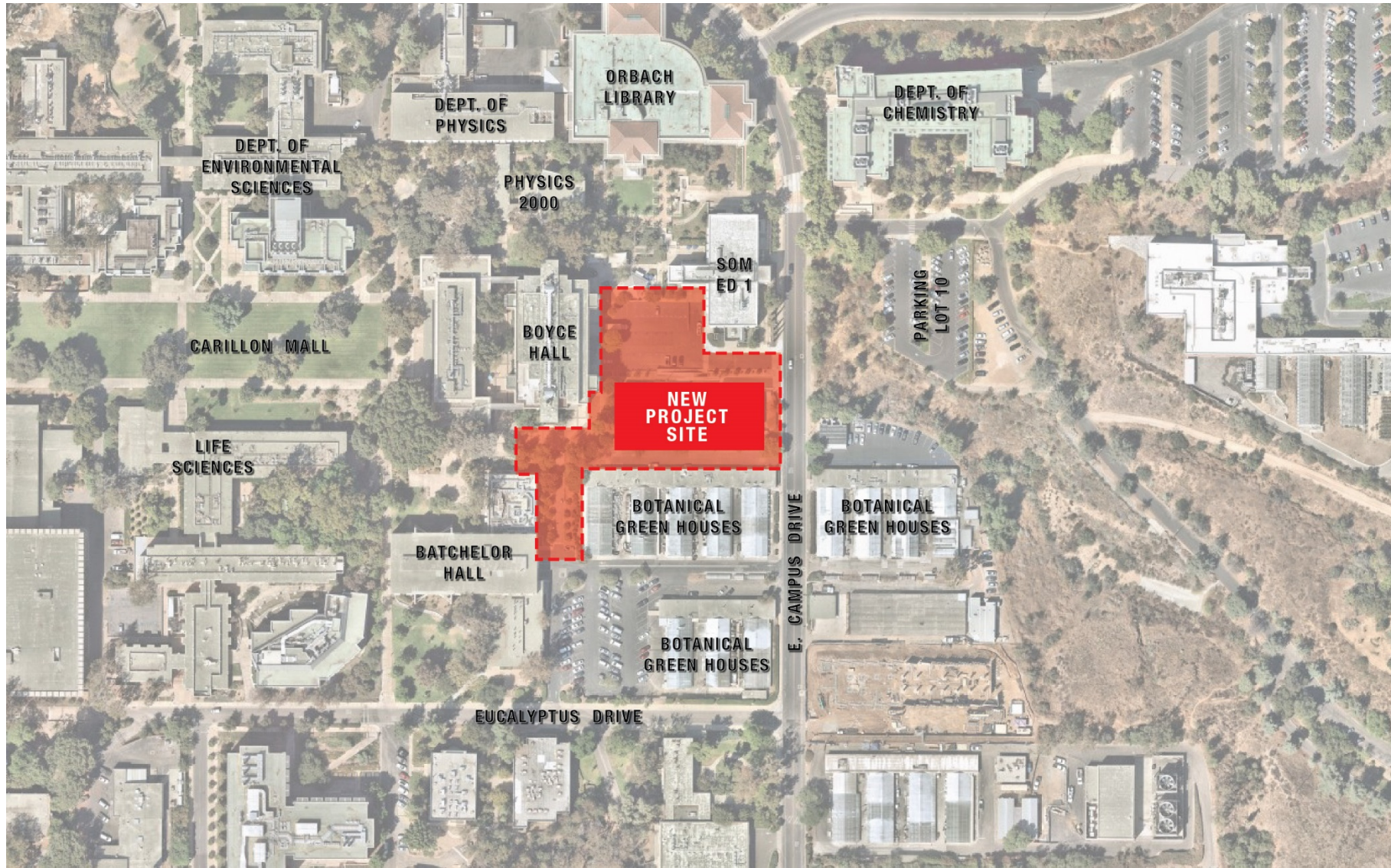
Lobby/ Reception
Meditation Room
Student Lounge Spaces
Meeting Rooms
Study Rooms
Open Study



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



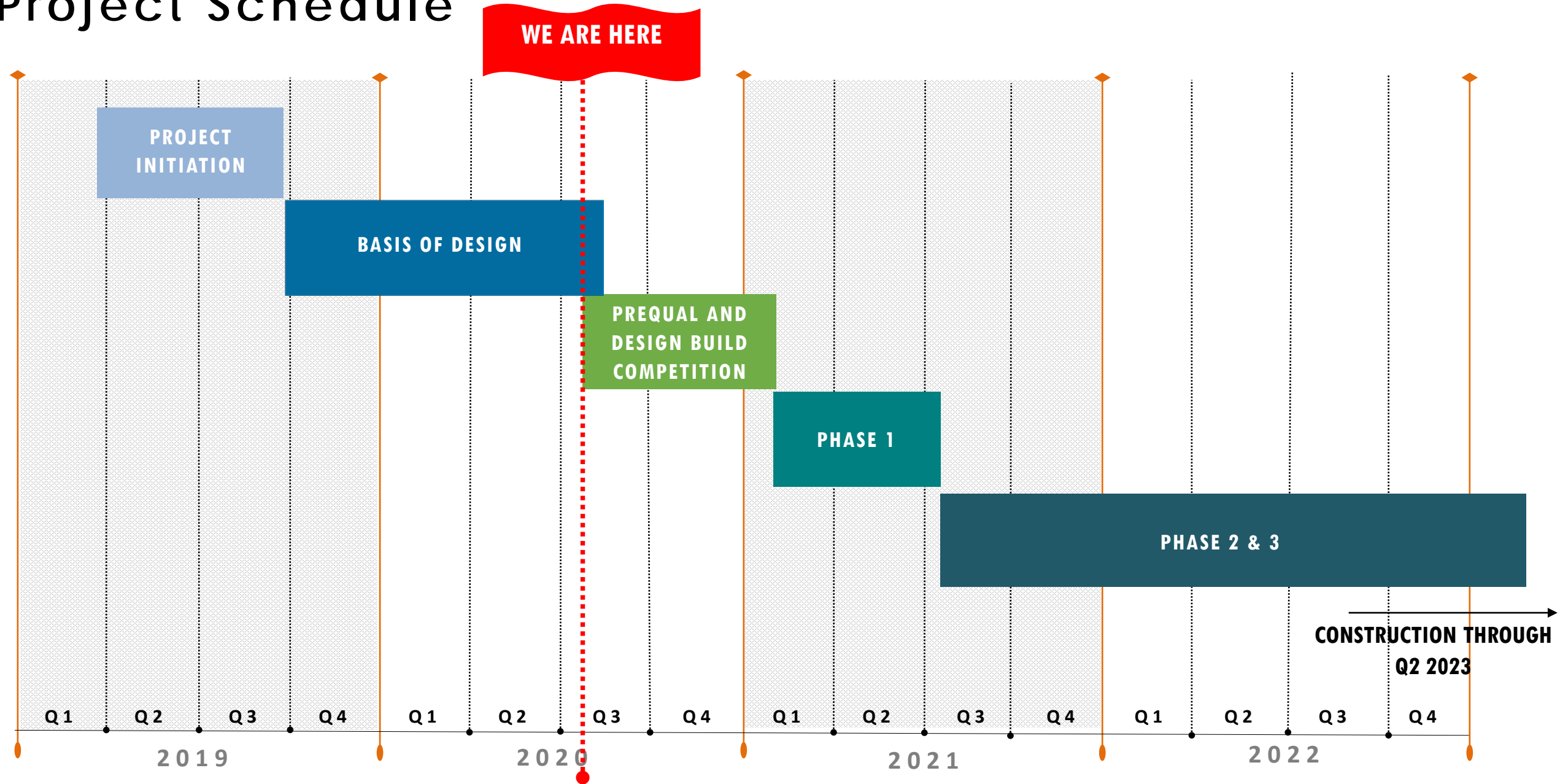
GRADE CHANGE BETWEEN "WEST PLAZA" AND "UPPER PLAZA"

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
Prequalification Process	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

Design Build teams currently being prequalified in
concurrent process

Scheduled to complete September 2020

Targeting to have three DB teams compete during the
Proposal stage

Requirements for Prequalification

Rating & Evaluation Procedures

The subcontractor that receive **185** or more points out of a possible **370** points based on the established rating system will be listed in the RFP Documents as prequalified subcontractors for:

Subcontractor **must** have:

- Relevant project experience
- Demonstrate adequate key personnel experience
- License
 - ✓ Electrical (C10)
 - ✓ Warm-Air Heating, Ventilating and Air-Conditioning (C20)
 - ✓ Plumbing (C36)
- Annual Revenue
 - ✓ Electrical - \$25,500,000
 - ✓ Warm-Air Heating, Ventilating and Air-Conditioning - \$16,500,000
 - ✓ Plumbing - \$12,750,000

Requirements for Prequalification

Rating & Evaluation Procedures

Subcontractors **must not** have:

- Surety completed work
- EMR greater than 1.0
- Contractors State License Board disciplinary actions
- Willful Labor Code violations
- Adverse claims history

Requirements for Prequalification

Rating & Evaluation Procedures

Points will be assigned through the evaluation of:

- Relevant project experience **(200 Possible Points)**
- Key personnel experience **(150 Possible Points)**
- Financial data **(20 Possible Points)**
- Owner references

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

Requirements for Prequalification

Rating & Evaluation Procedures

Subcontractor 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 Subcontractor's 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 subcontractor's 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

Subcontractor Experience

- ✓ **Electrical - \$5,000,000**
- ✓ **Warm-Air Heating, Ventilating and Air-Conditioning – \$4,000,000**
- ✓ **Plumbing - \$4,250,000**
 - At least two **(2) DESIGN BUILD** institutional or higher education projects completed for which the trade contract cost meets the threshold listed for that trade for each project.
 - At least two (2) institutional or higher education projects completed and **LOCATED IN THE STATE OF CALIFORNIA** for which the trade contract cost meets the threshold listed for that trade for each project.
 - At least one (1) institutional or higher education project completed that **ACHIEVED LEED GOLD CERTIFICATION** or higher and for which the trade contract cost meets the threshold listed for that trade for the project.
 - At least two (2) institutional or higher education projects that were a minimum of **THREE (3) STORIES ABOVE GRADE**, for which the trade contract cost meets the threshold listed for that trade for each project.

Requirements for Prequalification

Subcontractor Experience

ELECTRICAL AND WARM-AIR HEATING, VENTILATING AND AIR-CONDITIONING ONLY

- 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 trade contract cost meets the threshold listed for that trade for the project:
 - 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.

ELECTRICAL ONLY

- At least one (1) institutional or higher education project completed that was **CLOSELY SURROUNDED BY INTERCONNECTED UTILITY NETWORK** for which the trade contract cost meets the threshold listed for that trade for the project, that included:
 - Coordination and planning of major multi-facility or campus utility shutdowns.
 - Temporary power for buildings with sensitive equipment.
 - High voltage electrical infrastructure relocation and coordination.

Requirements for Prequalification

Subcontractor Experience

WARM-AIR HEATING, VENTILATING AND AIR-CONDITIONING ONLY

- At least one (1) institutional or higher education project completed that was **CLOSELY SURROUNDED BY INTERCONNECTED UTILITY NETWORK** for which the trade contract cost meets the threshold listed for that trade for the project:

PLUMBING ONLY

- At least one (1) institutional or higher education project completed that was **CLOSELY SURROUNDED BY INTERCONNECTED UTILITY NETWORK** for which the trade contract cost meets the threshold listed for that trade for the project, that included:
 - Coordination and planning of major multi-facility or campus utility shutdowns.

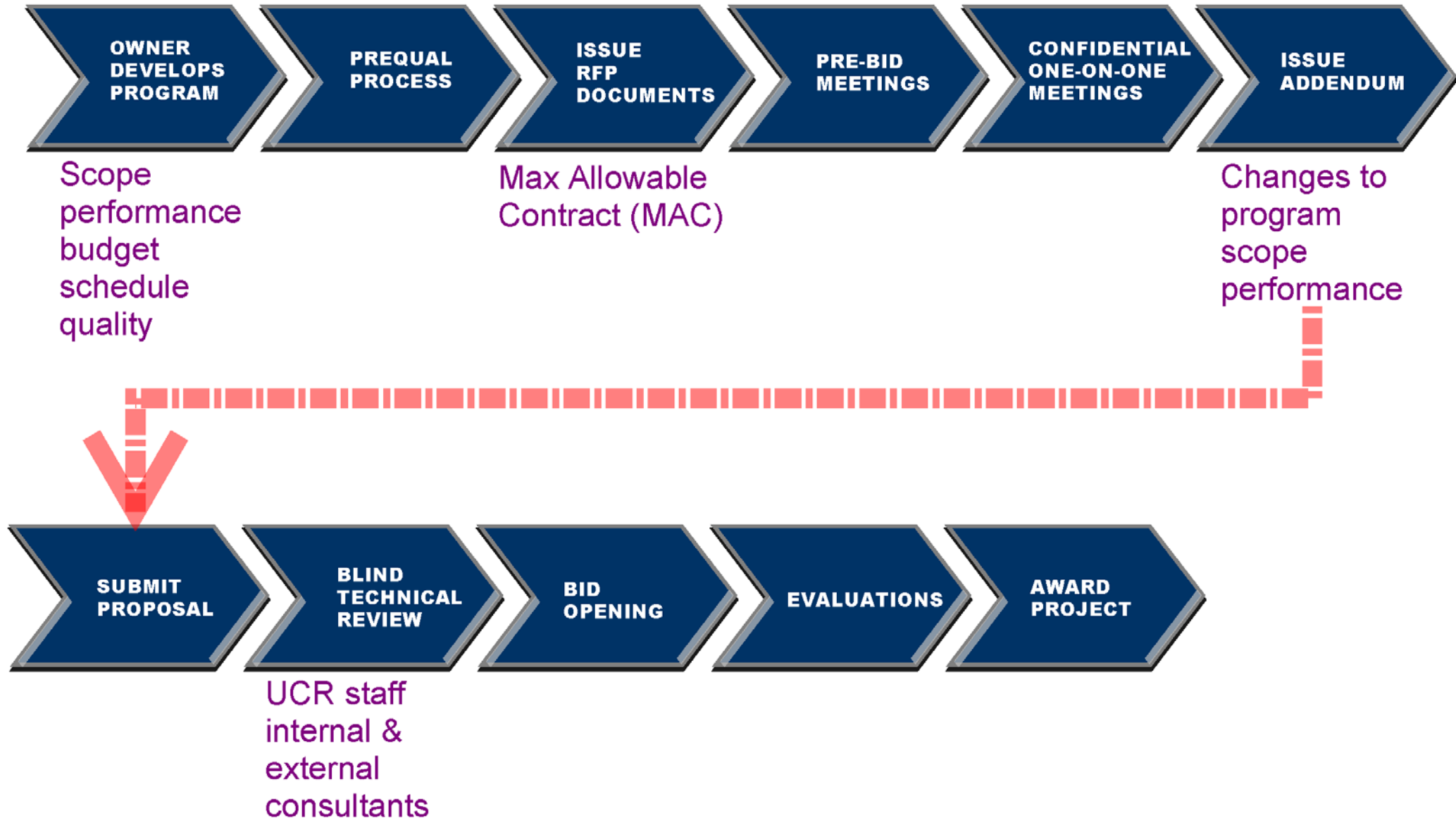
Requirements for Prequalification

Key Personnel Experience

Subcontractor

- Project Manager
- Field Superintendent
- Quality Assurance Manager

Proposal (RFP) & Award Process



Proposal (RFP) & Award Process

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

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 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.

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)

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**
- 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; scope and funding is dependent on administrative approval

Required Prequalification Package Attachments

Required Proposal Attachments

- One (1) copy of all Audited Financial Statements
- Letter from Workers' Compensation carrier evidencing your EMR for the past ten years
- Resumes of all proposed Key Personnel
- Signatures on Forms A and B 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

Last Day for RFIs: August 14th 2020 by 5:00PM

Prequalifications Due: Thursday, August 21, 2020 by 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 – Subcontractor 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.

Questions

Lynn Javier

Contract Administrator

Anser Advisory, LLC

(949) 254-3494

lynn.javier@anseradvisory.com

And/ or

Betty Osuna

Contract Administrator

(951) 827-4590

betty.osuna@ucr.edu

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

Thank you