

All Inquiries:

BETTY OSUNA

UCR Contracts Administrator
951.827.4590
Bety.Osuna@ucr.edu

and

LYNN JAVIER

University's Consultant
949.254.3494
Lynn.Javier@ucr.edu

DESIGN BUILD PRE-PROPOSAL CONFERENCE



November 13, 2020

**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**



WELCOME TO UCR

AGENDA

- Introduction
- Message from the Dean
- Planning and Design Considerations
- Project Vision and Goals
- Campus & Site
- Project Schedule, Budget, Alternates & Enhancements
- Proposal Schedule & Components
- Technical Proposal, Submittal & Award
- UCIP
- Deadlines
- Questions
- Site Visit Upon Request

PLANNING, DESIGN & CONSTRUCTION

JACQUELINE NORMAN

Assistant Vice Chancellor & Campus Architect

DREW HECHT & BLYTHE WILSON

Directors, Project Management

MIHAI GAVAN

Senior Project Manager

MELISSA GARRETY

Campus Planner

UMA RAMASUBRAMANIAN

Principal Physical Planner

CARMEN LONG

Construction Contracts Manager

AECOM

Basis of Design Consultant

ANSER ADVISORY

University Support

SCHOOL OF MEDICINE

DEBORAH DEAS, M.D., M.P.H.

Vice Chancellor for Health Sciences & Dean

WORKING GROUP

BRIGHAM WILLIS, MD

Senior Associate Dean, Medical Education

EMMA SIMMONS, MD

Senior Associate Dean, Student Affairs

LINDA REIMANN

Chief of Staff and Assistant Dean, Strategic Initiatives

CHRISTIAN LYTTLE, PhD

Associate Professor, Division of Biomedical Sciences

CYNTHIA CAROLINA

Project Manager, SOM Facilities and Space Planning



WHY WE'RE HERE: THE STATE OF HEALTHCARE IN THE REGION



- Only 35 primary care physicians for every 100,000 residents
 - Recommended ratio is 60 to 80
- Riverside and San Bernardino counties occupy the **bottom quartile in many measurable health outcomes** including diabetes and heart disease. COVID-19 has further highlighted the **health disparities** in the region.
- 40% of region's physicians are 55 years or older and likely to leave practice within 10 years

ESTABLISHMENT OF UC RIVERSIDE SCHOOL OF MEDICINE

- › Opened in 2013 as the first public MD granting medical school in California to open in over 40 years.
- › Founded on a strong base of community partnership and support – to **train students from the area who will practice in our region**
- › The only **community-based medical school** in the UC system. We don't own our own hospital, but instead partner with facilities throughout the region.
- › UCR Health – the clinical practice of UCR School of Medicine – has 6 ambulatory based clinics across Riverside County increasing access to primary care and specialty services in the region

MISSION AND VALUES

MISSION

- Train a diverse physician workforce and develop innovative research and healthcare delivery programs to benefit the residents of Inland Southern California.

VALUES

- Inclusion
- Integrity
- Innovation
- Excellence
- Accountability
- Respect



BY THE NUMBERS



2013: Opened with first class of 50

2020: 299 MD students
34 PhD students
281 residents*
298 faculty
344 staff
\$21.8M research awards
25,000 patient visits

**Includes UCR-sponsored and affiliate-sponsored residents*

TRAINING A DIVERSE PHYSICIAN WORKFORCE

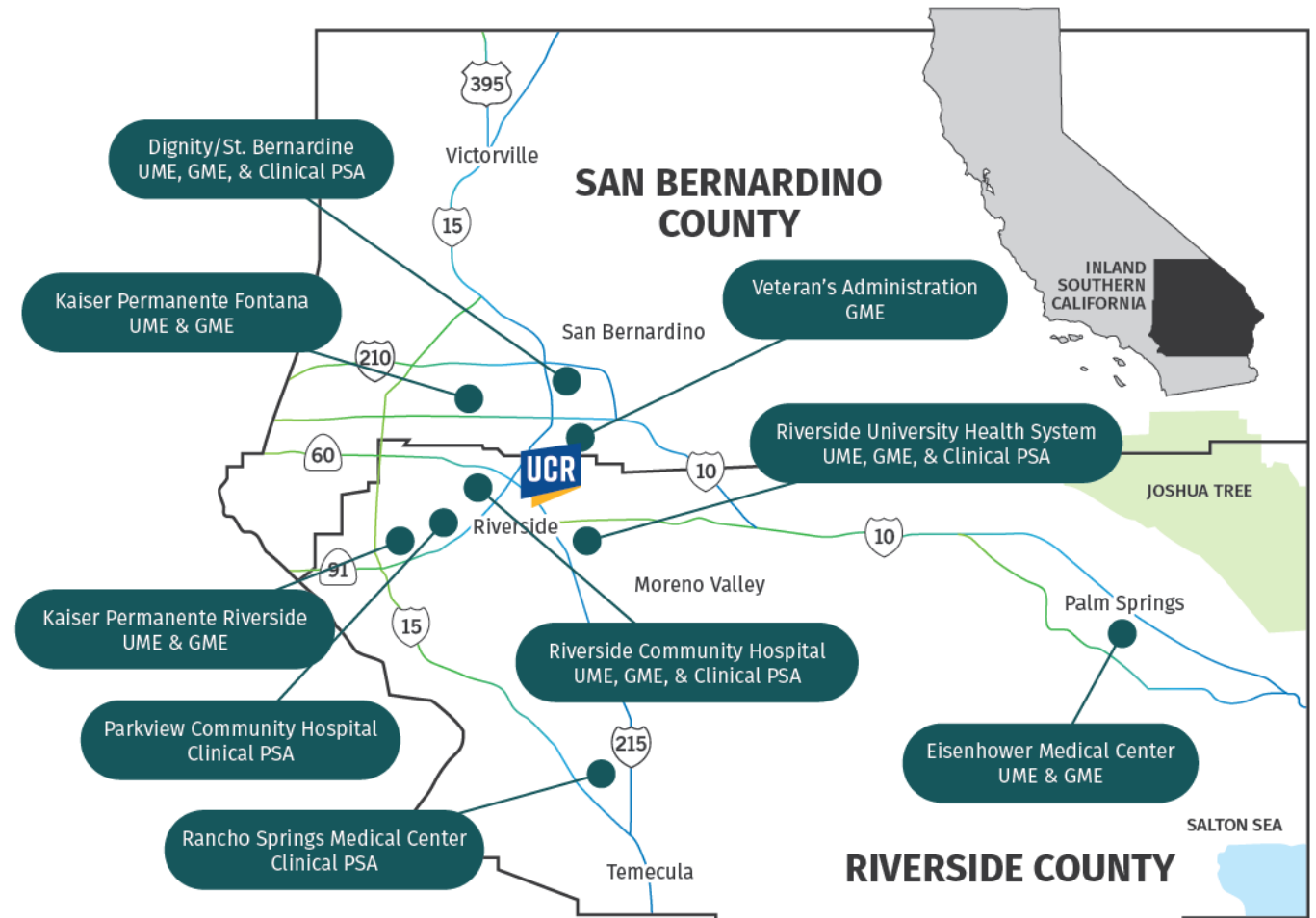
CLASS OF 2024 STUDENT PROFILE



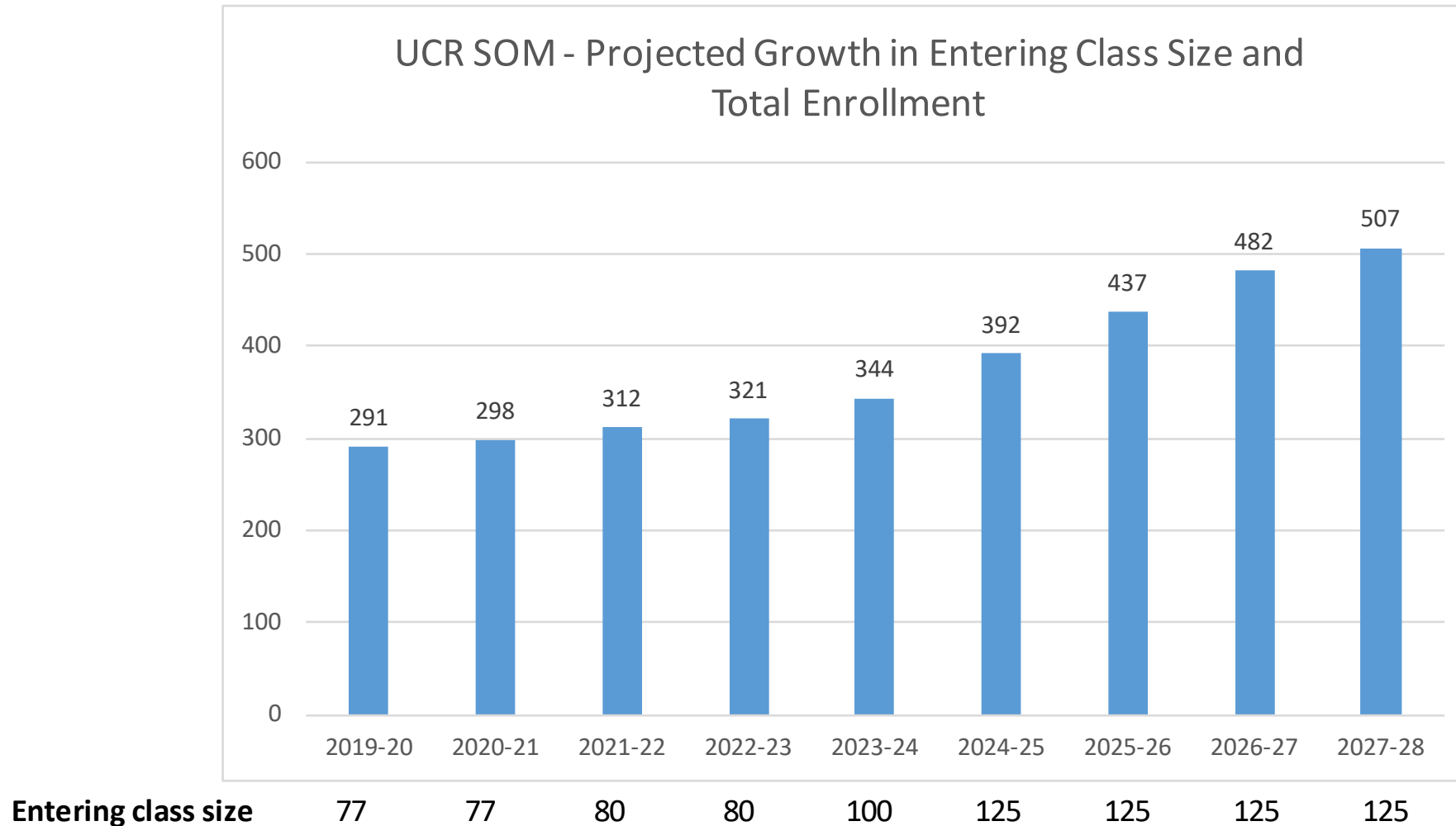
- 79 students (largest incoming class)
- 73% have ties to Inland Southern California
- 49% underrepresented in medicine
- 60% socioeconomically and/or educationally disadvantaged
- 46% first in family to complete college
- 63% speak Spanish

EDUCATIONAL AND CLINICAL PARTNERS

- As UC's only community-based medical school, UCR has developed **hospital partnerships** to train students and to provide clinical care
- In addition to the hospital facilities listed, UCR School of Medicine has over **1,100 community faculty** who contribute to the teaching and training of students and residents

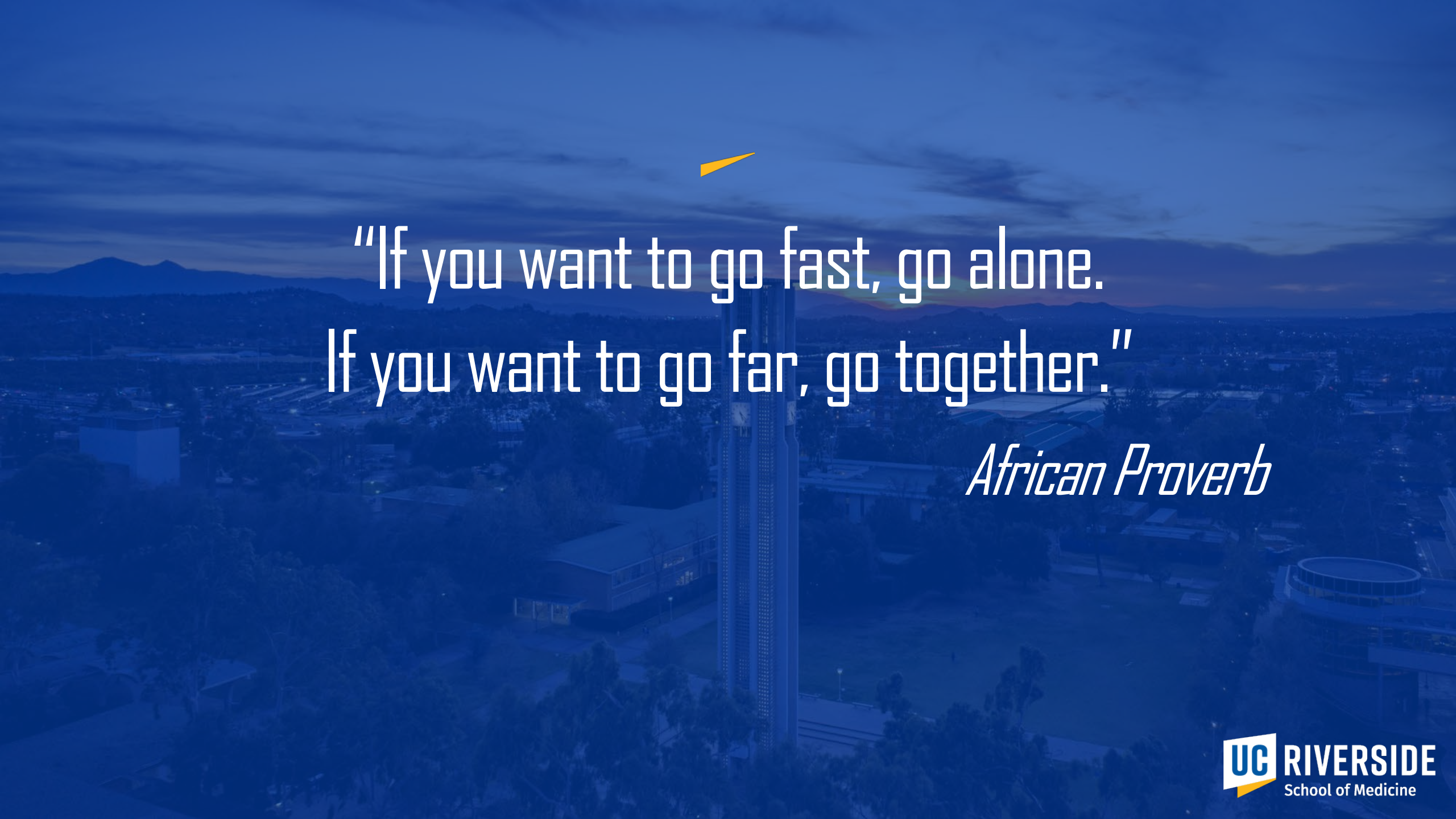


LOOKING AHEAD



SOM EDUCATION BUILDING II: REALIZING OUR VISION

- › Signifies a transition, from “start-up” to “established” medical school.
- › An opportunity to physically embody our mission and values, especially:
 - › Inclusion
 - › Innovation
 - › Excellence
 - › Commitment to Community
- › Creates a central hub for faculty collaboration and networking to spark innovation across the mission
- › Facilitates student access to teaching faculty for supervision, mentoring, and advising
- › Represents the culmination of many, many years of community support and advocacy



"If you want to go fast, go alone.
If you want to go far, go together."

African Proverb

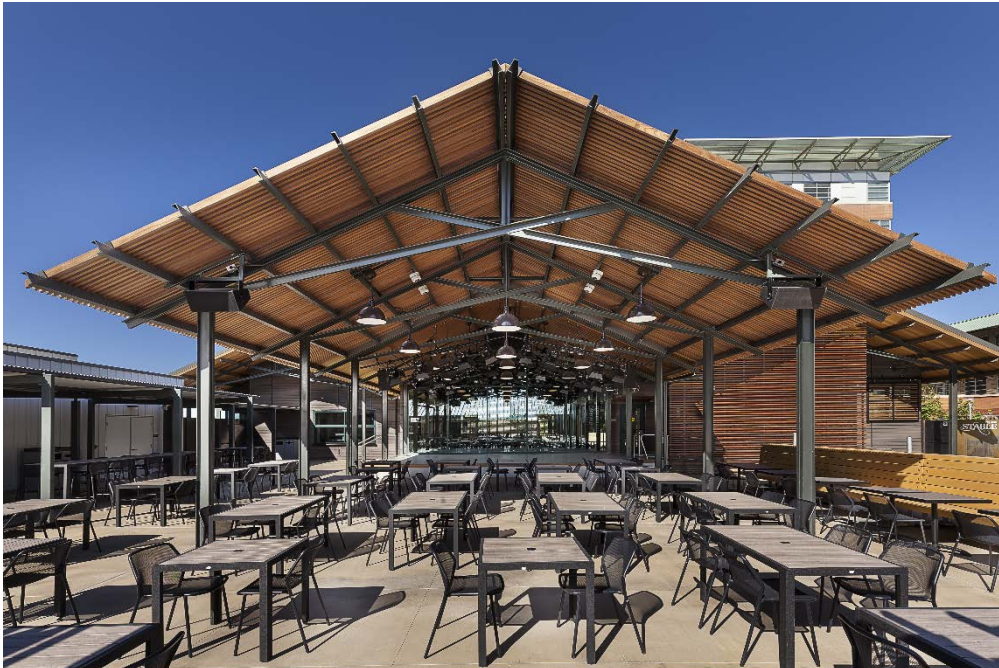
PLANNING & DESIGN CONSIDERATIONS

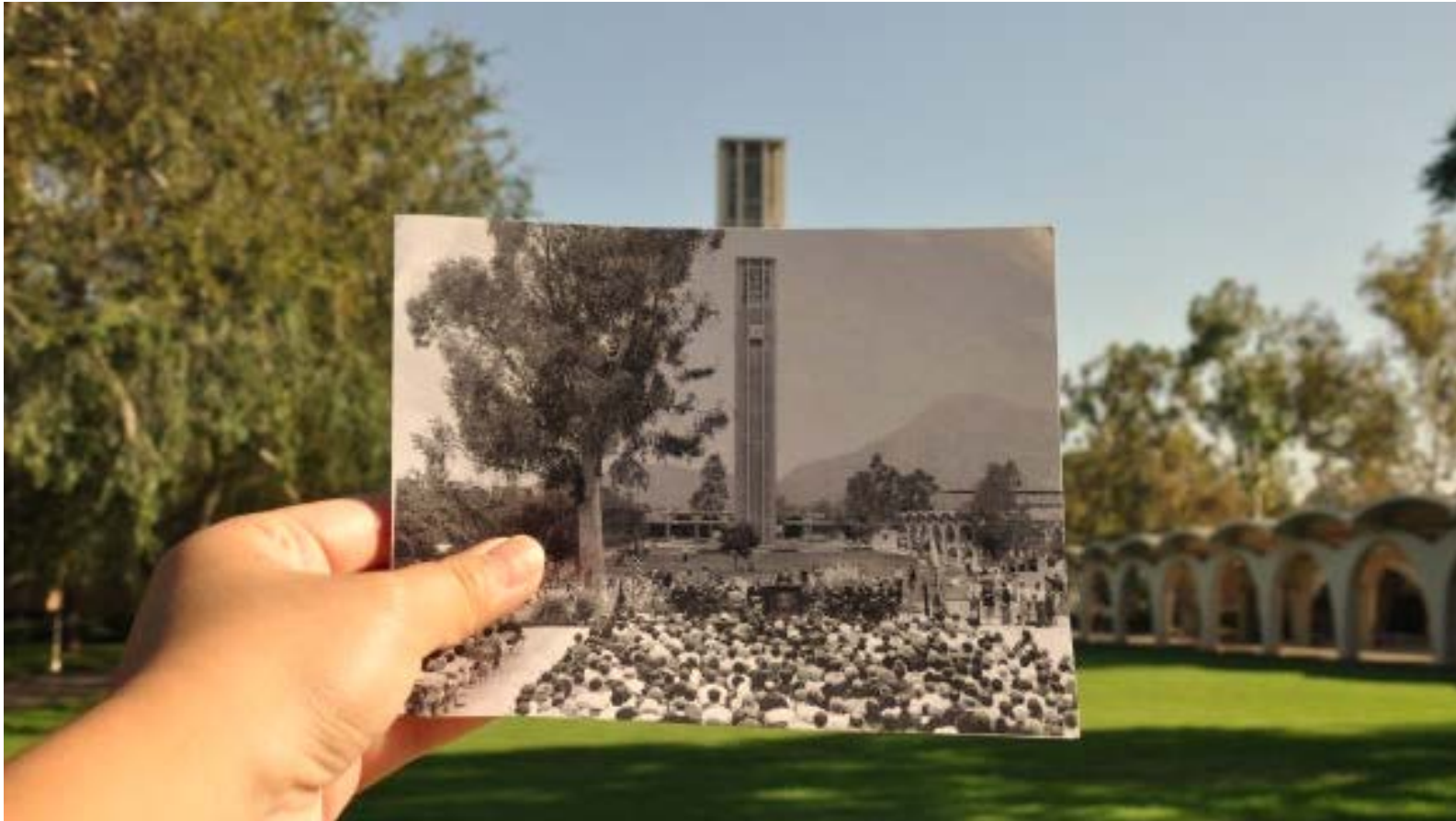
AMERICA'S **FASTEST**
RISING UNIVERSITY



One of the most important university campus planning goals is to **create an environment** that shapes the academic experience and fosters a **sense of identity unique** to the institution. Planning of individual buildings involves the dual purpose of addressing specific programmatic needs and functional requirements of a project with **thoughtful consideration** of how the building will fit into, and contribute to, the larger campus **architectural and cultural** context.







The success of School of Medicine Education Building II ties directly into the first core value of the SOM: Inclusion.

The Vision for this facility is to bring people together, cross boundaries and increase the health and well-being of people in Southern California by training a diverse workforce of physicians.



THE SCHOOL OF MEDICINE EDUCATION BUILDING II

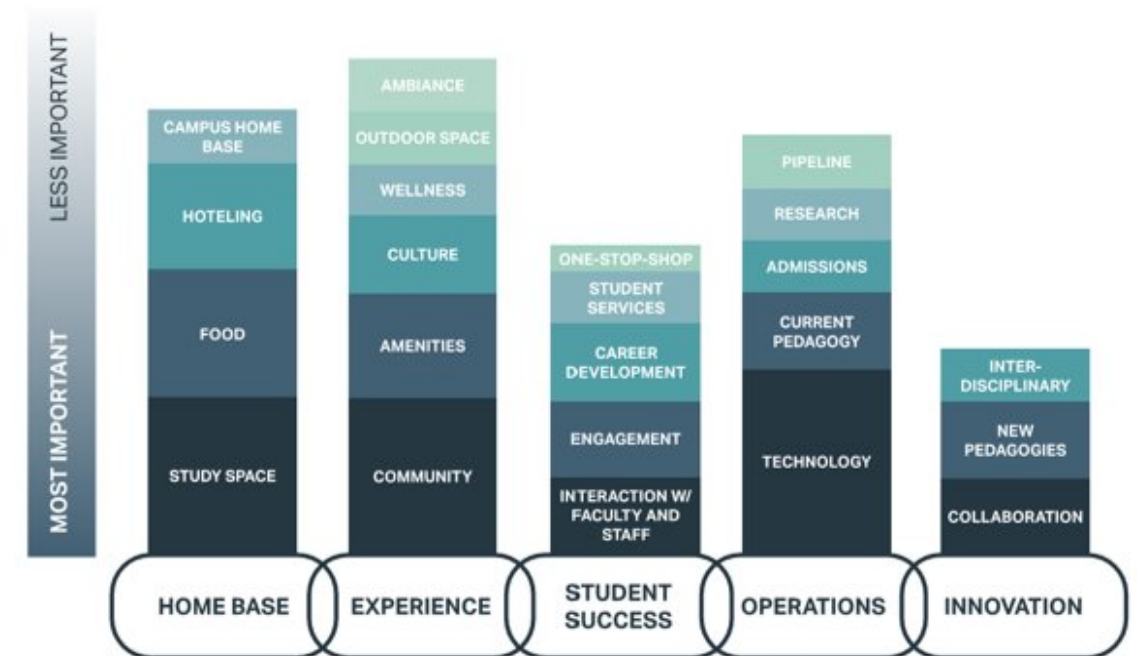
Will provide **adequate space** for the School of Medicine MD Program to grow to a class size of 125 per cohort

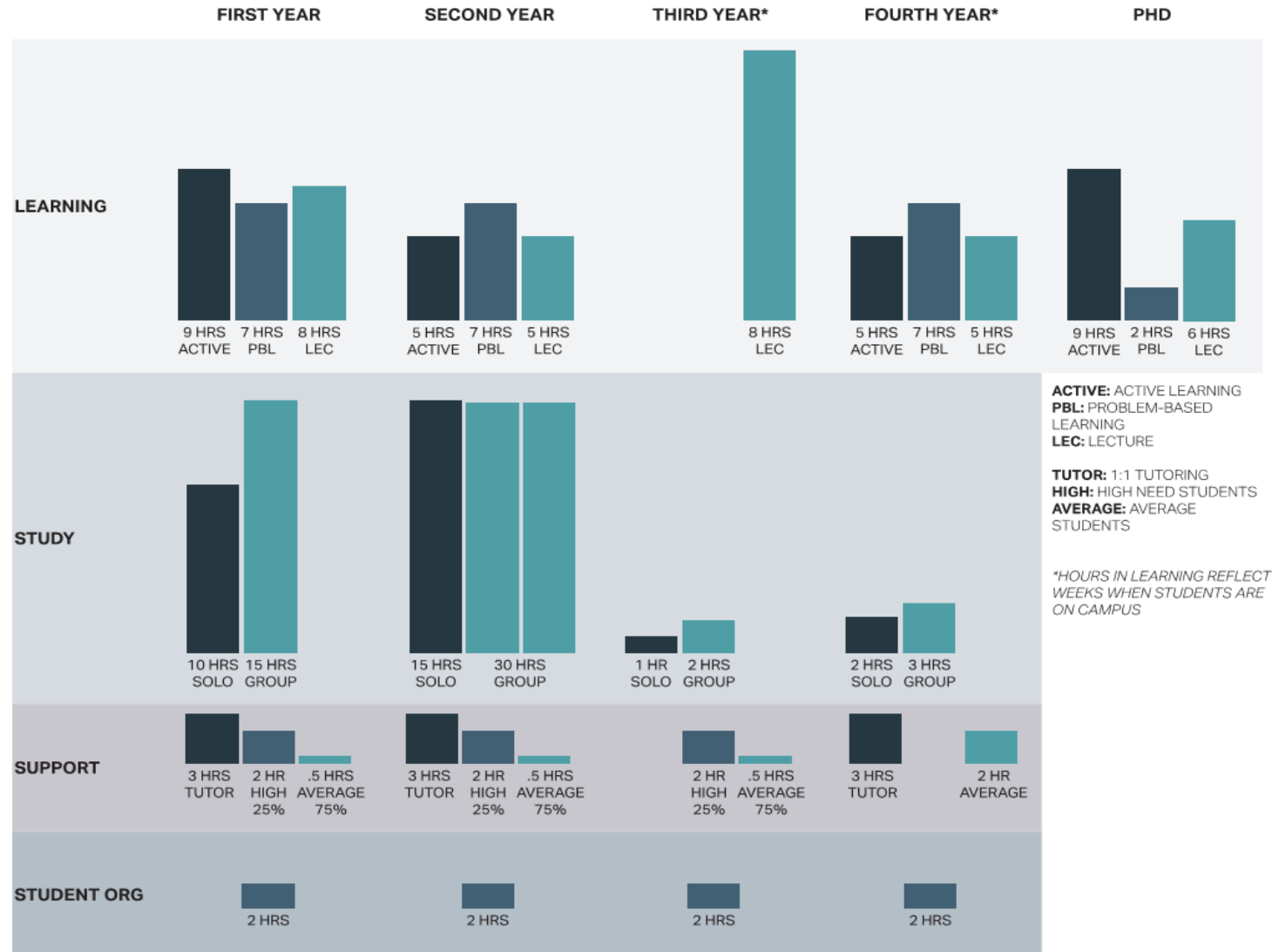
Will create a **“home base”** that is welcoming to faculty, students, and staff, and community.

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 EDII building to the existing EDI facility and the Clinical Skills & Simulation Suite in Orbach Library.





1.0 Instructional & Teaching Labs

- Large Group Learning-Flat and Tiered/ Support
- Active Learning Classroom/Support
- Problem-Based Learning Rooms



Group 1 and 2 equipment is part of the base scope

2.0 Office & Support

- Offices & Workstations
- Office Support
- Office Shared Collaboration



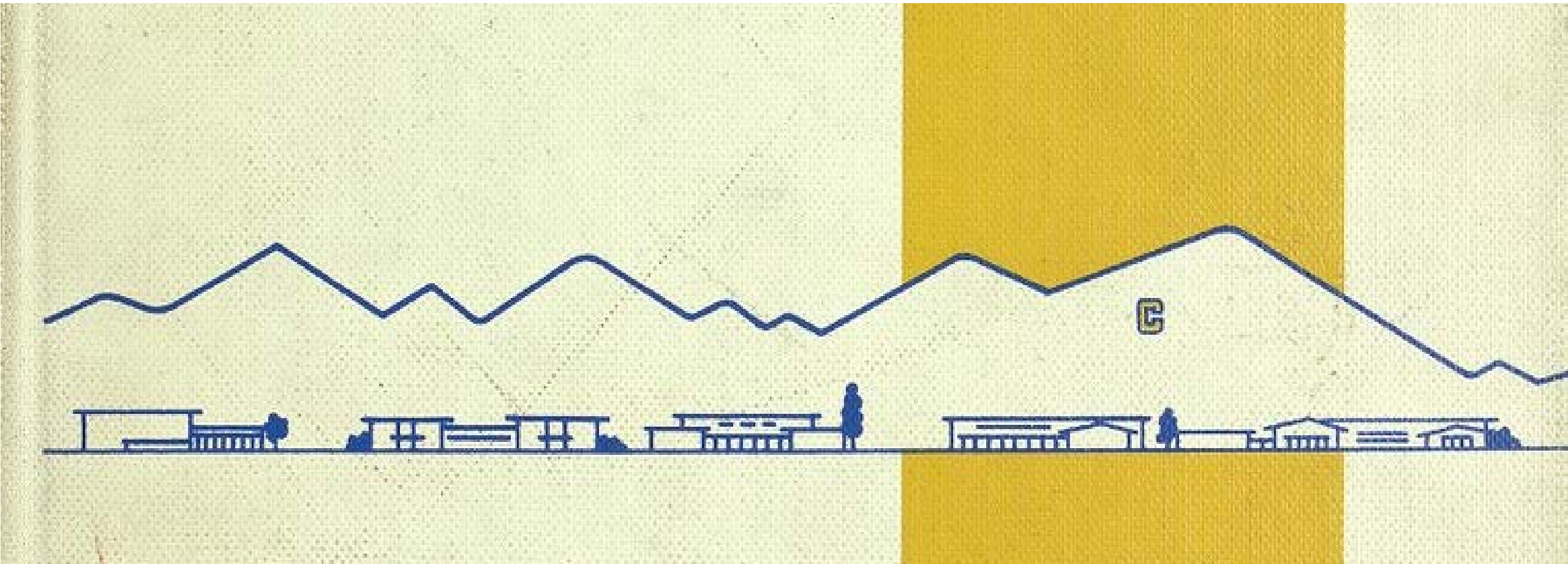
Group 1 and 2 equipment is part of the base scope

3.0 Collaboration & Student Life

- Shared Amenities
- Shared Collaboration
- Study Space



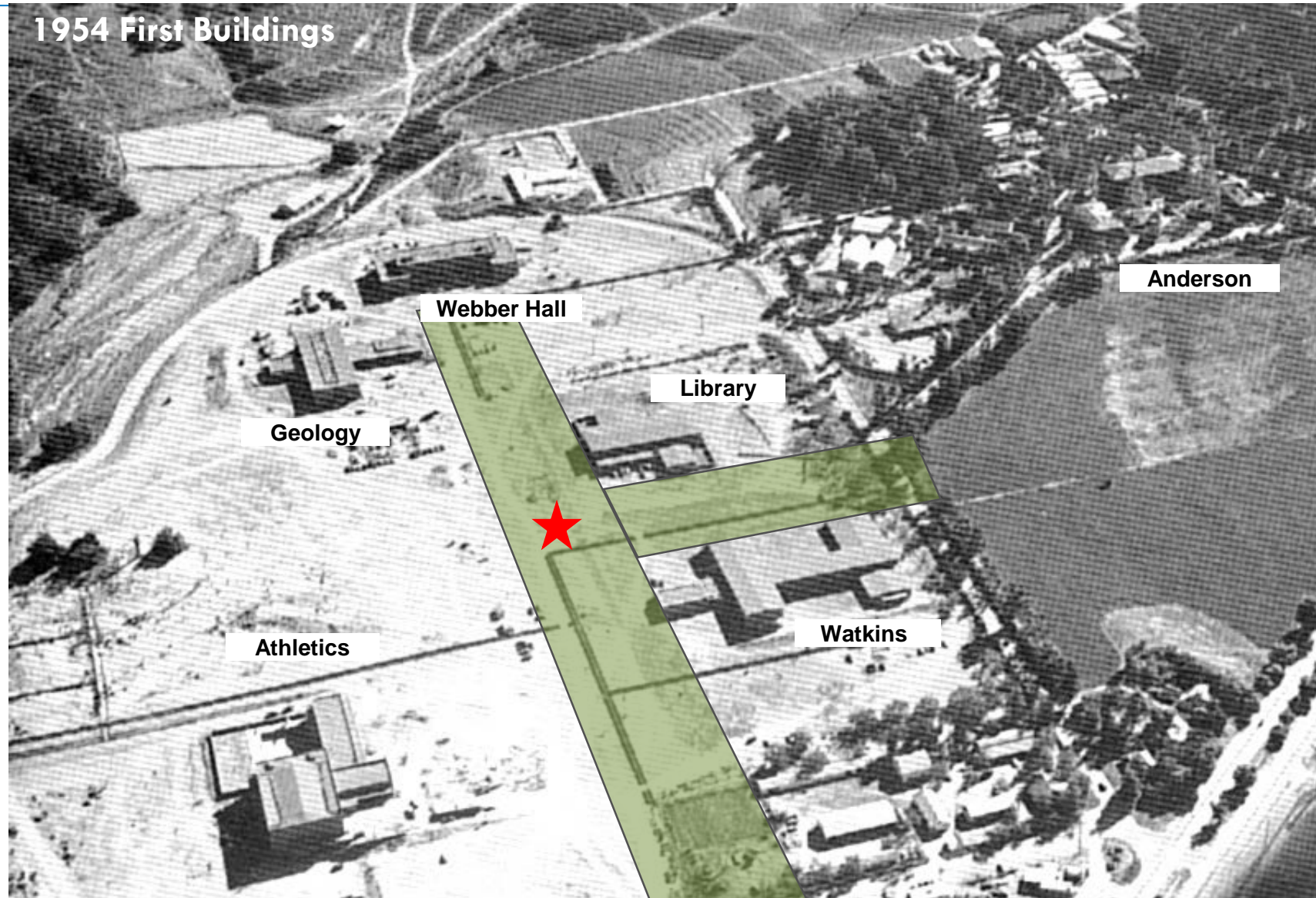
Group 1 and 2 equipment is part of the base scope



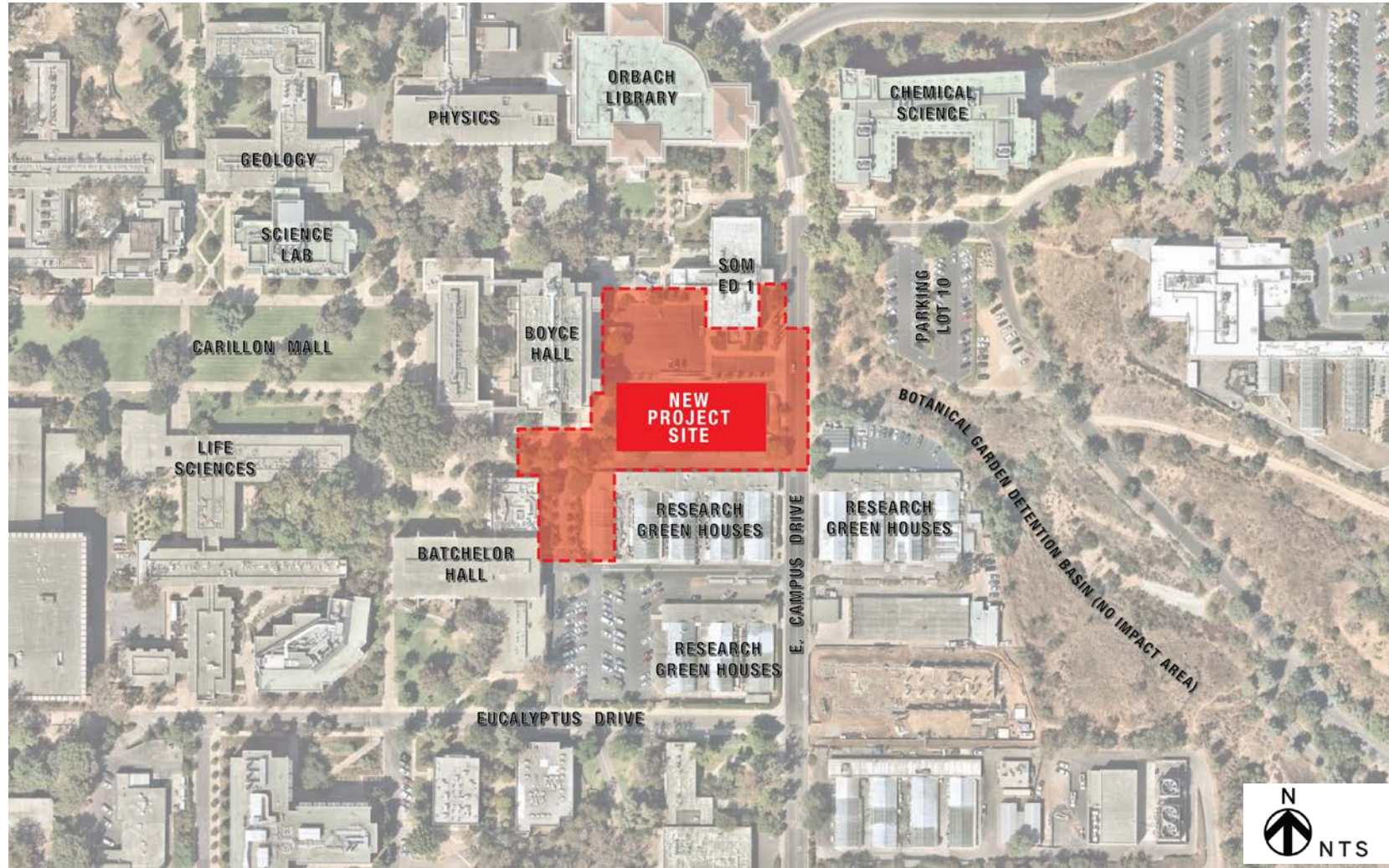
PROJECT SITE



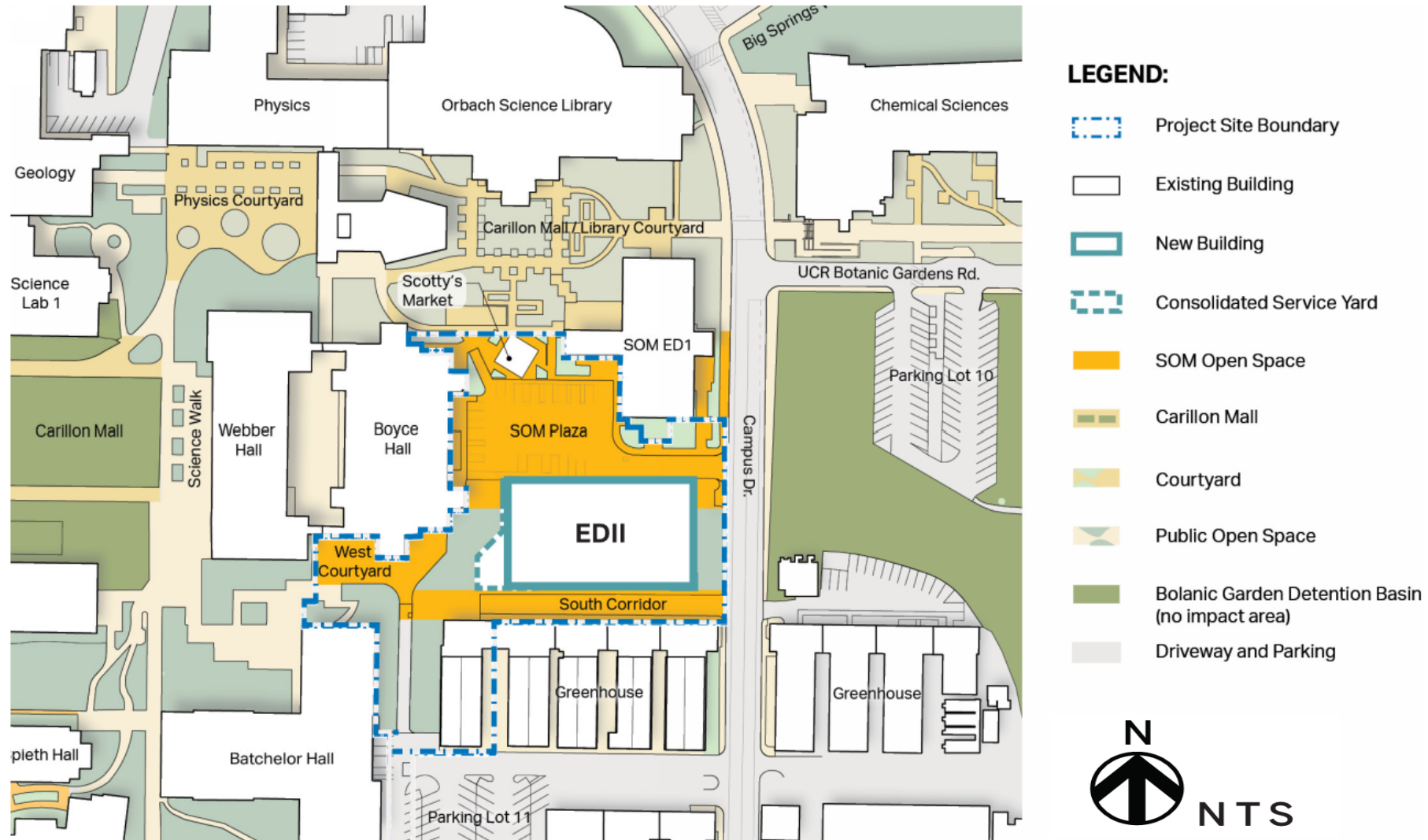
Aerial Photo of UC Riverside



PROJECT SITE



Aerial Photo of UC Riverside



EXISTING AND PROPOSED SITE OPEN SPACE

Serve as an important anchor to create an SOM complex of buildings that re connected with a series of outdoor spaces, providing interaction and **enhancing connections** between campus spaces.

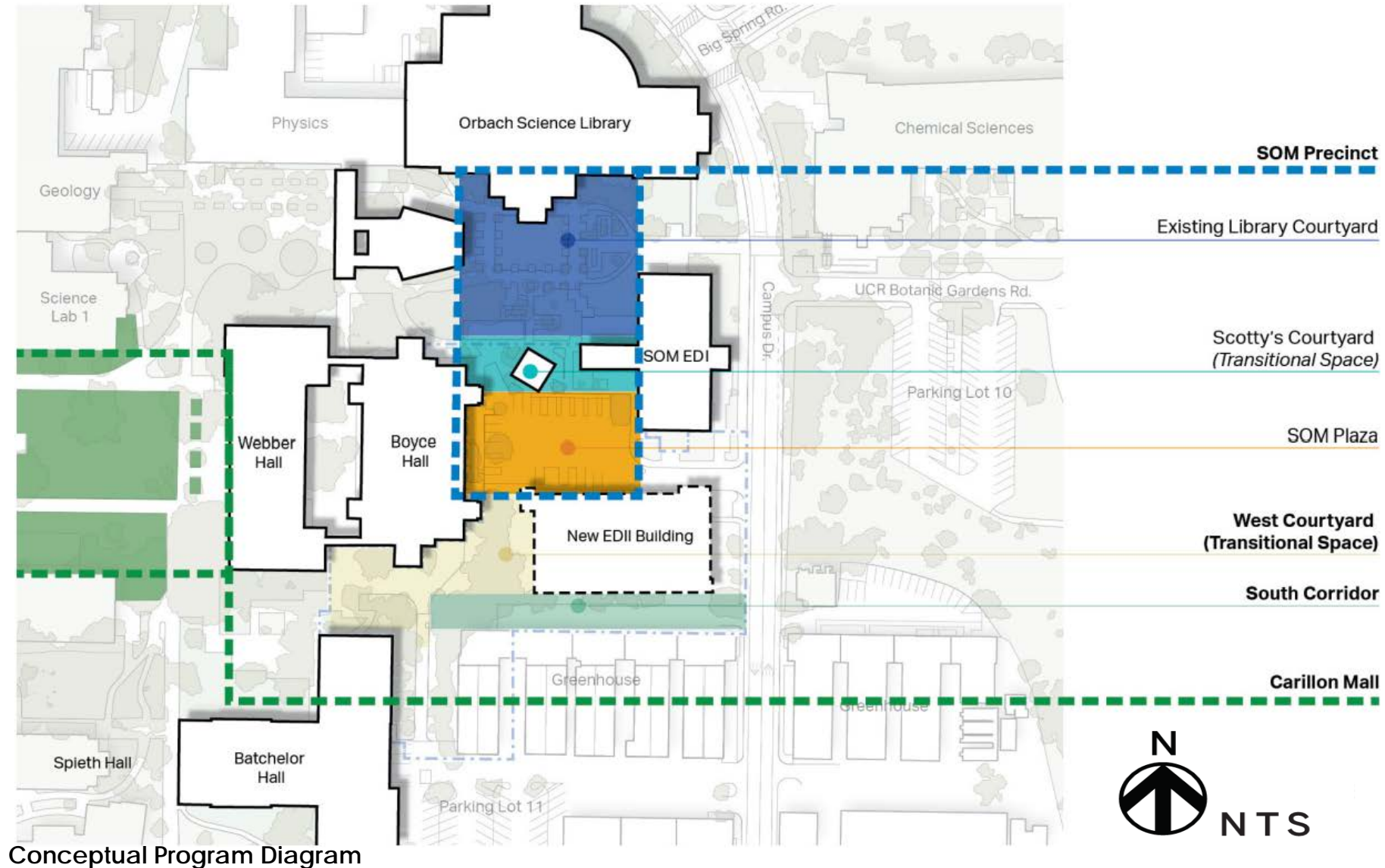
Create a SOM Plaza that is inviting and functional, and that will serve as the central open space for students, faculty, and staff of the School of Medicine and the larger community.

Create gathering opportunities for students and expand Education Building II program outdoors while maintaining service access to adjacent buildings .

Acknowledge and respond to UCR's tradition of building architecture that is uniquely climate responsive.

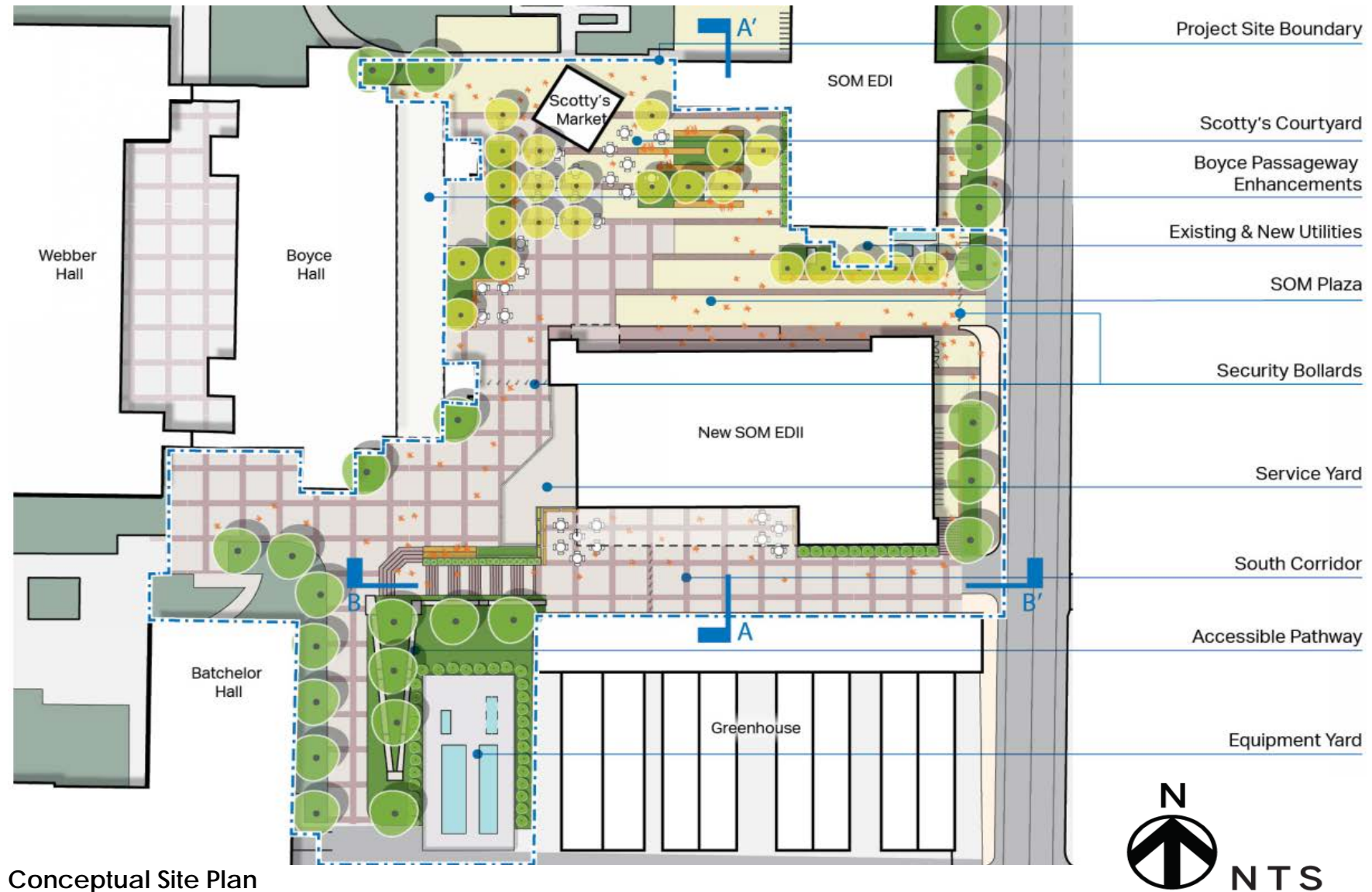
Refer to “Architectural Design Precedent at UCR” for guidance regarding the campus architectural context.

SCHOOL OF MEDICINE EDUCATION BUILDING II



Conceptual Program Diagram

SCHOOL OF MEDICINE EDUCATION BUILDING II



SCHOOL OF MEDICINE EDUCATION BUILDING II



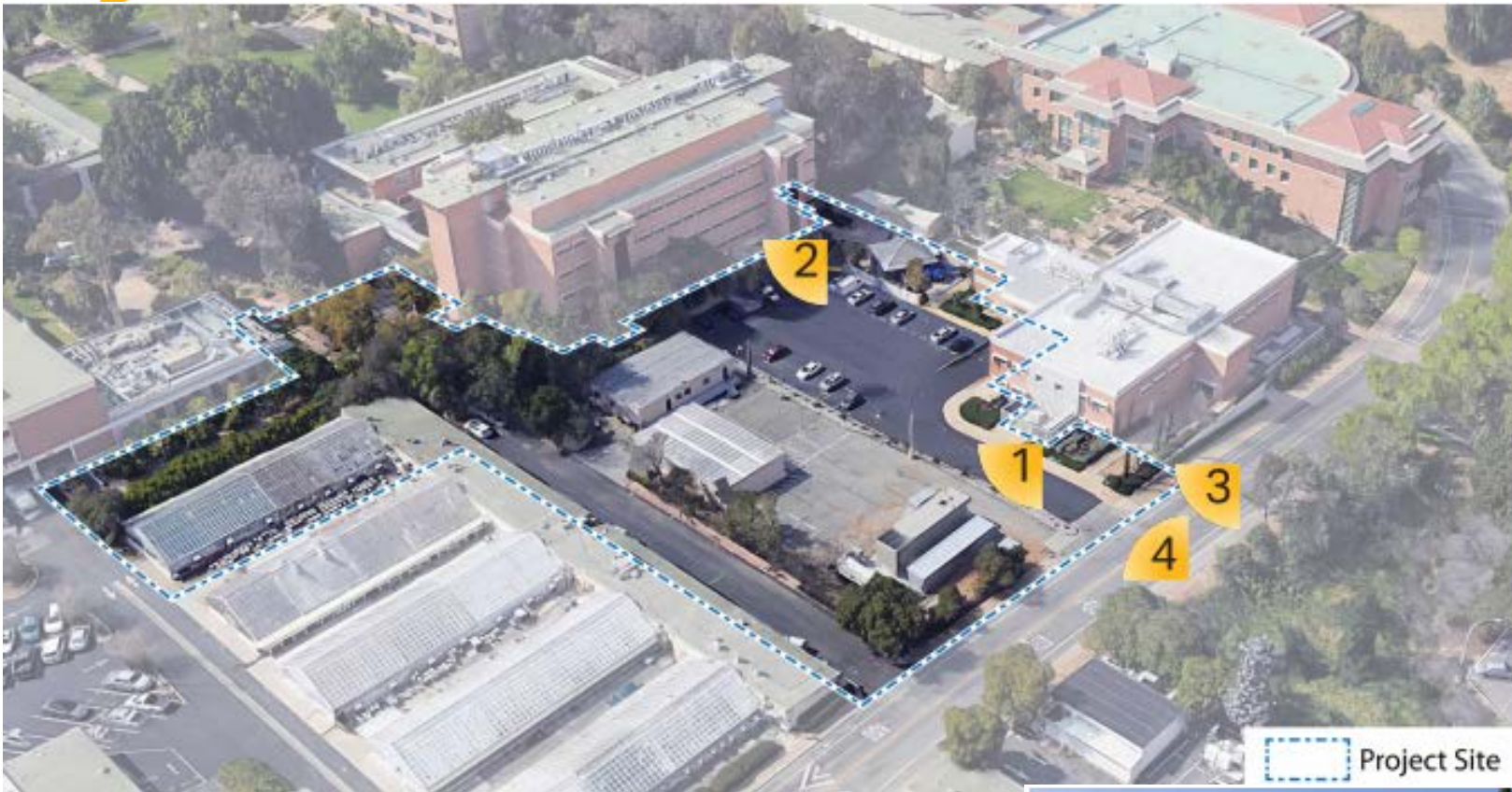
SCHOOL OF MEDICINE EDUCATION BUILDING II

PROJECT SITE



Aerial Photo of UC Riverside

SCHOOL OF MEDICINE EDUCATION BUILDING II



Project Site

SOUTHEAST AERIAL VIEW.



ELECTRICAL EQUIPMENT TO BE REPURPOSED AND RELOCATED ON SITE.



PROJECT SITE IN CLOSE PROXIMITY TO BOYCE HALL WITH NARROW PASSAGE.



GRADE DIFFERENCE BETWEEN EDI AND EDII PROJECT SITE



SLOPED SIDEWALK ON EAST CAMPUS DRIVE.

SCHOOL OF MEDICINE EDUCATION BUILDING II



WEST PORTION OF HEAD-HOUSE TO BE DEMOLISHED.



GRADE DIFFERENCE BETWEEN EDII PROJECT SITE AND HEADHOUSES.



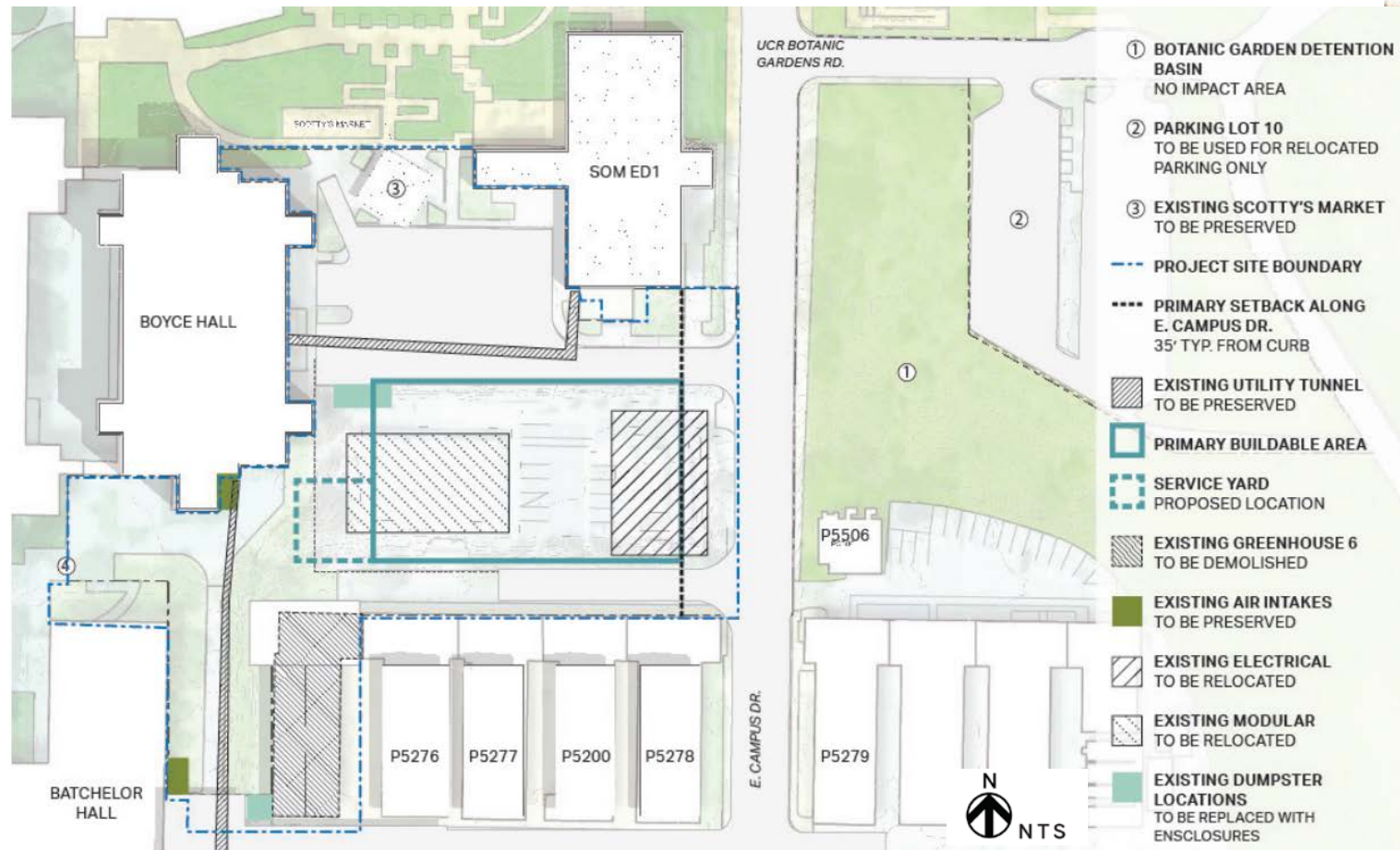
GRADE CHANGE AND EXISTING CONVENIENCE STAIR BETWEEN "West Courtyard" AND "South Corridor".



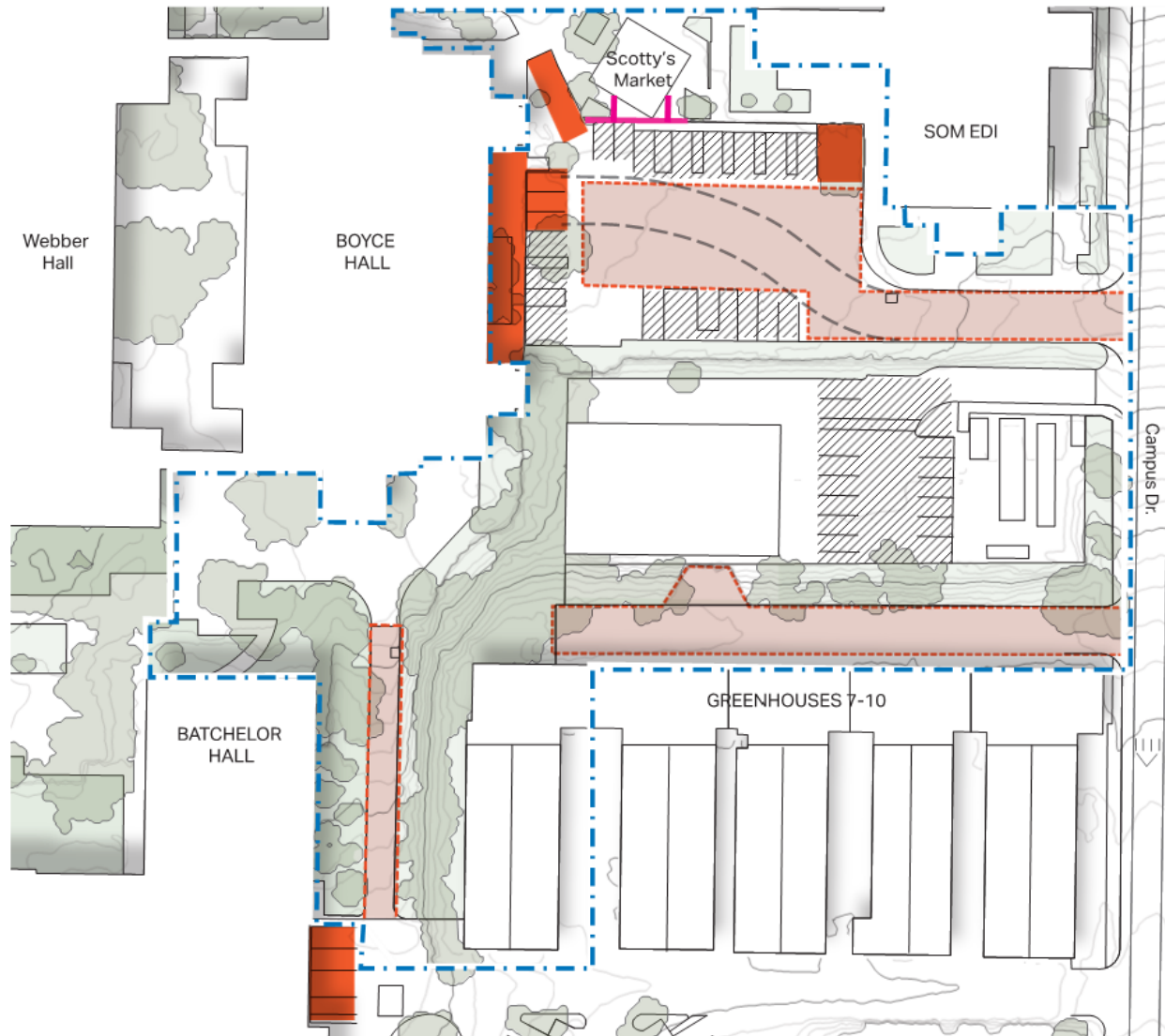
SLOPED FIRE ACCESS ROAD ON SOUTHWEST PORTION OF PROJECT SITE.

SOUTHWEST AERIAL VIEW.

SCHOOL OF MEDICINE EDUCATION BUILDING II



SCHOOL OF MEDICINE EDUCATION BUILDING II



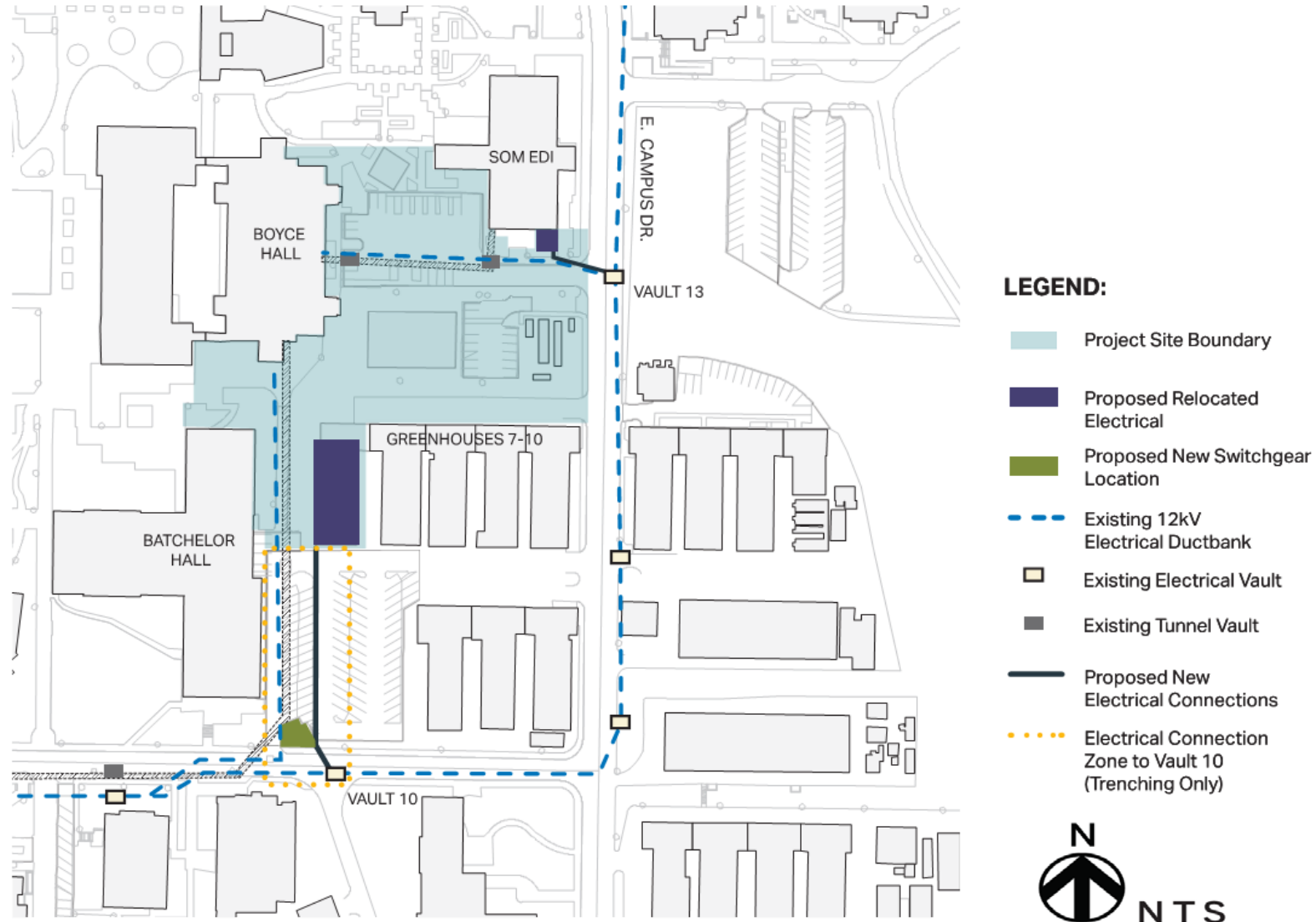
LEGEND:

- Project Site Bounda
- Existing SOM Modular
- Open Space
- Fire Lane
- Truck Route
- Loading Dock Area/ Back of House
- Parking Area (Accessible to be Replaced)
- Existing Wall/BOH
- Countour Lines



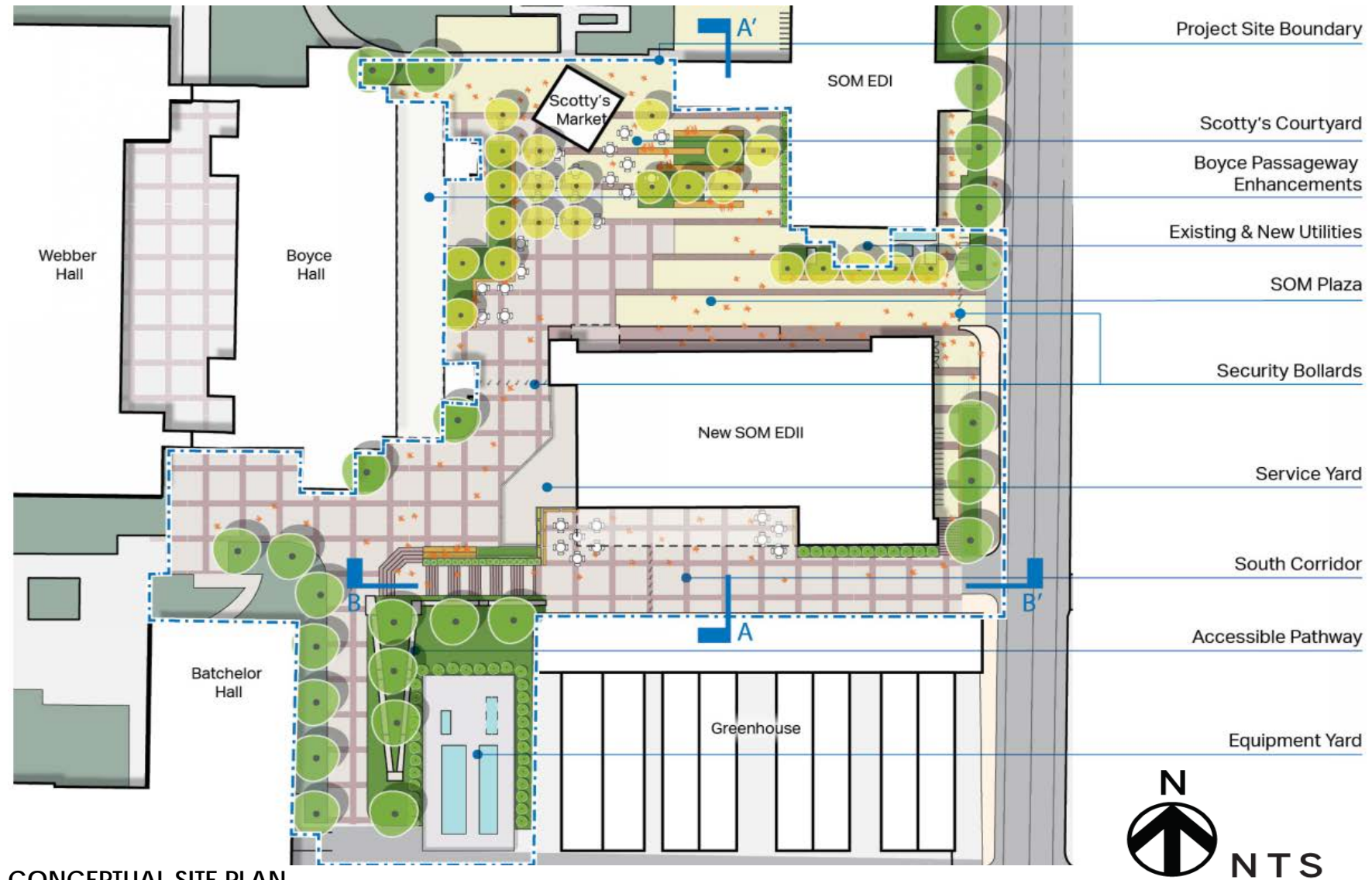
EXISTING SITE OPERATIONS

SCHOOL OF MEDICINE EDUCATION BUILDING II



ELECTRICAL EQUIPMENT RELOCATION AND CONNECTIONS

SCHOOL OF MEDICINE EDUCATION BUILDING II



CONCEPTUAL SITE PLAN

SCHOOL OF MEDICINE EDUCATION BUILDING II



- SOM Project Site Extent
- SOM Fence Line
- Batchelor Hall Fence Line
- Code Compliant Emergency Access Lane and Construction Routes
- Loading Dock Areas to Remain Operational During Construction
- Hydrant to be Relocated During Early Phases of Construction
- Shared access for SOM Ed. 2 and Batchelor Hall
- Hydrants that Require Man-Gate Access
- Other Hydrant Locations
- Fire Access Gate
- SOM Ed. 2 Proposed Parking/Laydown/Trailer Areas
- Pedestrian Access to Remain During Construction
- Sound Walls
- Potential Temp. Power POC to be Determined and Confirmed with UCR Facilities as part of the Temp Power Coordination
- SOM Ed.2/Batchelor Hall potential intermittent construction impact zone
- Modular Building and Generator yard to be relocated
- Batchelor Renewal Proposed Parking/Laydown/Trailer Areas

PROPOSED LOGISTICS/LAYDOWN - SITE ACCESS

PROJECT SCHEDULE | PROJECT BUDGET ENHANCEMENTS | ALTERNATES



	START	FINISH
Procurement & Award	11/10/2020	03/21/2021
Design Development	03/22/2021	07/10/2021
Construction Documents & Construction	07/10/2021	06/10/2023
Project Anticipated Completion	Summer 2023	

NOTICE TO PROCEED [PHASE 1] – ANTICIPATED MARCH 22, 2021

110 CALENDAR DAYS

PHASE 1

DESIGN DEVELOPMENT

+

700 CALENDAR DAYS

PHASES 2 & 3

CONSTRUCTION DOCUMENTS &
CONSTRUCTION

810 CALENDAR DAYS FOR PHASES 1, 2 & 3

**THE PROJECT SHALL BE COMPLETED ON OR BEFORE
June 10, 2023***

*Final Scope, Budget, Design and CEQA contingent on UC Regents Approval

MAXIMUM ACCEPTANCE COST (MAC)

\$85,400,000*

Total construction cost + All design fees

Cost Proposals greater than MAC are non-responsive

General Prevailing Wage Rates

Stipend: **\$400,000**

*State funded project. Final Scope, Budget, Design and CEQA contingent on UC Regents Approval

Items that may be provided by DB Teams, in addition to other possible innovations, within their design proposal and the **Maximum Acceptable Cost (MAC)**.

Enhancement 1

Use enhancements to the exterior SOM Precinct and SOM Plaza spaces.

Enhancement 2

Acoustical improvements to mechanical pens adjacent to SOM Plaza.

Enhancement 3

Inclusion of outdoor building spaces, patios and terraces.

Enhancement 4

Improvements to screening elements along the north edge of SOM Plaza.

Items that will be priced by DB Teams for acceptance at UCR's discretion.

Alternate 1

Additional small and medium study rooms for individual or small group use.

Alternate 2

Operational photovoltaic system.

Alternate 3

Inclusion of additional academic support space.

Alternate 4

Warranty Management Software Platform.

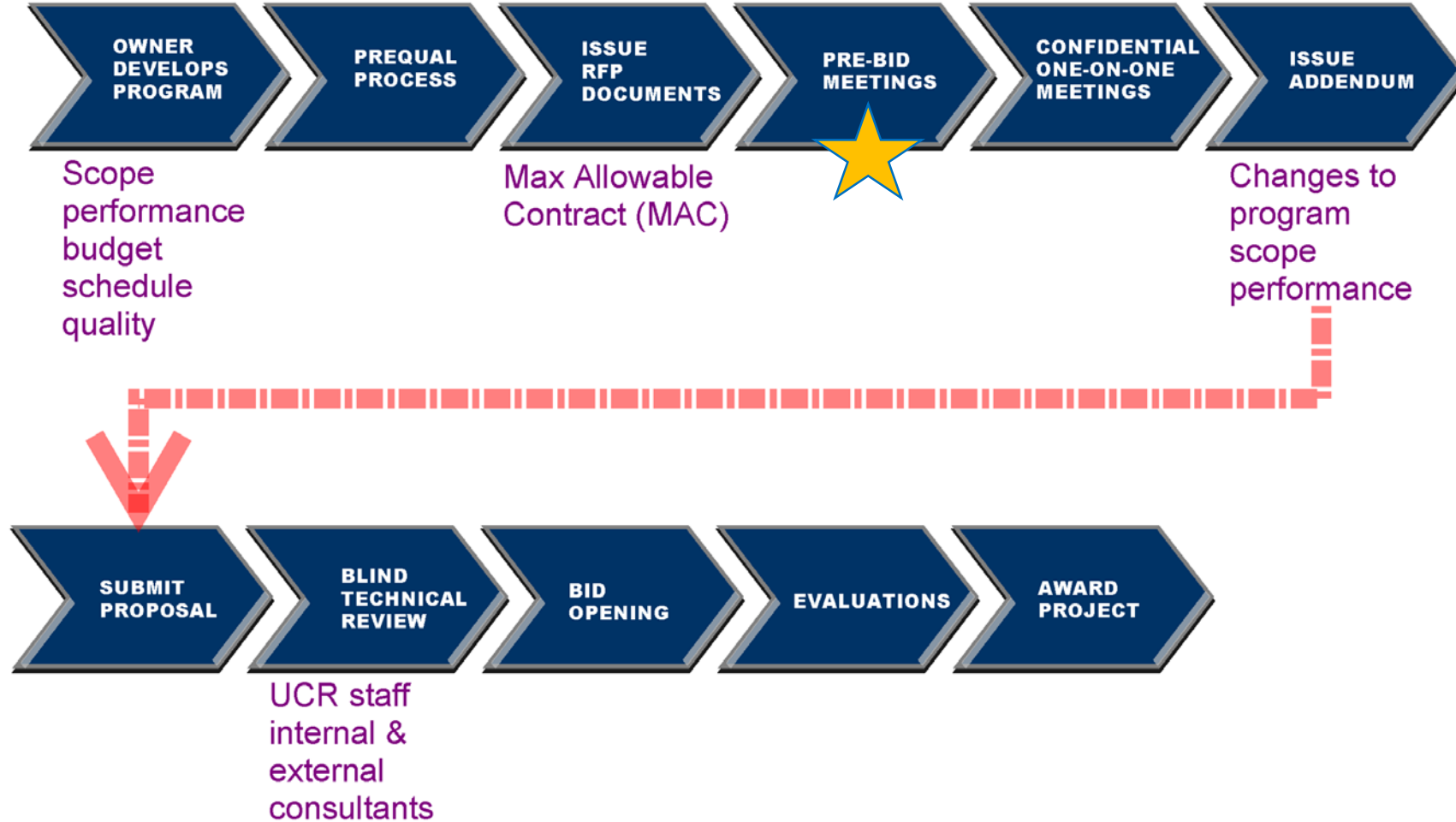
Alternate 5

LEED Platinum.

The Enhancements and Alternates are listed in order of the University's desired priority.

PROPOSAL SCHEDULE & TECHNICAL PROPOSAL COMPONENTS, SUBMITTAL & AWARD





Keys to a Successful Proposal

- Maintain schedule
- Develop a best value strategy
- Use 1-on-1 meetings effectively
- Refer to Virtual one-on-one procedures and protocols – issued as part of RFP Documents
- Understand the ratio of dollars to points
- Submit a responsive proposal
- Avoid BAFO

ACTIVITY	DATE
The RFP available	11/10/2020
Pre-Proposal Conference	11/13/2020
One-on-One Meeting #1	11/23/2020
One-on-One Meeting #2	12/16/2020 – 12/17/2020
One-on-One Meeting #3	01/13/2021 – 01/14/2021
Technical Proposal Submittal	02/04/2021
Lump Sum Base Price Proposal Submittal	02/05/2021
Technical Review	02/16/2021 - 02/17/2021
Oral Presentation	02/19/2021
Notice to Proceed Phase 1	3/22/2021
Notice to Proceed Phase 2&3*	Anticipated for July 2021

*Final Scope, Budget, Design and CEQA contingent on UC Regents Approval

SUBMITTAL

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

SUBMITTAL

- 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 Contractor or Subcontractor Minimum Occupational Safety And Health Qualifications

TECHNICAL PROPOSAL-ASF COMPLIANCE

SCHOOL OF MEDICINE EDUCATION BUILDING II

TABLE 4.2.1 – PROGRAM BY SPACE TYPE		ASF/Station	Station QTY	ASF Each	QTY	Total ASF
1.0 Instructional & Teaching Labs						
1.1	Large Group Learning - Classrooms & Support					
1.11	Large Group Learning - Flat	25	140	3,500	2	7,000
1.12	Large Group Learning - Tiered	28	140	3,920	1	3,920
1.13	Active Learning Classroom	32	80	2,560	1	2,560
1.14	Problem-Based Learning Room	25	10	250	15	3,750
1.15	Large Group Learning Support			500	1	500
1.16	Active Learning Storage/Support			750	2	1,500
Subtotal 1.0						19,230
2.0 Office & Support						
2.1	Offices & Work Stations					
2.10	Dean Office	350	1	350	1	350
2.11	Enclosed Office - Large	120	1	120	5	600
2.12	Enclosed Office - Standard	100	1	100	46	4,600
2.13	Work Station	54	1	54	109	5,886
2.14	Hoteling/Open Work Station	54	1	54	12	648
Sub-Group Subtotal						12,084
2.2	Office Support					
2.20	Copy/Work Room			120	4	480
2.21	Coffee Station			60	4	240
2.22	Media Production Facility			200	1	200
2.23	Secure File Room			200	1	200
2.24	Storage Room			100	2	200
Sub-Group Subtotal						1,320
2.3	Office Shared Collaboration					
2.30	Conference Room - 30	20	30	600	2	1,200
2.31	Conference Room - 20	20	20	400	1	400
2.32	Conference Room - 10	25	10	250	2	500
2.33	Conference Room - 5	20	5	100	22	2,200
2.34	Conference Room (Huddle) - 3	15	3	50	8	400
2.35	Kitchen - Lounge - staff			650	1	650
2.36	Kitchenette - staff			200	1	200
Sub-Group Subtotal						5,550
Subtotal 2.0						18,954
3.0 Collaboration & Student Life						
3.1	Shared Amenities					
3.11	Lobby/Reception			500	1	500
3.12	Meditation Room			50	1	50
3.13	Lounge - large student			1,195	1	1,195
3.14	Lounge - small student			400	2	800
3.15	Kitchenette - student			200	2	400
3.16	Prefunction	7	600	4,200	1	4,200
Sub-Group Subtotal						7,145
3.2	Shared Collaboration					
3.21	Meeting Room - Large	15	40	600	1	600
3.22	Meeting Room - Medium	15	15	225	2	450
Sub-Group Subtotal						1,050
3.3	Study Space					
3.31	Study Room - Large	15	7	105	10	1,050
3.32	Study Room - Medium	15	5	75	5	375
3.33	Study Room - Small	15	3	50	4	200
3.34	Open Study			15	125	1,875
3.35	Lockers/storage			4	250	1,000
Sub-Group Subtotal						4,500
Subtotal 3.0						12,695
4.0 Service & Support						
4.1	Facility Manager Office			120	1	120
4.2	Shared Building Storage			500	2	1,000
4.3	Wellness Room			60	2	120
4.4	Gender Inclusive Single Stall			80	4	320
4.5	Gender Inclusive Multistall			300	1	300
4.6	Janitorial			100	4	400
Subtotal 4.0						2,260
TOTAL BUILDING ASF						53,139 SF
TOTAL EST. GSF (ASF * 1.6 - Targeted 60-65% Efficiency)						85,023 SF

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 BOD Program Requirements for each space as identified below.)								
Space ID No.	Space Type/Name	Design Builder Proposed			Proposed Fresh Space			
		Quantity	ASF Each	Total ASF	Quantity	ASF Each	Difference	Total ASF
1.0 Instructional and Teaching Labs								
1.1	Large Group Learning, Classroom & Support							
1.11	Large Group Learning - Flat	2	3500	7,000				
1.12	Large Group Learning - Tiered	1	3920	3,920				
1.13	Active Learning Classroom	1	2560	2,560				
1.14	Problem-Based Learning Room	15	250	3,750				
1.15	Large Group Learning Support	1	500	500				
1.16	Active Learning Storage/Support	2	750	1,500				
Subtotal 1.0				19,230	Subtotal			
2.0 Office and Support								
2.1	Offices & Work Stations							
2.10	Dean Office	1	350	350				
2.11	Enclosed Office - Large	5	120	600				
2.12	Enclosed Office - Standard	46	100	4,600				
2.13	Work Station	109	54	5,886				
2.14	Hoteling/Open Work Station	12	54	648				
Sub-Group Subtotal				12,084				
2.2	Office Support							
2.20	Copy/Work Room	4	120	480				
2.21	Coffee Station	4	60	240				
2.22	Media Production Facility	1	200	200				
2.23	Secure File Room	1	200	200				
2.24	Storage Room	2	100	200				
Sub-Group Subtotal				1,320				
2.3	Office Shared Collaboration							
2.30	Conference Room - 30	2	600	1,200				
2.31	Conference Room - 20	1	400	400				
2.32	Conference Room - 10	2	250	500				
2.33	Conference Room - 5	22	100	2,200				
2.34	Conference Room (Lodderly) - 3	8	50	400				
2.35	Kitchen - Lounge - Staff	1	650	650				
2.36	Kitchenette - Staff	1	200	200				
Sub-Group Subtotal				5,550				
Subtotal 2.0				18,954	Subtotal			
3.0 Collaboration and Student Life								
3.1	Shared Amenities							
3.11	Lobby/Reception	1	500	500				
3.12	Meditation Room	1	50	50				
3.13	Lounge - Large Student	1	1,195	1,195				
3.14	Lounge - Small Student	2	400	800				
3.15	Kitchenette - Student	2	200	400				
3.16	Prefunction	1	4,200	4,200				
Sub-Group Subtotal				7,145				
3.2	Shared Collaboration							
3.21	Meeting Room - Large	1	600	600				
3.22	Meeting Room - Medium	2	225	450				
Sub-Group Subtotal				1,050				
3.3	Study Space							
3.31	Study Room - Large	10	105	1,050				
3.32	Study Room - Medium	5	75	375				
3.33	Study Room - Small	4	50	200				
3.34	Open Study	125	15	1,875				
3.35	Lockers/Storage	250	4	1,000				
Sub-Group Subtotal				4,500				
Subtotal 3.0				12,695	Subtotal			
4.0 Service and Support								
4.1	Facility Manager Office	1	120	120				
4.2	Shared Building Storage	2	500	1,000				
4.3	Wellness Room	2	60	120				
4.4	Gender Inclusive Single Stall	4	80	320				
4.5	Gender Inclusive Multistall	1	300	300				
4.6	Janitorial	4	100	400				
Subtotal 4.0				2,260	Subtotal			
BUILDING TOTAL ASF				53,139	BUILDING TOTAL			

5% BELOW ASF = NON-RESPONSIVE

Description	Points Available
Executive Summary	0
TAB 1 – Architectural Design	95
TAB 2 – Program Functionality	55
TAB 3 – Project Program Compliance	Pass/Fail
TAB 4 – Site, Civil, and Circulation Design	45
TAB 5 – Mechanical, Electrical, AV-IT, and Plumbing Systems Design	40
TAB 6 – Sustainability Features Incorporated into Design and LEED Gold Scorecard	15
TAB 7 – Structural Design	Pass/Fail
TAB 8 – Group 2 & 3 Furniture Design and selections	15
TAB 9 – Enhancements and Added Value	20
TAB 10 – Alternates	25
TAB 11 – Project Schedule & Work Plan	20
TAB 12 – Mitigation of Subsurface Conditions and Negative Construction Impacts	20
TAB 13– Co-Location and Staffing plan	15
TAB 14 – Quality Control Plan	15
TAB 15 – Deviations from Request for Proposal	Pass/Fail
Oral Presentation	20
Subtotal:	400
Best and Final Offer (if necessary)	40
Total:	440

Determination of Best Value

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

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

UCIP | PROPOSAL DEADLINES | Q&A | SITE VISIT



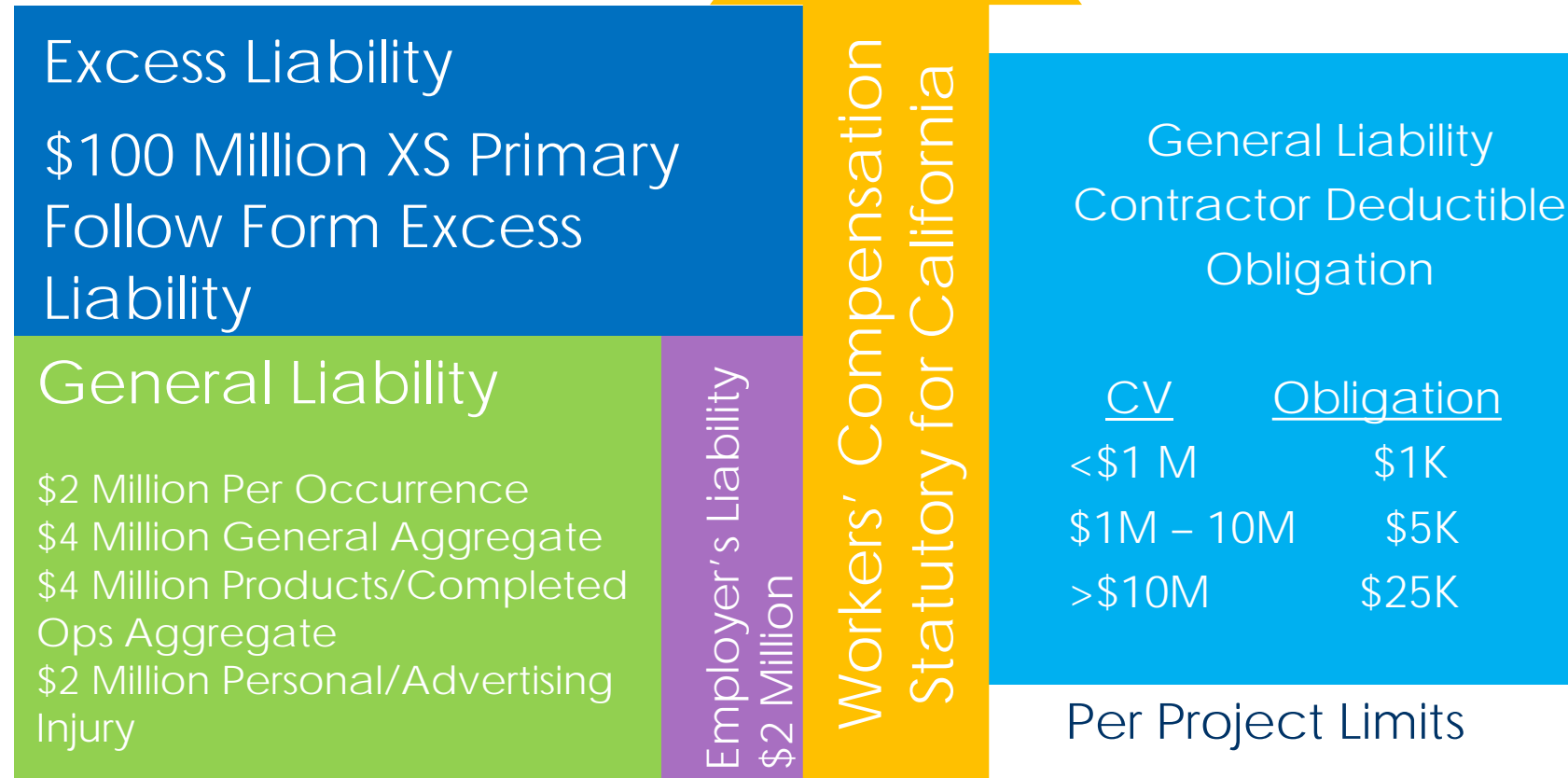
An insurance program of Workers' Compensation and General and Excess Liability insurance; Excludes Auto and Professional Liability Insurance.

Eligible and Enrolled:

- Construction Managers
- General Contractors
- Subcontractors of every tier

PROTECTION

*At or emanating from
the project site!*



Due: Technical Proposal: February 04, 2021 by 2:00 PM

Price Proposal: February 05, 2021 by 2:00 PM

All Documents No Exceptions

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

Request for site visits can be made by emailing Betty Osuna and Lynn Javier.

Site visit will be limited to 3 individuals per design-build team. Site visit shall provide a general overview of the site vicinity.

Additional utility and infrastructure investigation/discoveries that require access to tunnels, manholes, and vaults shall be coordinated separately.

All required **Social Distancing** measures and guidelines will be in effect.

Contact:

BETTY OSUNA

UCR Contract Administrator

951.827.4590

Betty.Osuna@ucr.edu

And

LYNN JAVIER

University's Consultant

949.254.3494

Lynn.Javier@ucr.edu