

All Inquiries:  
**BETTY OSUNA**  
UCR Contracts Administrator  
951.827.4590  
[Bety.Osuna@ucr.edu](mailto:Bety.Osuna@ucr.edu)

## DESIGN BUILD PRE-PROPOSAL CONFERENCE



December 17, 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**

**PLANNING, DESIGN & CONSTRUCTION**

**JACQUELINE NORMAN**

Assistant Vice Chancellor & Campus Architect

**BLYTHE WILSON**

Director, Project Management

**DEXTER GALANG**

Senior Planner

**FERNANDO CANON**

Senior Project Manager

**UMA RAMASUBRAMANIAN**

Principal Physical Planner

**CARMEN LONG**

Construction Contracts Manager

**PERKINS EASTMAN**

Basis of Design Consultant

**ANSER ADVISORY**

University Support

**STUDENT HEALTH & COUNSELING CENTER**

**DR. DENISE WOODS**

Assistant Vice Chancellor of Health, Counseling and Wellness

**WORKING GROUP**

**DR. ELIZABETH MONDRAGON**

Director of Counseling & Psychological Services

**DR. KENNETH HAN**

Chief Physician, Student Health Services

**DEVON SAKAMOTO**

Director of The Well

## AGENDA

- Introduction
- Message from the AVC of Health, Counseling & Wellness
- 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

## Opening Comments

*Dr. Denise Woods*

*Assistant Vice Chancellor of Student Affairs*



## Student Health & Counseling Mission

*Dr. Denise Woods*

“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.”

TermName Ethnicity	Fall 2016		Fall 2017		Fall 2018		Fall 2019		Fall 2020	
	%	N	%	N	%	N	%	N	%	N
Chicano/Latino	37.2%	8,536	37.7%	8,784	38.0%	9,079	38.3%	9,780	38.7%	10,217
Asian	30.9%	7,087	30.4%	7,085	30.4%	7,282	30.4%	7,773	30.8%	8,135
White	14.6%	3,352	14.0%	3,264	13.4%	3,207	13.2%	3,373	12.9%	3,411
International	6.3%	1,443	6.9%	1,595	7.4%	1,781	7.8%	1,986	7.5%	1,979
Two or More Races	5.5%	1,257	5.6%	1,295	5.5%	1,319	5.5%	1,399	5.5%	1,446
Black/African American	3.5%	793	3.4%	783	3.2%	767	3.0%	777	3.0%	786
Domestic Unknown	1.7%	392	1.8%	411	1.8%	427	1.6%	405	1.5%	394
Native Hawaiian/Pacific Islander	0.2%	36	0.2%	35	0.1%	34	0.1%	31	0.1%	35
American Indian/Alaskan Native	0.1%	25	0.1%	26	0.1%	26	0.1%	24	0.1%	31
<b>Total</b>	<b>100.0%</b>	<b>22,921</b>	<b>100.0%</b>	<b>23,278</b>	<b>100.0%</b>	<b>23,922</b>	<b>100.0%</b>	<b>25,548</b>	<b>100.0%</b>	<b>26,434</b>

## The Student Health & Counseling Center

- Will create a visionary and transformational facility
- Will support the mission of the Student Health and Wellbeing cluster
- Will provide a welcoming and healing environment to students
- Will promote academic success and retention through holistic wellness and health education
- Will support seamless collaborative partnerships





## The Student Health & Counseling Center

- Will be function and practical
- Will provide a safe environment for students, staff, and faculty
- Will be responsive to the external site and climate conditions in a manner that integrates the building into the surrounding campus landscape
- Forward-thinking and innovative in approach



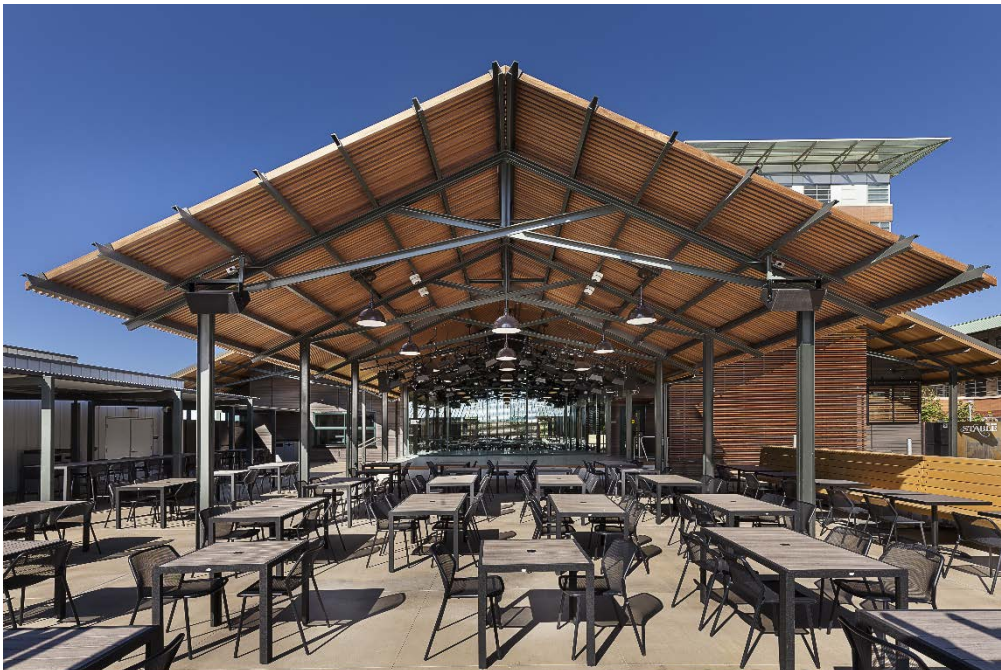
- › Signifies the importance of students being the stewards of their own health
  
- › An opportunity to physically embody our mission and values, especially:
  - › Accessibility
  - › Comprehensive
  - › Inclusive
  - › Innovative
  - › Excellence
  - › Commitment to Student Needs
  
- › Creates a central hub for all things related to student wellness and health
- › Facilitates student access to medical care, normalizing health seeking behaviors, and establishing/prioritizing life-long health behaviors
- › Represents the culmination of many, many years of campus support and student advocacy

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.







1. **BE IDENTIFIABLE**
2. **CONVEY A COMMITMENT TO QUALITY CARE**
3. **OFFER INTEGRATED AND HOLISTIC CARE**
4. **SUPPORT STUDENT SUCCESS**



**STUDENT HEALTH SERVICES**



**COUNSELING AND  
PSYCHOLOGICAL SERVICES  
(CAPS)**



**THE WELL**

Total: 20,445 ASF





## 1. STUDENT HEALTH SERVICES

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





## 2. COUNSELING & PSYCHOLOGICAL SERVICES (CAPS)

- Counseling/ Therapy
- Psychiatrist
- Group Therapy

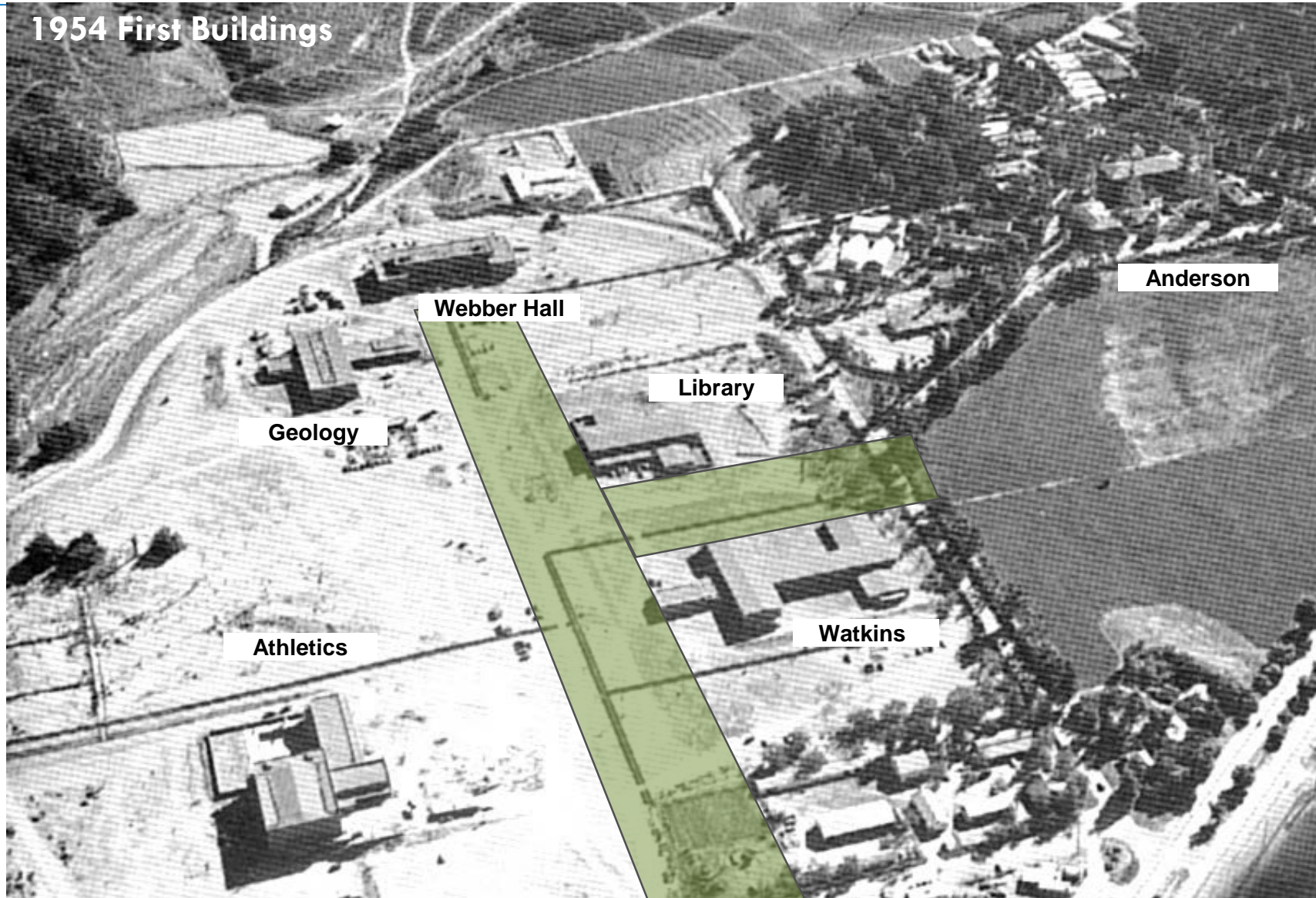




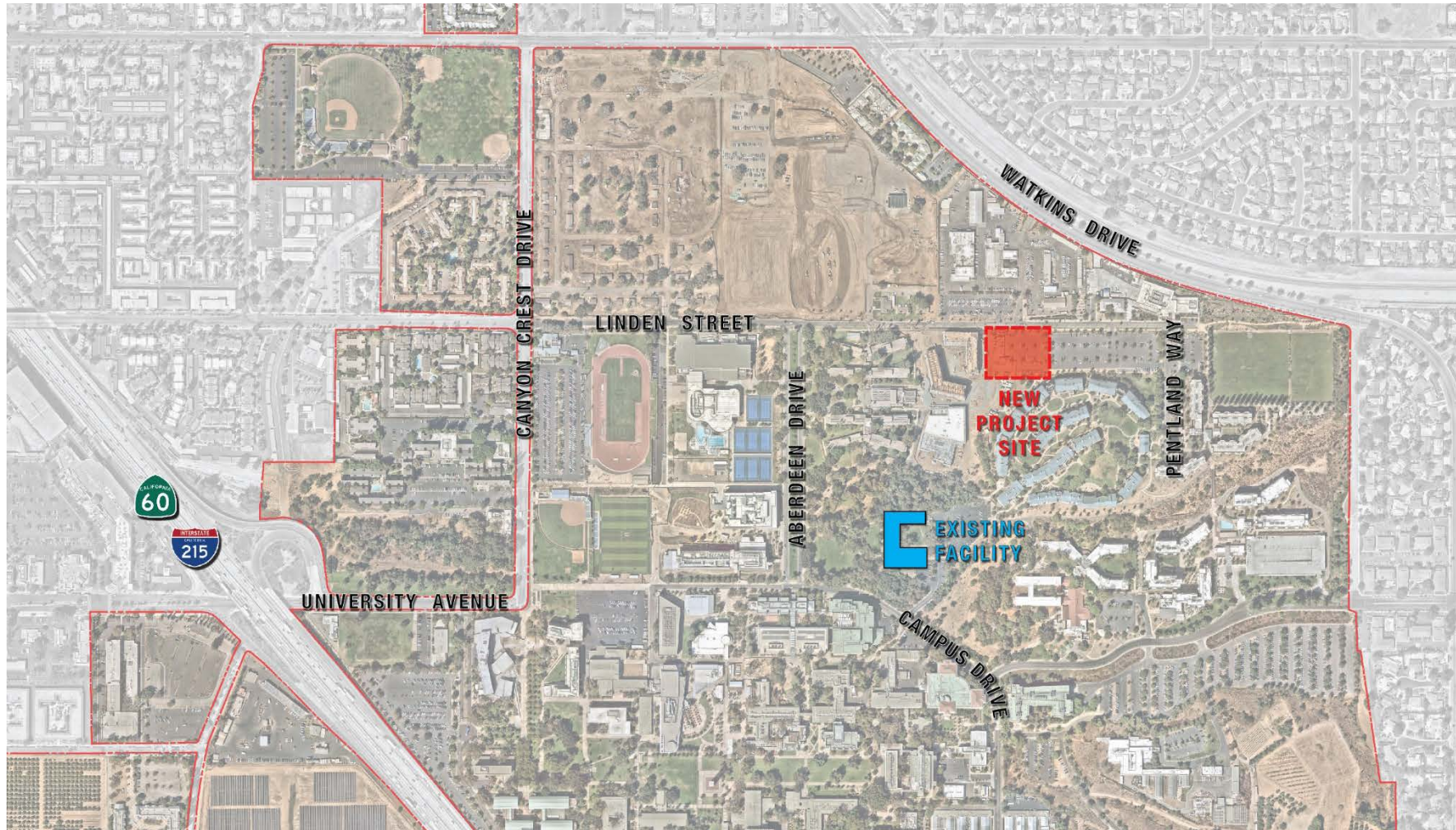
### 3. THE WELL

- Gathering Space
- Office

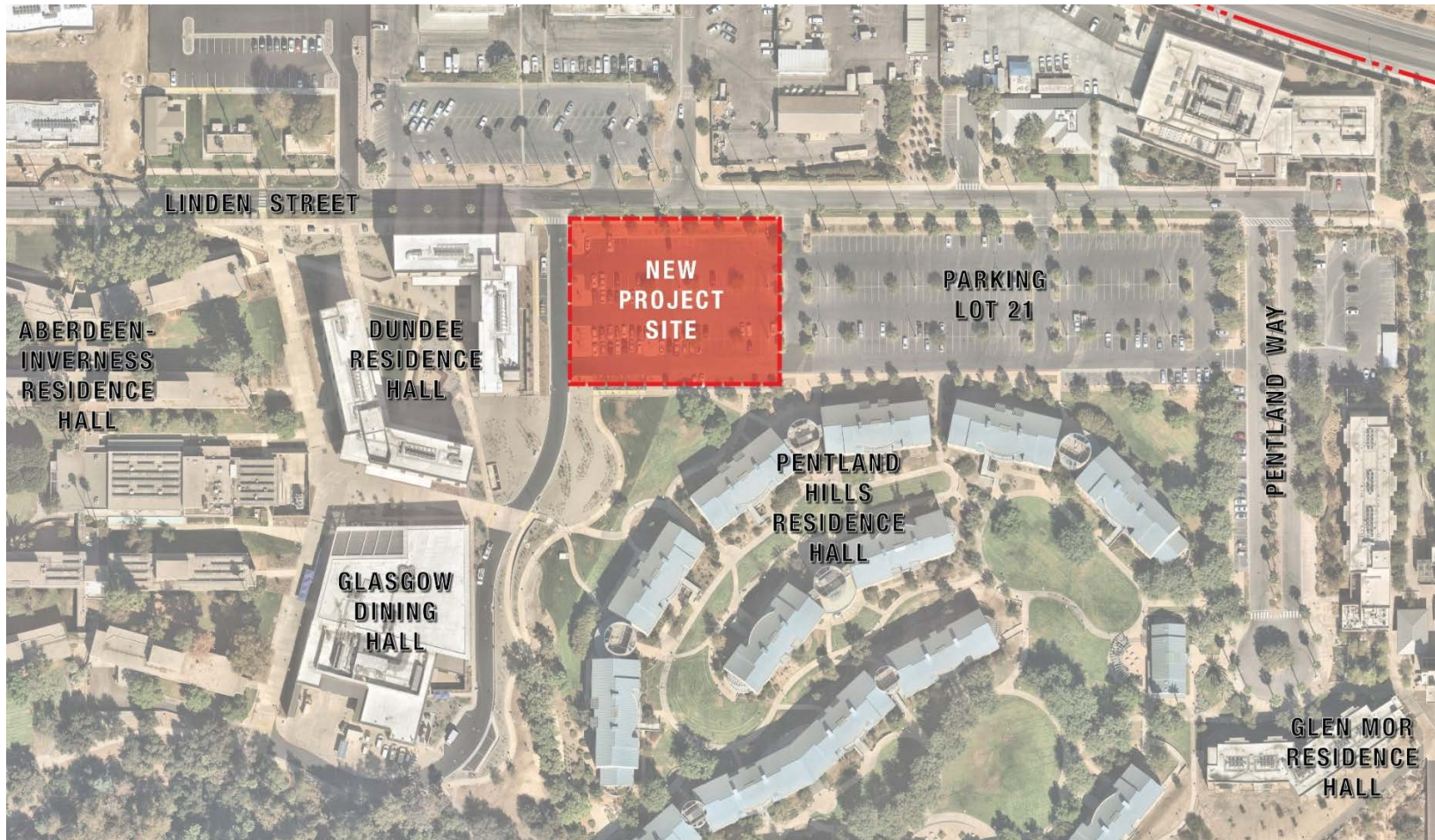




PROJECT SITE

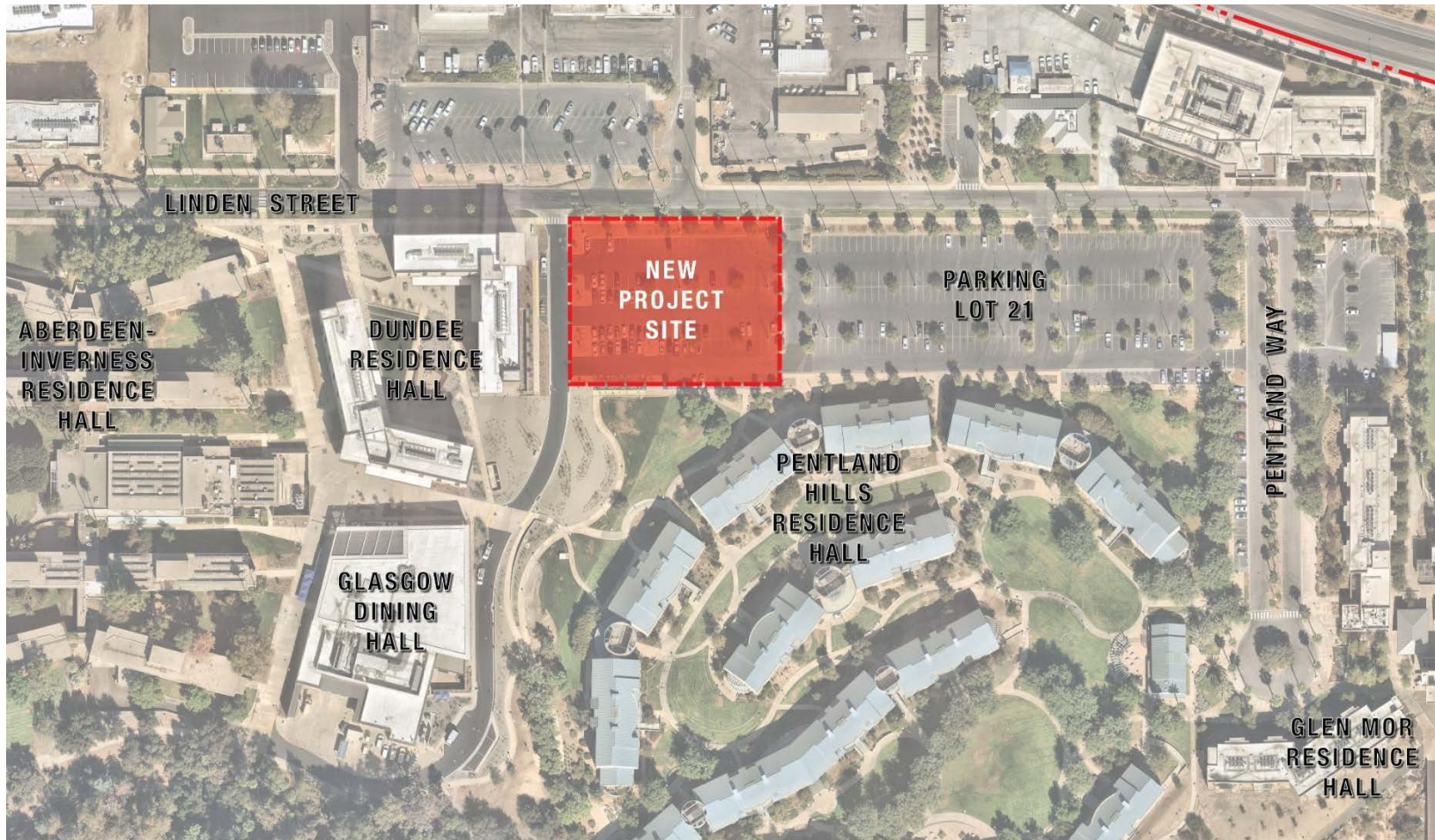


Aerial Photo of UC Riverside

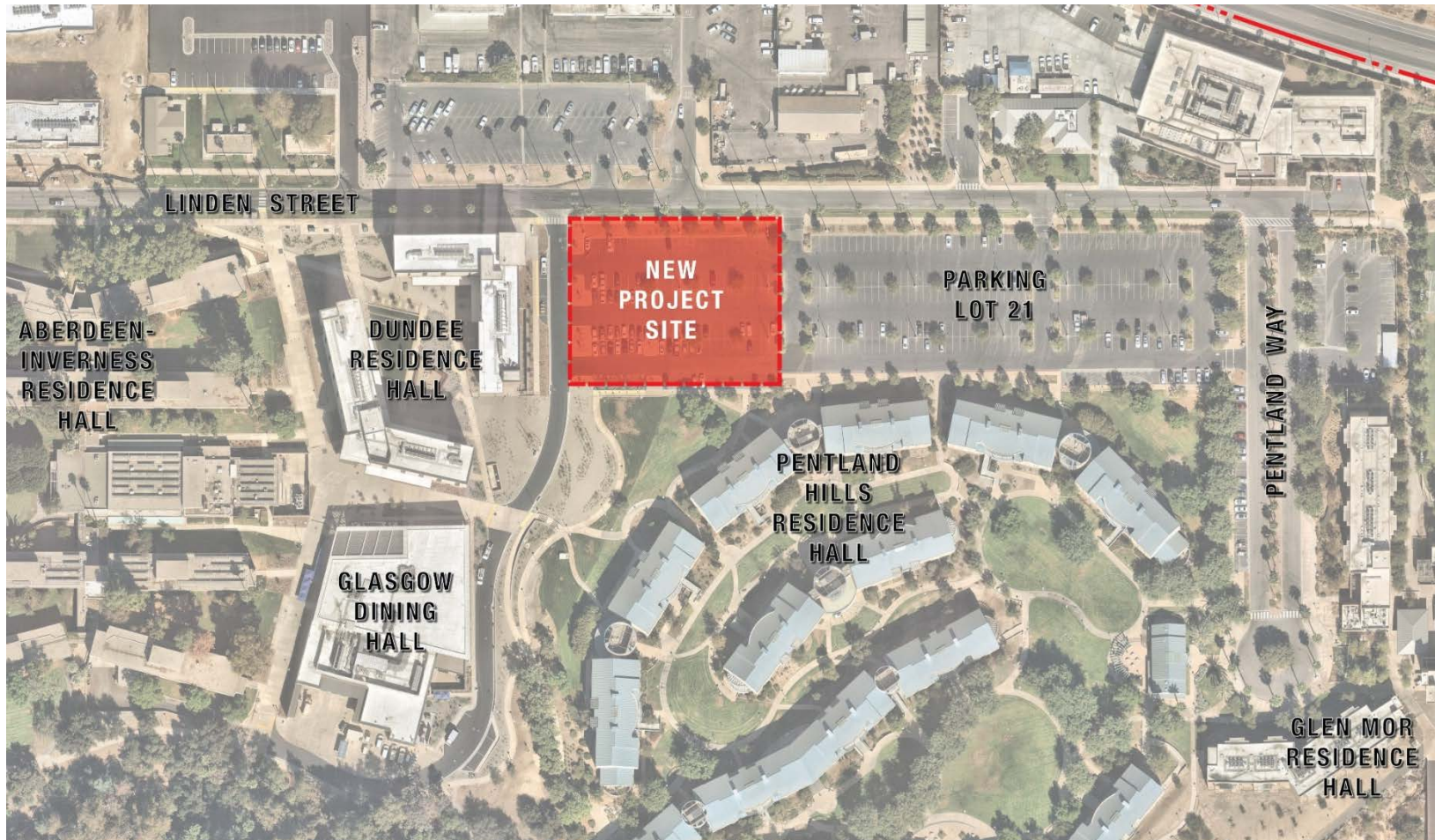


- Integrate into the student neighborhood of existing student housing facilities with coherent connections into campus
- Create a positive relationship with the North District and Dundee Glasgow student housing communities
- Acknowledge Linden Street as an important cultural landscape feature of the campus and ensure that the building actively engages it
- Explore ways to make the building edges permeable

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

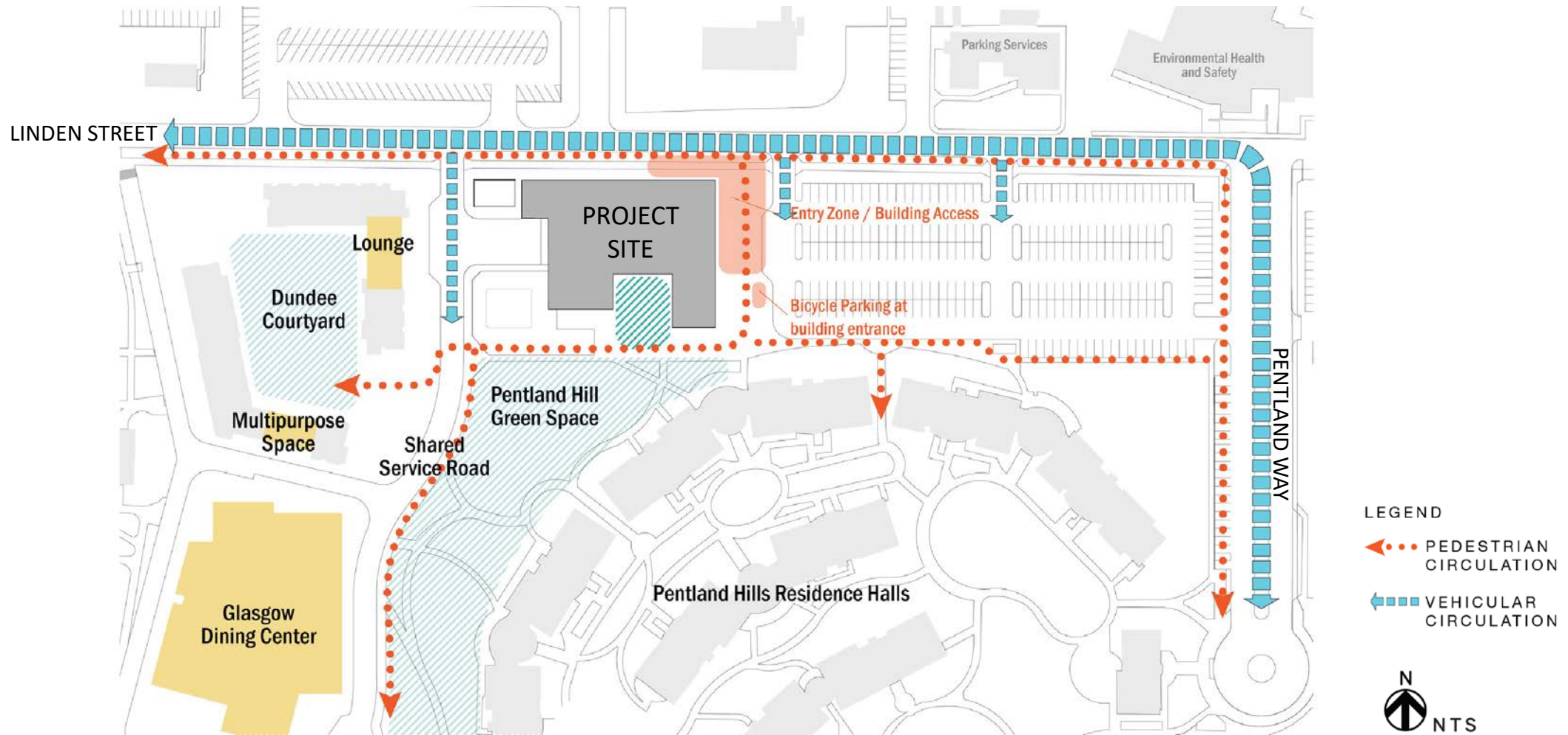


- Engender a creative response to the remainder of Parking Lot 21 both in its current state, and as a future developable site
- Create a welcoming, inviting, and prominent public entry that is accessible and visible from Linden Street, the primary access for both vehicular and pedestrian circulation
- Relate to setbacks of adjacent existing buildings (i.e. Dundee-Glasgow Residence Hall)



- Ensure accessibility from the service road, without impacting the access to the Dundee-Glasgow Residence Hall building, including guest parking and drop-off area
- Include clear wayfinding for vehicular and pedestrian needs
- Relate to existing campus architecture
- Protect and shield outdoor open space(s) from heat and high speed wind through building form



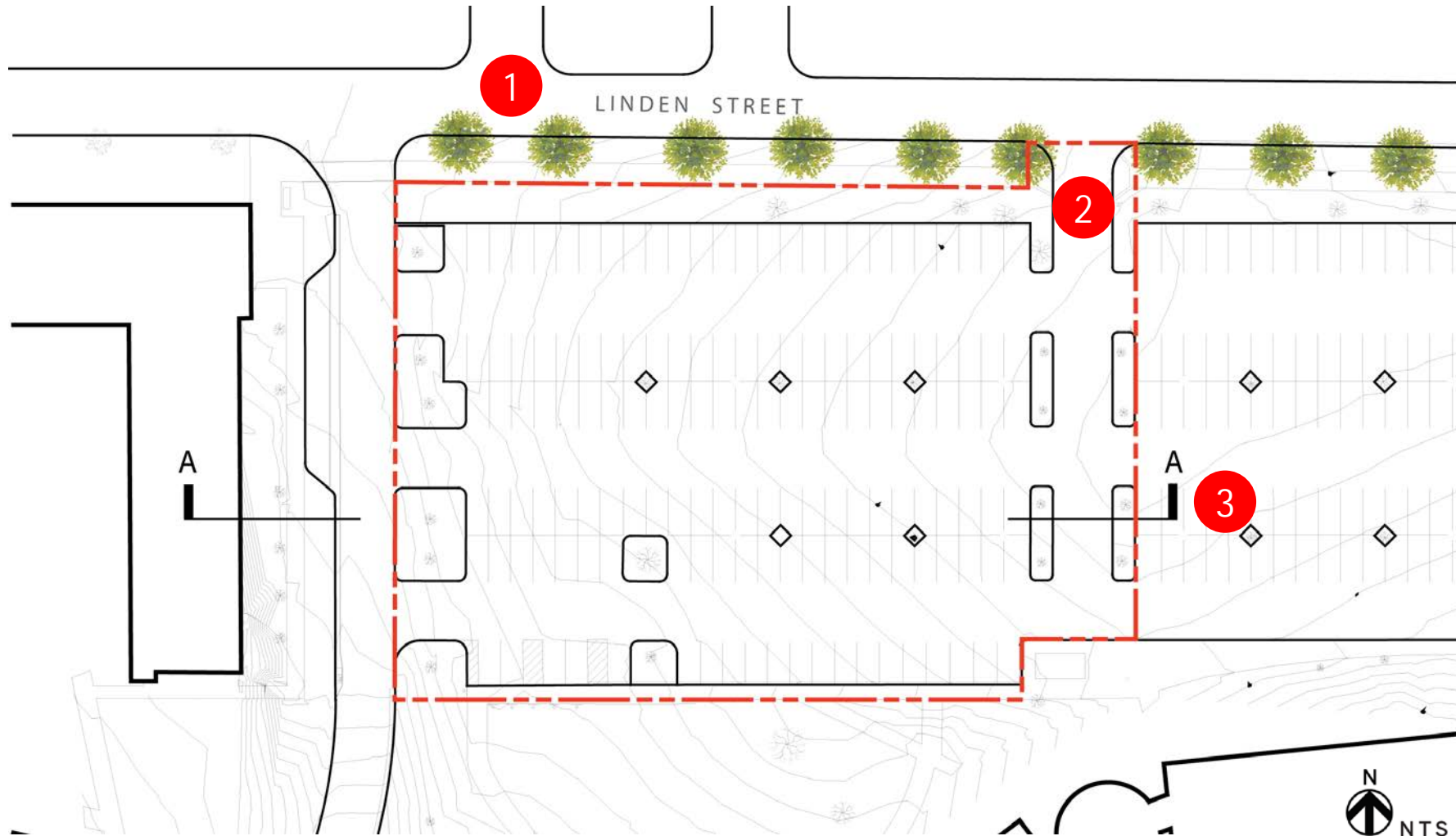


**LEGEND**

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

N  
NTS

Existing Site Circulation



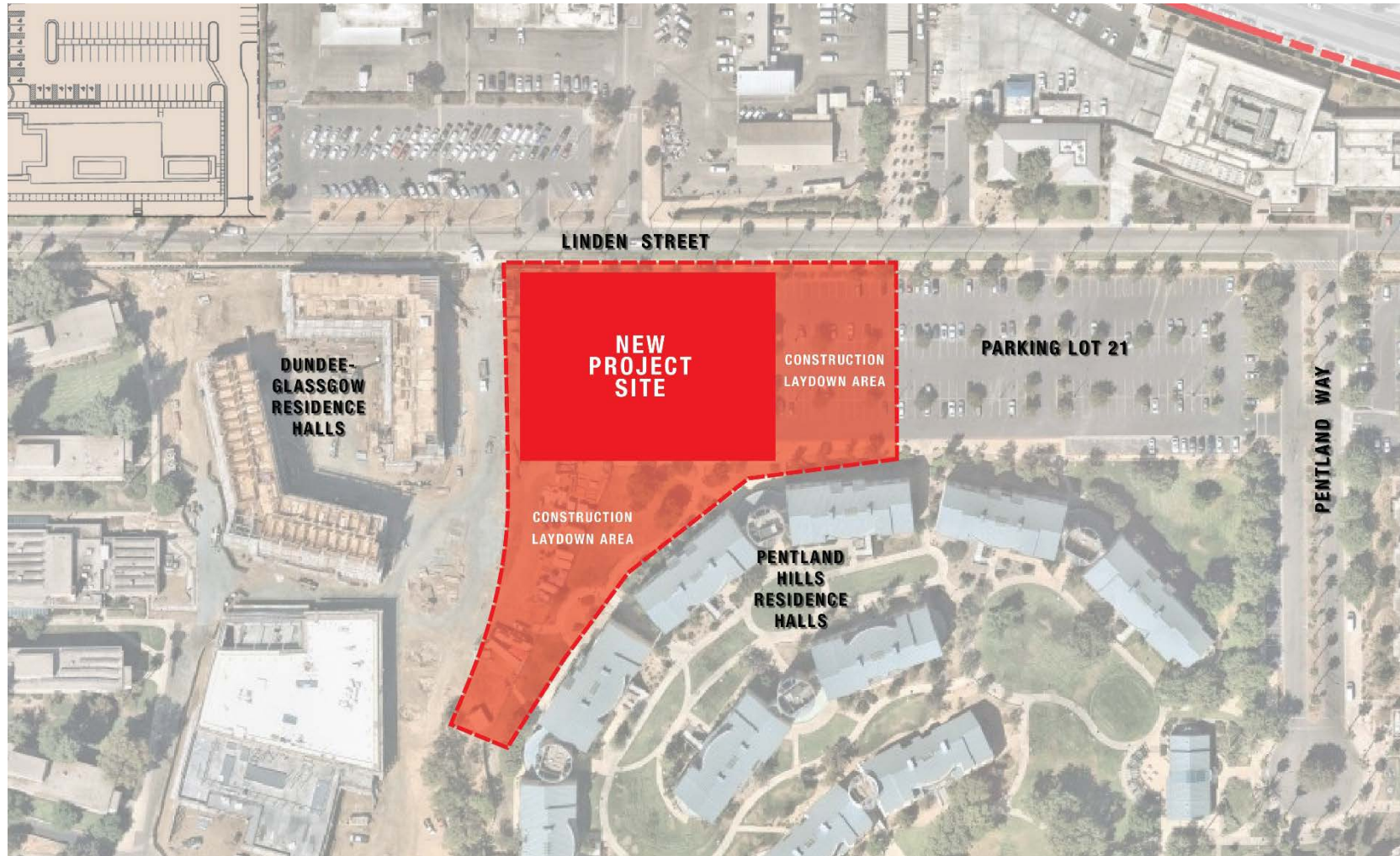
- 1** PALM TREES ALONG LINDEN STREET TO REMAIN UNDISTURBED
- 2** CURB CUT AT LINDEN TO REMAIN IN THE SAME LOCATION
- 3** GRADE CHANGE: 14' DOWNSLOPE FROM EAST TO WEST

**SITE FEATURES & CONSTRAINTS**

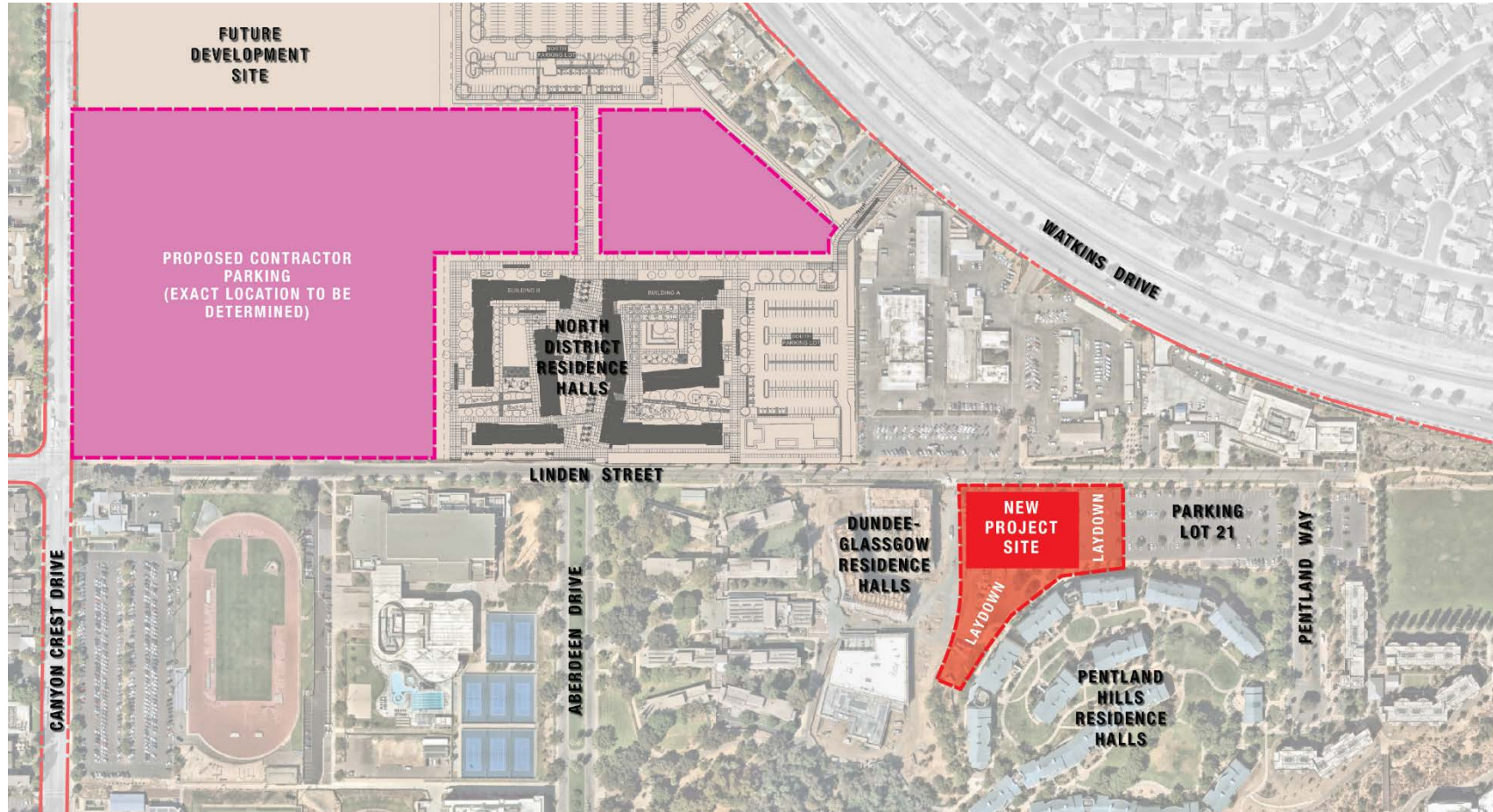


**SITE SECTION A-A**

**3** GRADE CHANGE:  
14' DOWNSLOPE FROM  
EAST TO WEST



**PROPOSED LOGISTICS/LAYDOWN - SITE ACCESS**



**PROPOSED LOGISTICS/LAYDOWN - SITE ACCESS**

# PROJECT SCHEDULE | PROJECT BUDGET ENHANCEMENTS | ALTERNATES



**NOTICE TO PROCEED [PHASE 1] – ANTICIPATED**  
**MAY 27, 2021**

90 CALENDAR DAYS

PHASE 1

DESIGN DEVELOPMENT

+

607 CALENDAR DAYS

PHASES 2 & 3

CONSTRUCTION DOCUMENTS &  
CONSTRUCTION

697 CALENDAR DAYS FOR PHASES 1, 2 & 3

**THE PROJECT SHALL BE COMPLETED ON OR BEFORE**  
**APRIL 18, 2023**

## MAXIMUM ACCEPTANCE COST (MAC)

**\$27,876,000**

Total construction cost + All design fees

Cost Proposals greater than MAC are non-responsive

General Prevailing Wage Rates

Stipend: **\$150,000**



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**

Add 500 ASF of hoteling/flexible space for administrative staff

- Two standard offices at 120 SF each
- 260 SF of workstation area

**Enhancement 2**

Add 120 ASF to Laboratory to provide at least one additional work area

**Enhancement 3**

Add 400 ASF to the Lobby space

**Enhancement 4**

Add 500 ASF Indoor Meditation Space

**Enhancement 5**

Add 150 ASF Grocery Distribution Space for Food Insecure Students (Basic Needs)

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

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

**Alternate 1**

1,500 ASF Outdoor Waiting, Testing, and Line up Area for Pandemic Readiness

**Alternate 2**

Low Voltage Systems Upgrades for Pandemic Readiness

**Alternate 3**

Plumbing Upgrades for Pandemic Readiness

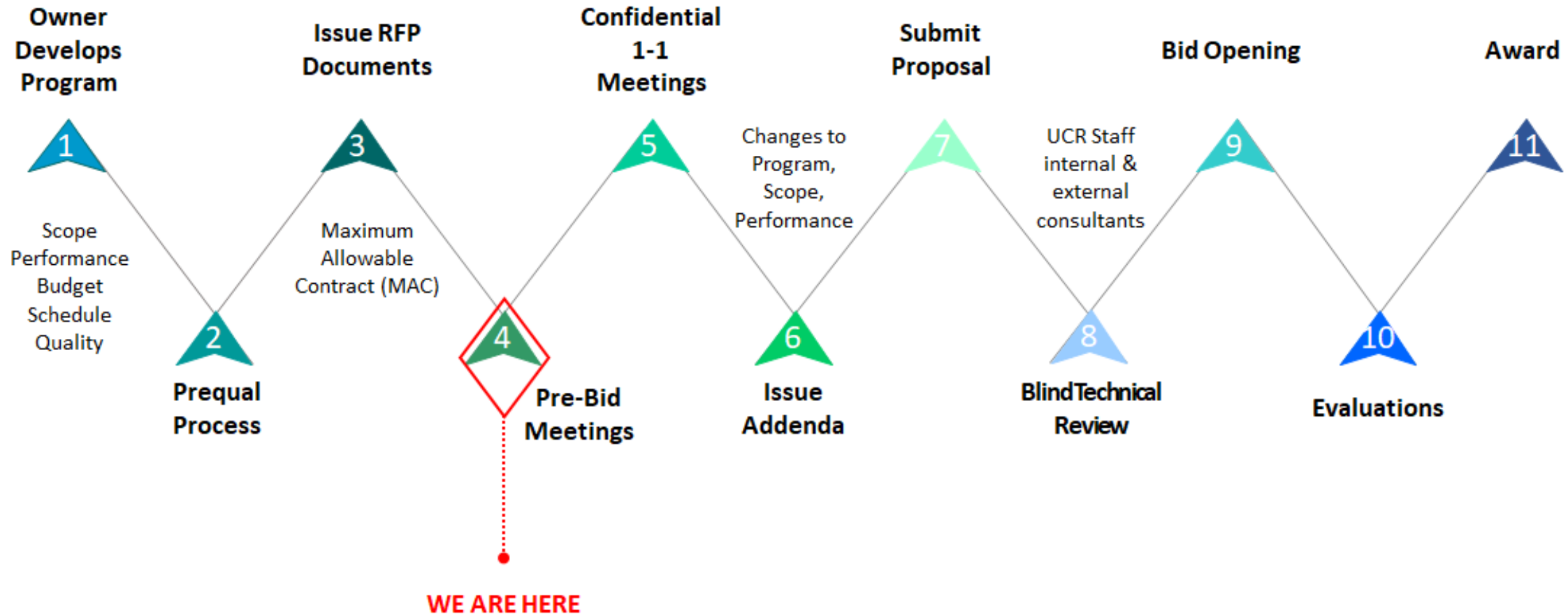
**Alternate 4**

HVAC Upgrades for Pandemic Readiness

**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	12/14/2020
Pre-Proposal Conference	12/17/2020
One-on-One Meeting #1	01/07/2020- 01/08/2020
One-on-One Meeting #2	01/27/2020 – 01/28/2020
One-on-One Meeting #3	02/23/2021 – 02/24/2021
Technical Proposal Submittal	03/31/2021
Lump Sum Base Price Proposal Submittal	03/31/2021
Technical Review	04/01/2021 - 04/20/2021
Oral Presentation	04/22/2021
Notice to Proceed Phase 1	05/27/2021
Notice to Proceed Phase 2&3*	08/19/2021

\*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

## STUDENT HEALTH & COUNSELING CENTER

TABLE 4.2.1 – PROGRAM BY SPACE TYPE		ASF/Station	Station QTY	ASF Each	QTY	Total ASF
<b>1.0 Instructional &amp; Teaching Labs</b>						
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
<b>Subtotal 1.0</b>						<b>19,230</b>
<b>2.0 Office &amp; Support</b>						
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	Hotelling/Open Work Station	54	1	54	12	648
<b>Sub-Group Subtotal</b>						<b>12,084</b>
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
<b>Sub-Group Subtotal</b>						<b>1,320</b>
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
<b>Sub-Group Subtotal</b>						<b>5,550</b>
<b>Subtotal 2.0</b>						<b>18,954</b>
<b>3.0 Collaboration &amp; Student Life</b>						
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
<b>Sub-Group Subtotal</b>						<b>7,145</b>
3.2	Shared Collaboration					
3.21	Meeting Room - Large	15	40	600	1	600
3.22	Meeting Room - Medium	15	15	225	2	450
<b>Sub-Group Subtotal</b>						<b>1,050</b>
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
<b>Sub-Group Subtotal</b>						<b>4,500</b>
<b>Subtotal 3.0</b>						<b>12,695</b>
<b>4.0 Service &amp; Support</b>						
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
<b>Subtotal 4.0</b>						<b>2,260</b>
<b>TOTAL BUILDING ASF</b>						<b>53,139 SF</b>
<b>TOTAL EST. GSF (ASF * 1.6 - Targeted 60-65% Efficiency)</b>						<b>85,023 SF</b>

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 Finish Space		
		Quantity	ASF Each	Total ASF	Quantity	ASF Each	Difference
<b>1.0 Instructional and Teaching Labs</b>							
1.1	Large Group Learning, Classroom & Support						
1.11	Large Group Learning - Flat	2	3500	7,000			
1.12	Large Group Learning - Tiered	1	3,920	3,920			
1.13	Active Learning Classroom	1	2,560	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			
<b>Subtotal 1.0</b>				<b>19,230</b>			<b>0</b>
<b>2.0 Office and Support</b>							
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	Hotelling/Open Work Station	12	54	648			
<b>Sub-Group Subtotal</b>				<b>12,084</b>			
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			
<b>Sub-Group Subtotal</b>				<b>1,320</b>			
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 (Huddle) - 3	8	50	400			
2.35	Kitchen - Lounge - Staff	1	650	650			
2.36	Kitchenette - Staff	1	200	200			
<b>Sub-Group Subtotal</b>				<b>5,550</b>			
<b>Subtotal 2.0</b>				<b>18,954</b>			<b>0</b>
<b>3.0 Collaboration and Student Life</b>							
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			
<b>Sub-Group Subtotal</b>				<b>7,145</b>			
3.2	Shared Collaboration						
3.21	Meeting Room - Large	1	600	600			
3.22	Meeting Room - Medium	2	225	450			
<b>Sub-Group Subtotal</b>				<b>1,050</b>			
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	4	250	1,000			
<b>Sub-Group Subtotal</b>				<b>4,500</b>			
<b>Subtotal 3.0</b>				<b>12,695</b>			<b>0</b>
<b>4.0 Service and Support</b>							
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			
<b>Subtotal 4.0</b>				<b>2,260</b>			<b>0</b>
				<b>BUILDING TOTAL ASF</b>	<b>53,139</b>	<b>BUILDING TOTAL</b>	<b>0</b>

**5% BELOW ASF = NON-RESPONSIVE**

Description	Points Available
Executive Summary	0
TAB 1 – Architectural Design	55
TAB 2 – Program Functionality	40
TAB 3 – Project Program Compliance	Pass/Fail
TAB 4 – Site, Civil, and Circulation Design	25
TAB 5 – Mechanical, Electrical, and Plumbing Systems Design	35
TAB 6 – Sustainability Features Incorporated into Design and LEED Silver Scorecard	20
TAB 7 – Structural Design	Pass/Fail
TAB 8 - Group 2 & 3 Furniture Design, Coordination and Procurement	10
TAB 9 – Enhancements and Added Value	20
TAB 10 - Alternates	20
TAB 11 – Project Schedule & Work Plan	15
TAB 12 – Mitigation of Subsurface Conditions and Negative Construction Impacts	10
TAB 13 – Co-Location & Staffing Plan	5
TAB 14 – Quality Control Plan	10
TAB 15 – Deviations from Request for Proposal	Pass/Fail
Oral Presentation	15
<b>Subtotal:</b>	<b>280</b>
Best and Final Offer (if necessary)	20
<b>Total:</b>	<b>300</b>

## Determination of Best Value

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

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

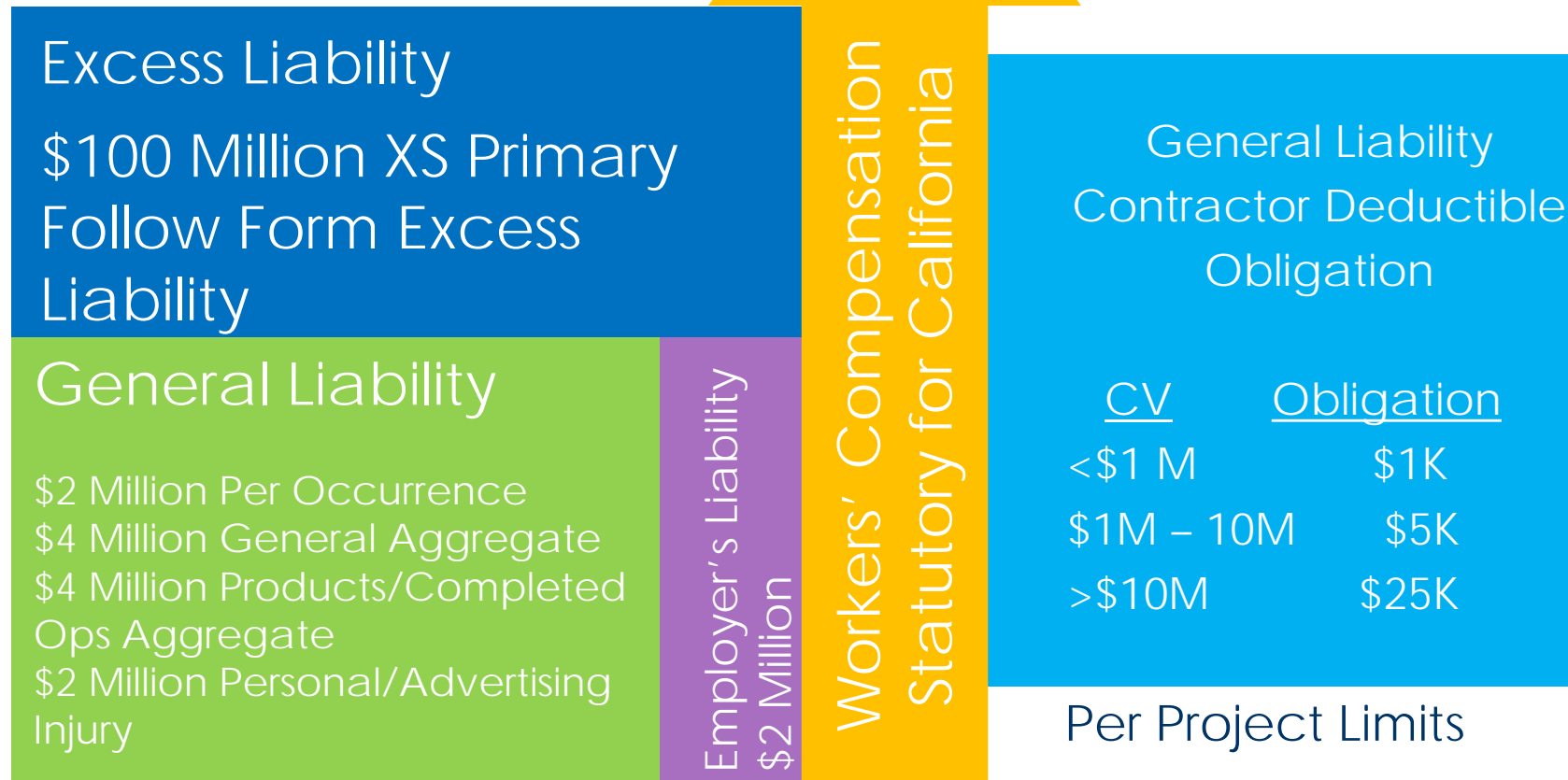
An insurance program of Workers' Compensation and General and Excess Liability insurance; Excludes Auto and Professional Liability Insurance.

Eligible and Enrolled:

- Construction Managers
- General Contractors
- Subcontractors of every tier

## PROTECTION

*At or emanating from the project site!*



Due:            Technical Proposal:            March 31, 2021 by 2:00 PM

                  Price Proposal:                March 31, 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.

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](mailto:Betty.Osuna@ucr.edu)