

**ADVERTISEMENT FOR DESIGN BUILDER PREQUALIFICATION**

Subject to conditions prescribed by the **University of California, Riverside (UCR)**, responses to the University's prequalification documents for a Brief Design Build contract are sought from proposers for the following project:

**GENOMICS SHED AND BIOCONTROL BUILDING REPLACEMENT, PROJECT NO. 950593****PREQUALIFICATION OF PROSPECTIVE PROPOSERS**

The University's primary objective in utilizing the Brief design build approach is to bring the best available integrated design and construction experience to this project. The University has determined that proposers who submit proposals on this project must be prequalified. Prequalified proposers will be required to have the following California contractor's license: **General Building Contractor "B" license.**

**DESCRIPTION:** The Biocontrol building consists of an 800-sf support area that houses multiple growth chambers, sink with casework, and washer/dryer. There is also a 240-sf cold room with a depressed slab and 2 entrances (1 from the exterior and 1 through the Biocontrol support area). Building construction consists of reinforced concrete slab with 8" concrete curb surround, 6" concrete equipment pads, structural steel frame, metal panel siding with insulation, standing seam metal roof, and all relevant MEP to support the walk-in cold room, growth chambers, Fire/Life Safety, and network communication/integration with the campus.

The Genomics Shed's size and construction are similar to the Biocontrol room but does not require infrastructure to support a walk-in cold room or growth chambers. Genomics Shed consists of numerous storage areas ranging from 100-sf to 120-sf that are separated by chain-linked fence while maintaining a clear access/egress pathway.

**PROJECT DELIVERY:** Brief Design Build

**ESTIMATED DESIGN AND CONSTRUCTION COST: \$1,850,000** (Project scope and funding is pending administrative approval)

**PREQUALIFICATION QUESTIONNAIRES:** Will be available electronically at **2:00 PM on Monday, September 13, 2021**, from University of California, Riverside, Planning, Design and Construction.

**MANDATORY PREQUALIFICATION CONFERENCE:** Begins promptly at **11:00 AM on Monday, September 27, 2021**, at University of California, Riverside, via Zoom Call. Interested Contractors shall contact Betty Osuna at [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu) to receive the Zoom Conference Participant ID. Your email must include the following as the subject line: **950593 Genomics Shed & Biocontrol Bldg. Repl. – Request for Zoom Conference Participant ID.**

**PREQUALIFICATION QUESTIONNAIRES:** Responses are due on or before **4:00 PM on Monday, October 11, 2021**. Interested teams must email Betty Osuna at [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu) to receive a One Drive link to upload their response submittal to this prequalification. Requests for the upload link can be made now. Contractors must use the following subject line to make this request:

**950593 Genomics Shed & Biocontrol Bldg. Repl. – Prequalification Response.**

**PROCEDURES:** Scoring of proposers will be determined by the application of an established rating system, requirements of which are contained in the Prequalification Questionnaire.

1. California Contractor's license
2. Experience Modification Rate
3. DIR Registration Number
3. Surety
4. Insurance Requirements
5. Self-Performance of 10%

4. Design Build/Project experience (see below)
5. Financial data
6. Claims history
7. Proposed Design Build team members

**REQUIRED PROJECT EXPERIENCE:** Prequalification questionnaires will be accepted from Design Builders (Contractors) teamed with architects; *each* having completed comparably sized design-build projects as follows:

Submit up to **five (5) INSTITUTIONAL or HIGHER EDUCATION** projects completed in the **past 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**)

The projects submitted will receive points based on the extent to which they meet the criteria below:

- At least two (2) **DESIGN BUILD** institutional or higher education projects completed for which the project construction cost was at least **\$1.5 million** each.
- At least two (2) institutional or higher education projects completed and **LOCATED IN THE STATE OF CALIFORNIA** for which the project construction cost was at least **\$1.5 million** each.
- At least two (2) institutional or higher education projects that included the **INSTALLATION OF A WALK-IN COLD ROOM**, for which the project construction cost was at least **\$1.5 million** each, that included the following:
  - Cold Room at 35 degrees
  - Minimum of 240 ASF
  - Depressed Floor
- At least one (1) institutional or higher education project completed that was **CONSTRUCTED ON/OR ADJACENT TO A SENSITIVE ECOLOGICAL SITE** for which the project construction cost was at least **\$1.5 million**.
- At least two (2) institutional or higher education project completed for which your firm **SELF-PERFORMED AT LEAST 10%** of the construction (Design Builder only)

The prequalification process will result in the selection of three finalists who will be prequalified and will be issued proposal documents for this Project. During the proposal process, prequalified proposers will submit price and technical proposals. The technical proposals will be scored according to an established scoring system. The price will be divided by the score to determine a price per technical point. The prequalified proposer submitting the lowest price per technical point will be the apparent best value proposer for the Project.

After receipt of the prequalification documents, the University will review and determine a preliminary point score for each submittal. Requests for clarifying information and additional data will be made at this time, if required. After receipt and review of the clarifications and additional data, each prequalification submittal will receive a final point score.

The top three Proposers that receive **500** or more points out of a possible **760** points based on the established rating system will be invited to participate in the Request for Proposal step. In the event that only 2 Proposers achieve 500 or more points, the University reserves the right to move forward with only 2 Proposers.

Proposers will be notified whether or not they have been prequalified after the University evaluates the prequalification submittals.

**PREQUALIFICATION SCHEDULE:** On Monday, September 13, 2021, a set of prequalification documents will be issued electronically to intending proposers.

**University of California, Riverside  
Planning, Design & Construction**

Website: <https://pdc.ucr.edu/business-opportunities/contractors>

On **Monday, October 11, 2021**, on or before **4:00 PM**, completed prequalification documents should be uploaded to the One Drive link previously provided.

No prequalification documents will be accepted after **4:00 PM**. However, the University reserves the right to request, receive, and evaluate supplemental information after the above time and date at its sole determination.

**PROPOSAL SCHEDULE:** Following is the anticipated proposal schedule:

1. Proposal Documents available to the prequalified proposers – 4th Quarter 2021.
2. Proposals received – 4th Quarter 2021.
3. Proposals evaluated and the apparent low proposal determined – 1st Quarter 2022.

The exact dates, times, and location will be set forth in an “Announcement to Prequalified Proposers.”

The University reserves the right to reject any or all responses to Prequalification Questionnaires and any or all proposals and to waive non-material irregularities in any response or proposal received.

Proposal Security in the amount of 10% of the lump sum price proposal, excluding alternates, shall accompany each proposal. The surety issuing the Bid Bond shall be, on the proposal deadline, listed in the latest published State of California, Department of Insurance, list of “Insurers Admitted to Transact Surety Insurance in this State.”

All insurance policies required to be obtained by Proposer shall be subject to approval by University for form and substance. All such policies shall be issued by a company rated by Best as A- or better with a financial classification of VIII or better or have equivalent ratings by Standard and Poor's or Moody's. The Certificate of Insurance shall be issued on the University's form.

Prospective proposers desiring to be prequalified are informed that they will be subject to and must fully comply with all of the proposal conditions including 100% payment and 100% performance bonds.

All information submitted for prequalification evaluation will be considered official information acquired in confidence, and the University will maintain its confidentiality to the extent permitted by law.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Proposer may be required to show evidence of its Equal Employment Opportunity policy. The successful Proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Proposal Documents and to pay prevailing wage at the location of the work.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

No contractor or subcontractor, regardless of tier, may be listed on a Proposal for, or engage in the performance of, any portion of this project, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 and 1771.1.

This project 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 \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Lynn Javier (949) 254-3494 or email [ljavier@azimuth0.com](mailto:ljavier@azimuth0.com) with a copy to Betty Osuna or email [betty.osuna@ucr.edu](mailto:betty.osuna@ucr.edu) [for the questionnaire](#). For other opportunities: <https://pdc.ucr.edu/>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
University of California, Riverside  
September 13, 2021 thru September 24, 2021