

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 Design Build contract are sought from proposers for the following project:

SCHOOL OF BUSINESS BUILDING, PROJECT NO. 950592

PREQUALIFICATION OF PROSPECTIVE PROPOSERS

The University's primary objective in utilizing the 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 University of California, Riverside proposes to construct the new School of Business Building (SBB). The School of Business Building is intended to supplement the existing Anderson Hall and Olmsted Hall buildings and support the University's project growth in enrollment. SBB shall engage undergraduate and graduate students alike through an open, responsive, and welcoming building. The new SBB is envisioned to be approximately 36,000 assignable square feet with spaces that elevate the School's status among other business schools, be technologically sophisticated and forward-looking, and prioritize collaboration and student success. Spaces to be incorporated into the building include Shared Building Resources, Classrooms & Educational Spaces, Student Support Spaces, Academic Offices & Support, Administrative Offices & Support, and Building Support.

The Project Site, a 55-stall parking lot (Lot 8), currently consists of three existing buildings: two storage sheds (that will need to be relocated or replaced at 2 separate sites nearby) and one plant drying building (that will need to be demolished).

PROJECT DELIVERY: Design Build

ESTIMATED DESIGN AND CONSTRUCTION COST: \$46,000,000 - \$49,000,000 (Project scope and funding is pending administrative approval)

PREQUALIFICATION QUESTIONNAIRES: Will be available electronically at **2:00 PM on Friday, November 12, 2021**, from University of California, Riverside, Planning, Design and Construction.

MANDATORY PREQUALIFICATION CONFERENCE: Begins promptly at **10:00 AM on Friday, November 19, 2021**, at University of California, Riverside, via Zoom Call. Interested Contractors shall contact Betty Osuna at betty.osuna@ucr.edu to receive the Zoom Conference Participant ID. Your email must include the following as the subject line:

950592 School of Business – Request for Zoom Conference Participant ID.

PREQUALIFICATION QUESTIONNAIRES: Responses are due on or before **4:00 PM on Friday, December 17, 2021**. Interested teams must email Betty Osuna at 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:

950592 School of Business – Prequalification Response.

Hardcopies are not required at this time, though the University reserves the right to ask for hardcopies of the submittals for the 3-4 teams that will be interviewed.

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) contextually sensitive, highly functional, technically sound, economically viable, and aesthetically distinctive projects** and that were completed for **higher education** or **institutional** clients in the past 10 years that meet the criteria listed below and demonstrate the Design Firm’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. The University is also interested in projects where the Design Build Contractor and Architect have worked together. **(Only submit projects that were successfully completed prior to October 31, 2021).**

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

<ul style="list-style-type: none"> ▪ At least two (2) DESIGN BUILD institutional or higher education projects completed for which the construction cost was at least \$36 million each.
<ul style="list-style-type: none"> ▪ 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 \$36 million each.
<ul style="list-style-type: none"> ▪ At least one (1) institutional or higher education project completed that ACHIEVED LEED SILVER CERTIFICATION or higher and for which the construction cost was at least \$36 million.
<ul style="list-style-type: none"> ▪ 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 \$36 million each.
<ul style="list-style-type: none"> ▪ At least two (2) institutional or higher education projects that included FLEXIBLE MULTIPURPOSE AND COLLABORATIVE GROUP STUDY SPACES, for which the project construction cost was at least \$36 million each.
<ul style="list-style-type: none"> ▪ At least two (2) institutional or higher education projects for which the construction cost was a minimum of \$36 million each. The University is particularly interested in projects: <ul style="list-style-type: none"> ○ That were professional schools (i.e.; business schools, law schools or similar) for higher education clients that were architecturally distinctive.
<ul style="list-style-type: none"> ▪ 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 \$36 million, that included: <ul style="list-style-type: none"> ○ Construction on a challenging site with difficult topography/geotechnical conditions, and heavy infrastructure coordination. ○ Construction within 50 ft. of occupied facilities.
<ul style="list-style-type: none"> ▪ At least one (1) higher education project completed that included CLASSROOM AND ADMINISTRATIVE SUPPORT FACILITIES including offices 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 project construction cost was at least \$36 million: <ul style="list-style-type: none"> ○ High quality teaching classrooms/lecture halls that included video displays for instructional purposes, sound system, and power data infrastructure for instructional spaces, etc. ○ Flexible multipurpose spaces that included acoustical panel partition system with at least a STC-50 rating. ○ Collaborative group study spaces.

- | |
|--|
| <ul style="list-style-type: none"> ▪ At least one (1) institutional or higher education project completed that ACHIEVED SIGNIFICANT DESIGN AWARD 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. |
| <ul style="list-style-type: none"> ▪ One (1) project that includes the design of a SIGNATURE OUTDOOR ENVIRONMENT that includes some of the following characteristics (Add images to illustrate features): <i>(Design Firm Only)</i> <ul style="list-style-type: none"> ▪ Urban public plazas / terraces that create a sense of place and identity ▪ Engaging outdoor event spaces with an emphasis on indoor-outdoor connections ▪ Sustainable landscape design features ▪ Landscape / hardscape design that enhances functionality and appearance of service spaces (loading docks etc.) |
| <ul style="list-style-type: none"> ▪ At least one (1) institutional or higher education project for which your firm SELF-PERFORMED AT LEAST 10% of the construction <i>(Design Builder only)</i> |

PROCEDURES:

The prequalification process will be conducted in two steps and will result in the selection of 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.

Level I will be the submittal of prequalification documents described in more detail below. 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.

Scoring of proposers for this first Level will be determined by the application of an established rating system to the following information (detailed submittal requirements are contained in the Prequalification Questionnaire).

The top three Proposer who receives **900** 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. A proposer who receives **899** or fewer points **OR** who fails under any of the categories, (detailed requirements are contained in the Prequalification Questionnaire) will be excluded from further consideration in the prequalification process and from participating in the Level II Interview.

Level II will be the Interview. Proposers will be notified whether or not they have been selected for Level II Interview. The results of the Level II Interview will be separately scored based on an established rating system.

Level II Interview will address the items contained in the Level II Interview Requirements Document. Prior to the Level II Interview, the University may supplement these requirements.

Proposers will be notified whether or not they have been prequalified after the University evaluates the results of the Level II Interview. Level II interviews will be conducted via ZOOM meeting.

PREQUALIFICATION SCHEDULE

On **Friday, November 12, 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 **Friday, December 17, 2021**, on or before **4:00 PM**, completed prequalification documents should be uploaded to the One Drive link previously provided.

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

1223 University Avenue, Suite 240
Riverside, CA 92507
951-827- 4590

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. Successful proposers will be notified of date and time of Level II Interview.

Interviews will be conducted:

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

Via ZOOM (Link will be provided at a later date)

PROPOSAL SCHEDULE

Following is the anticipated proposal schedule:

1. Proposal Documents available to the prequalified proposers – 1st Quarter 2022.
2. Proposals received – 2nd Quarter 2022.
3. Proposals evaluated and the apparent low proposal determined – 2nd 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 with a copy to Betty Osuna or email 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
November 4, 2021 thru November 18, 2021