

SCHOOL of BUSINESS BUILDING

Project Number: 950592

Design Build Team Prequalification Conference

November 19, 2021

This is a mandatory meeting.

***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***

Agenda

1. Introductions

Carmen Long

2. Project Mission

*Jacqueline Norman;
Yunzeng Wang*

3. Project Overview

Melissa Garrety

4. Requirements for Prequalification

Carmen Long

5. Proposal (RFP) & Award Process

Carmen Long

Introductions

Jacqueline Norman, Campus Architect /Assistant Vice Chancellor
Planning, Design & Construction

Yunzeng Wang, Dean, UCR School of Business

Melissa Garrety, Project Planner
Planning, Design & Construction

Carmen Long, Construction Contracts Manager
Planning, Design & Construction

Project Mission

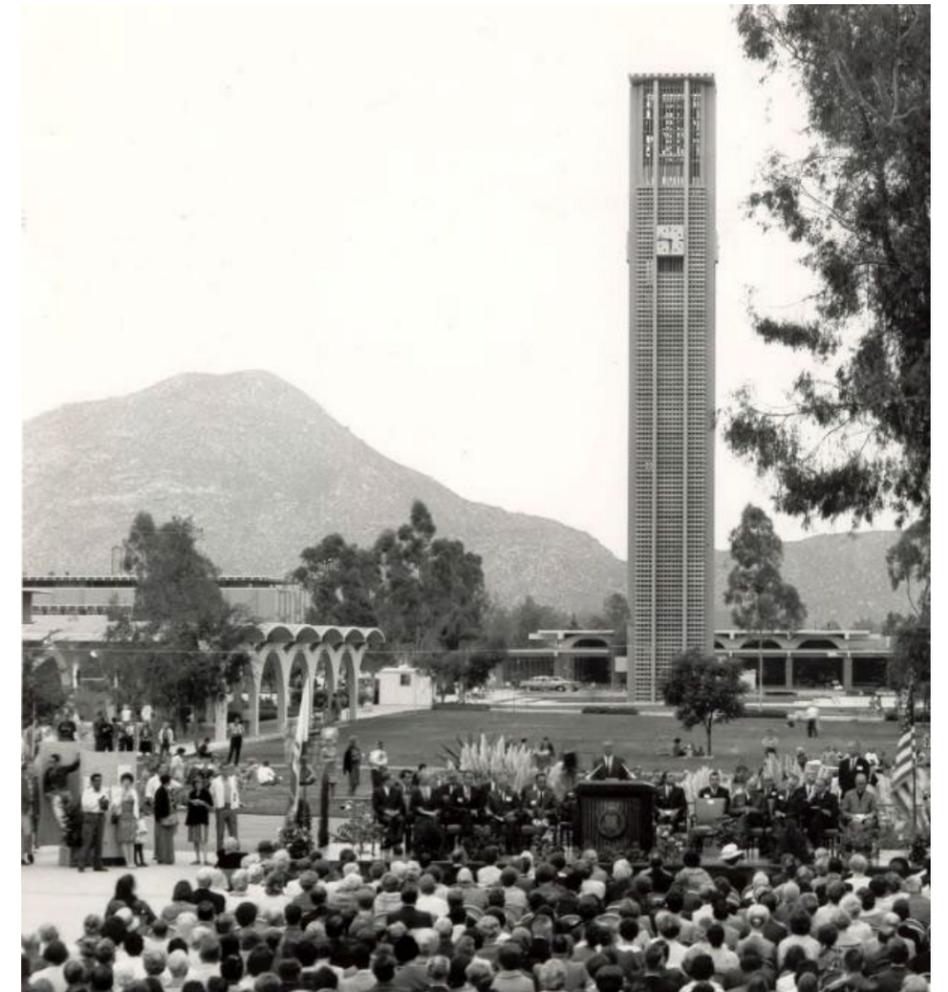
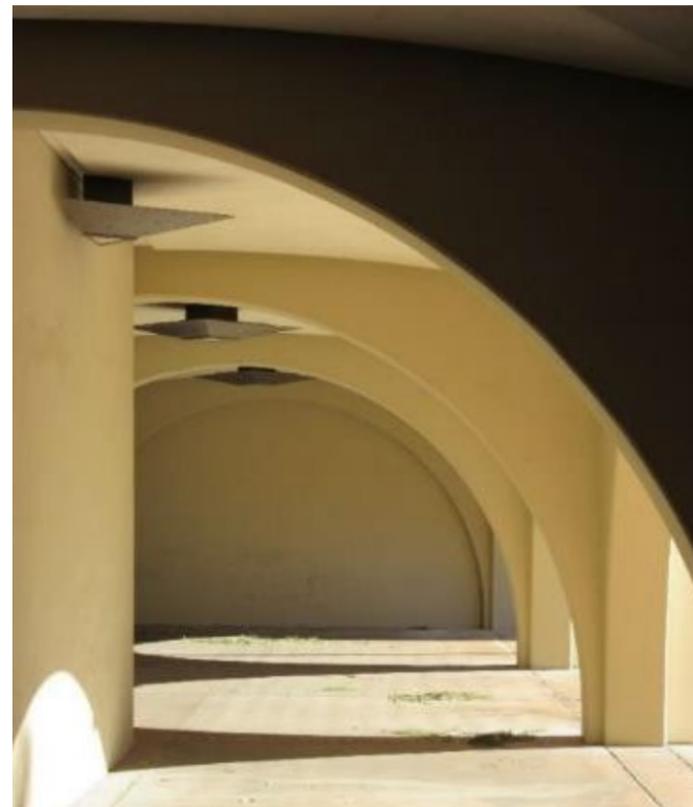
Jacqueline Norman; Dean Yunzeng Wang





South District

Mid Century Modern Core





Project Mission

The School of Business Vision & Mission

To be an internationally recognized leader in business education and research.

We create knowledge through impactful research, unlock potential through exceptional educational experiences, and foster success in an innovative and collaborative environment thereby contributing to the upward mobility for our diverse student population.

and Values

We accomplish our mission by adhering to our School's core values.

- **Inclusion:** We celebrate the diversity of our institution and the Inland Southern California region, and embrace our differences as a source of strength and wisdom.
- **Integrity:** We adhere to strong ethical and moral standards, as they are consistent with the values that are core to our identity.
- **Innovation:** We empower our stakeholders to imagine, develop, and implement new ideas and solutions that address challenges facing individuals and businesses in the global economy.
- **Collaboration:** We are committed to a working environment based on respect, trust, and mutual support, and we use our knowledge and abilities to contribute to humanity.

Project Mission

A Fast Growing School in Size, Reputation, and Impact

- Offers a full scope of business programs: Undergraduate, Master's and Ph.D.
- Largest undergraduate major in the UC system; more than tripled graduate enrollment over the last two years
- Ranked among Top 100 U.S. Business Schools, with the goal to among the Top 50
- Faculty are world-renown scholars and teachers
- The Center for Economic Forecast & Development is a nexus for community and business leaders in the region
- The School is financially strong, driven by its self-supporting programs and entrepreneurial initiatives

Project Mission

The School of Business Building:

- Foster a collaborative culture
- Encourage student, faculty, and visitor engagement
- Provide a welcoming environment
- Establish visibility and identity
- Design for the future
- Promote a vision of excellence
- Shared building resources that elevate and promote the UCR School of Business
- Classrooms and educational spaces designed for modern pedagogies and technology
- Student support spaces that foster academic discourse outside of the classroom
- Administrative spaces that provide students, faculty, and staff the necessary tools to support the School's academia

Overview

Melissa Garrety



PROJECT PROGRAM

Anticipated GSF Range: 55,000+/- GSF

1.0 Shared Building Resources

Lobby / Pre-function Space
Multipurpose Room
Service / Catering Space

2.0 Classroom & Educational Space

Large Tiered Classroom
Auditorium (Tiered)
Computer Lab
AV/Recording Studio
Lecture Capture Room

3.0 Student Support Spaces

Group Study Rooms
Open Student Collaboration Spaces
Graduate Student Lounge
Lockers w/charging capabilities



PROJECT PROGRAM

4.0 Academic Office & Support

Faculty Offices

Faculty / Staff Lounge

Conference / Seminar Rooms

TA Group Meeting Rooms

TA Open Workroom

5.0 Administrative Office, Support & Core Administrative Suites

Undergraduate Program Suite

Graduate Recruitment & Administration

Graduate Academic Advising Suite

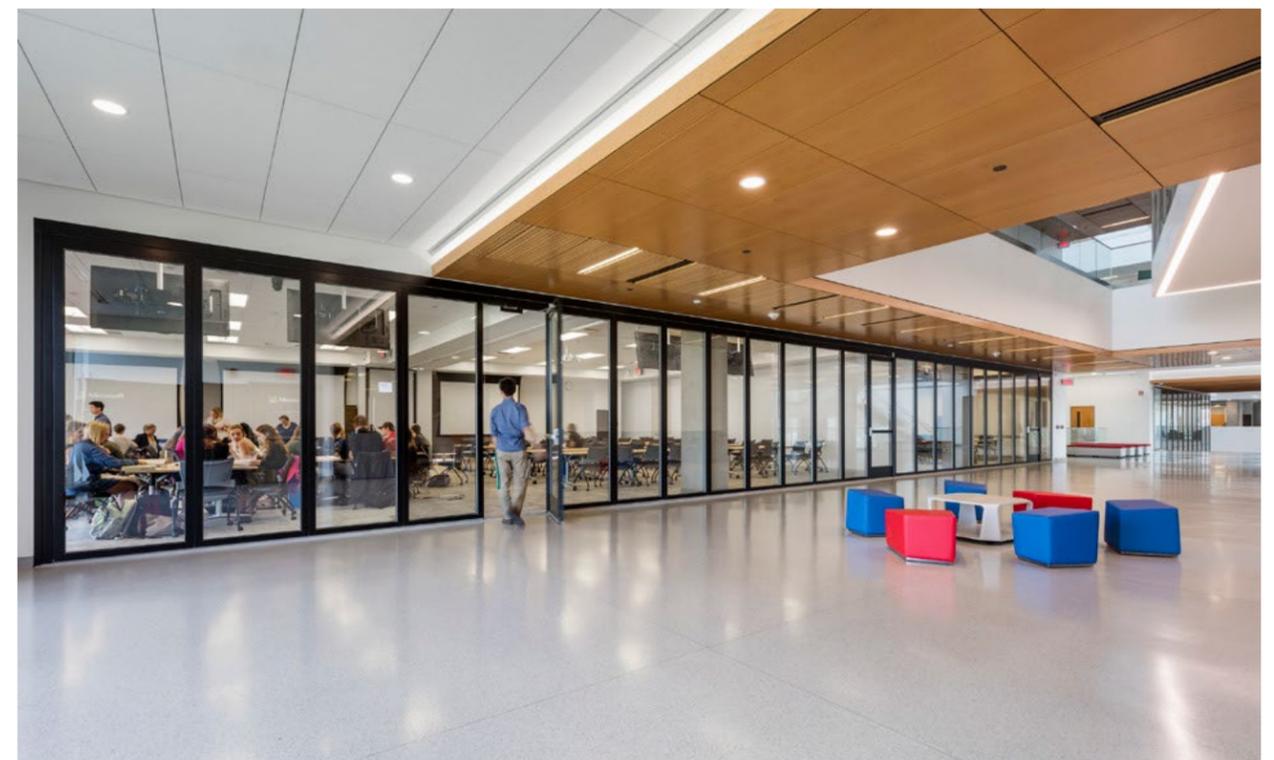
Student Services & Career Development

Dean's Suite

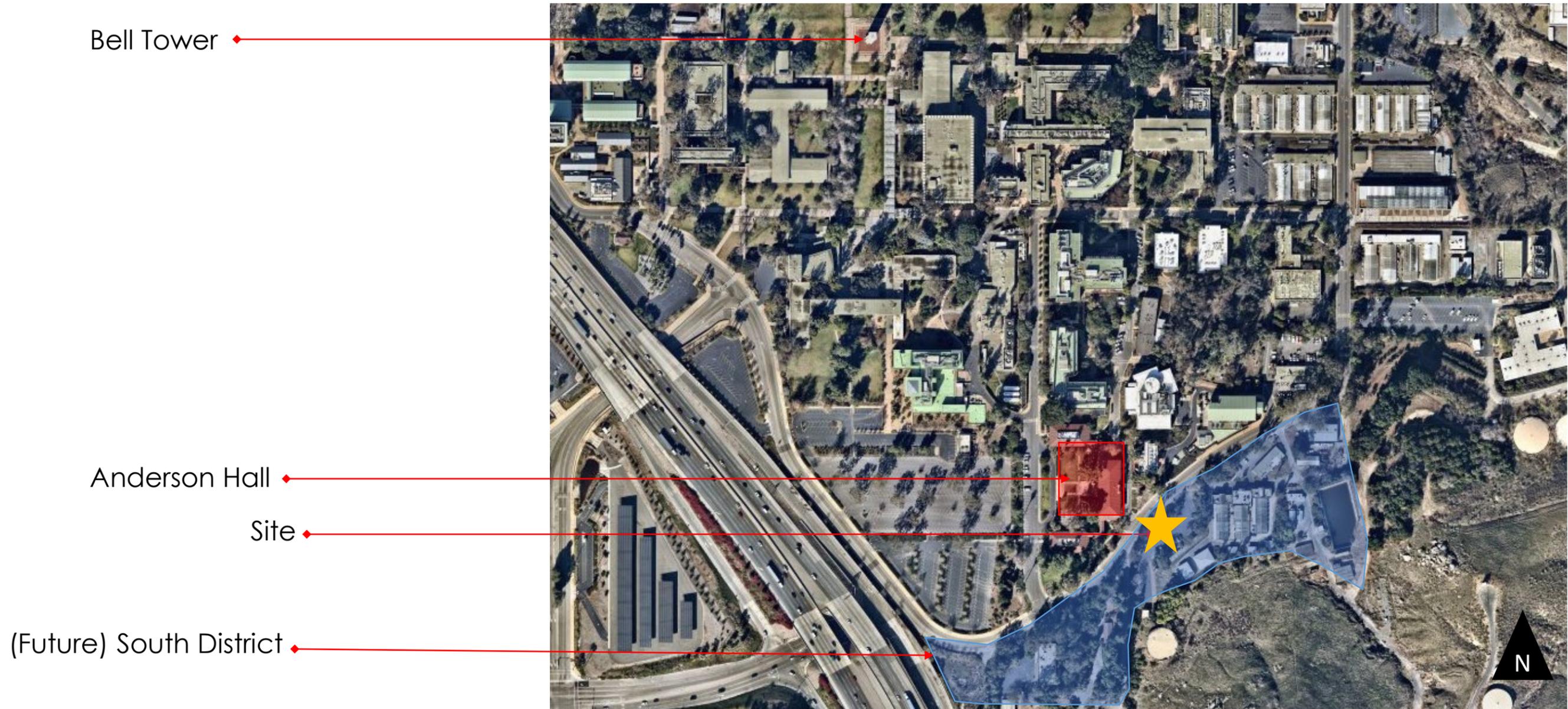
Development Suite

Strategic Initiatives

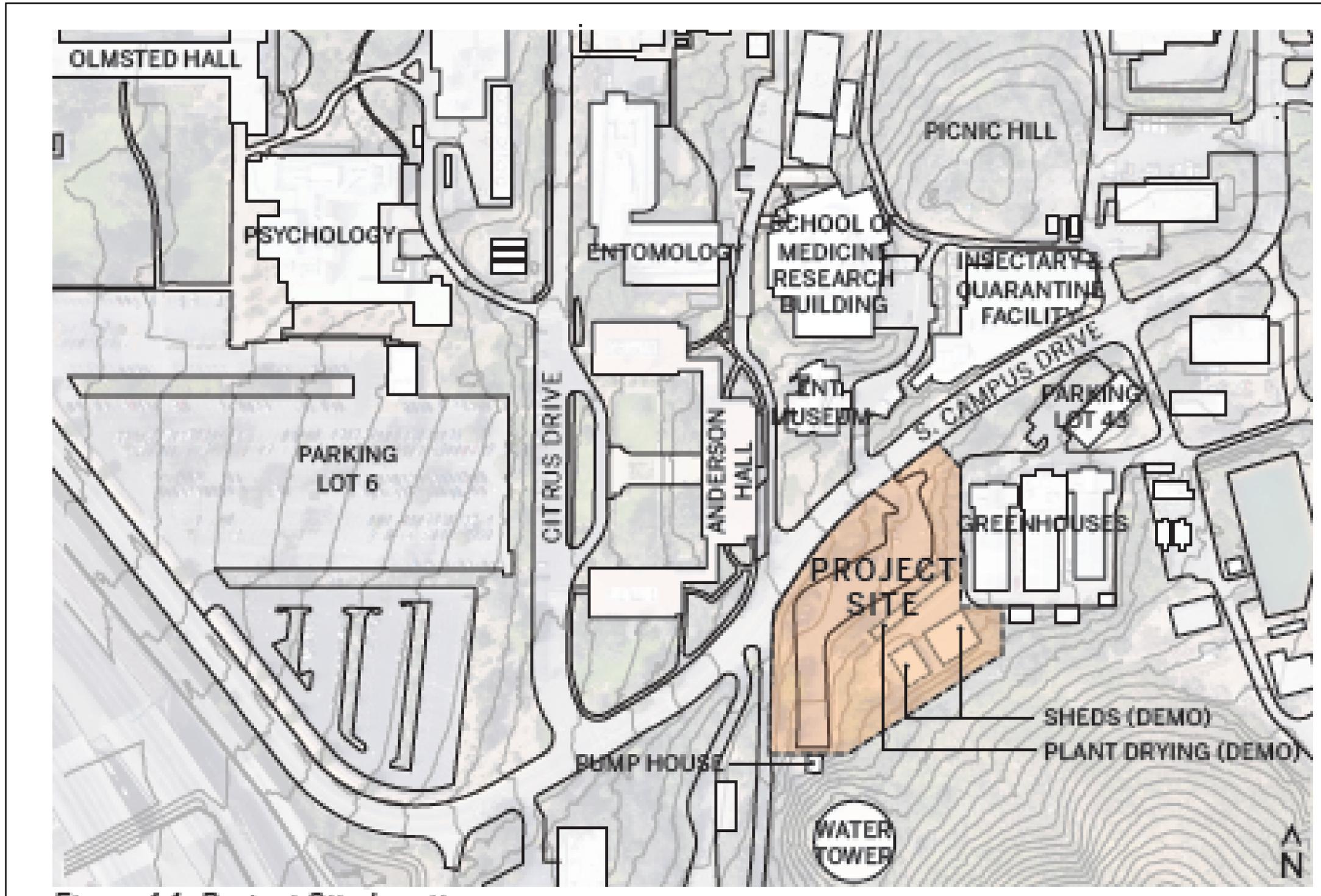
Other Core & Shared Resource Space



PROJECT LOCATION MAP



PROJECT SITE



Site Goals

- Operational synergy with adjacent Anderson Hall
- Reinforce connection to campus core
- Leverage natural site conditions
- Integration of the building into existing topography
- Relocate storage shed and Biocontrol Building functions

BIOCONTROL BUILDING AND GENOMICS SHED REPLACEMENT SITE SELECTION



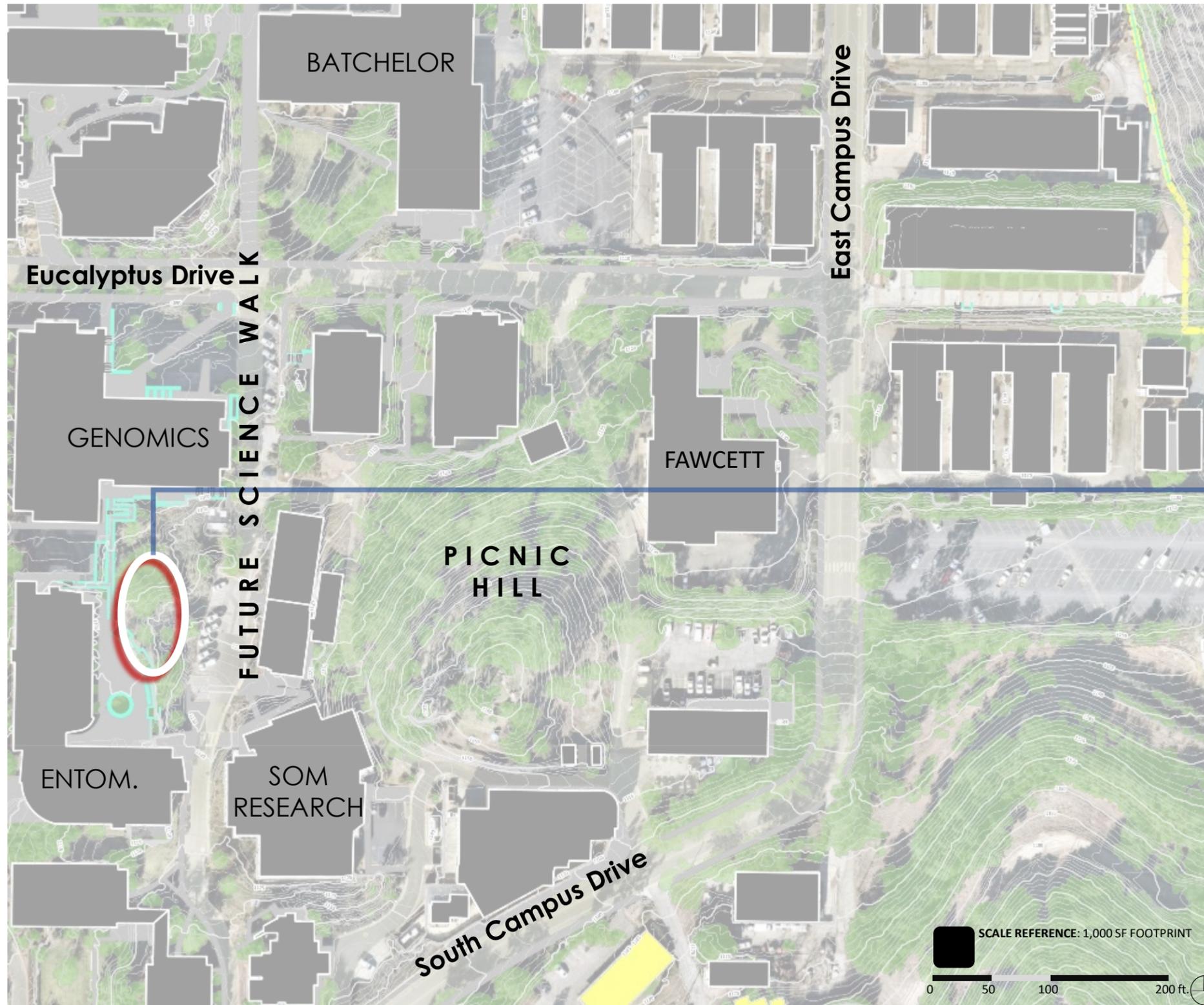
1: GENOMICS SHED

1: Genomics Shed (P5449)
(40'Wx60'D – 2,400 SF footprint)
Primarily a storage facility; space is not air-conditioned; no dedicated parking.
Utilities Req.: Power for lighting.

A: BIOCONTROL BLDG.

A: BioControl Building (P5466)
(30'Wx40'D – 1,200 SF footprint)
Butler building contains a cold room, growth chambers, an eye wash station and an outdoor sink; space is air-conditioned; no dedicated parking.
Utilities Req.: Power, water, sewer, and telecom.

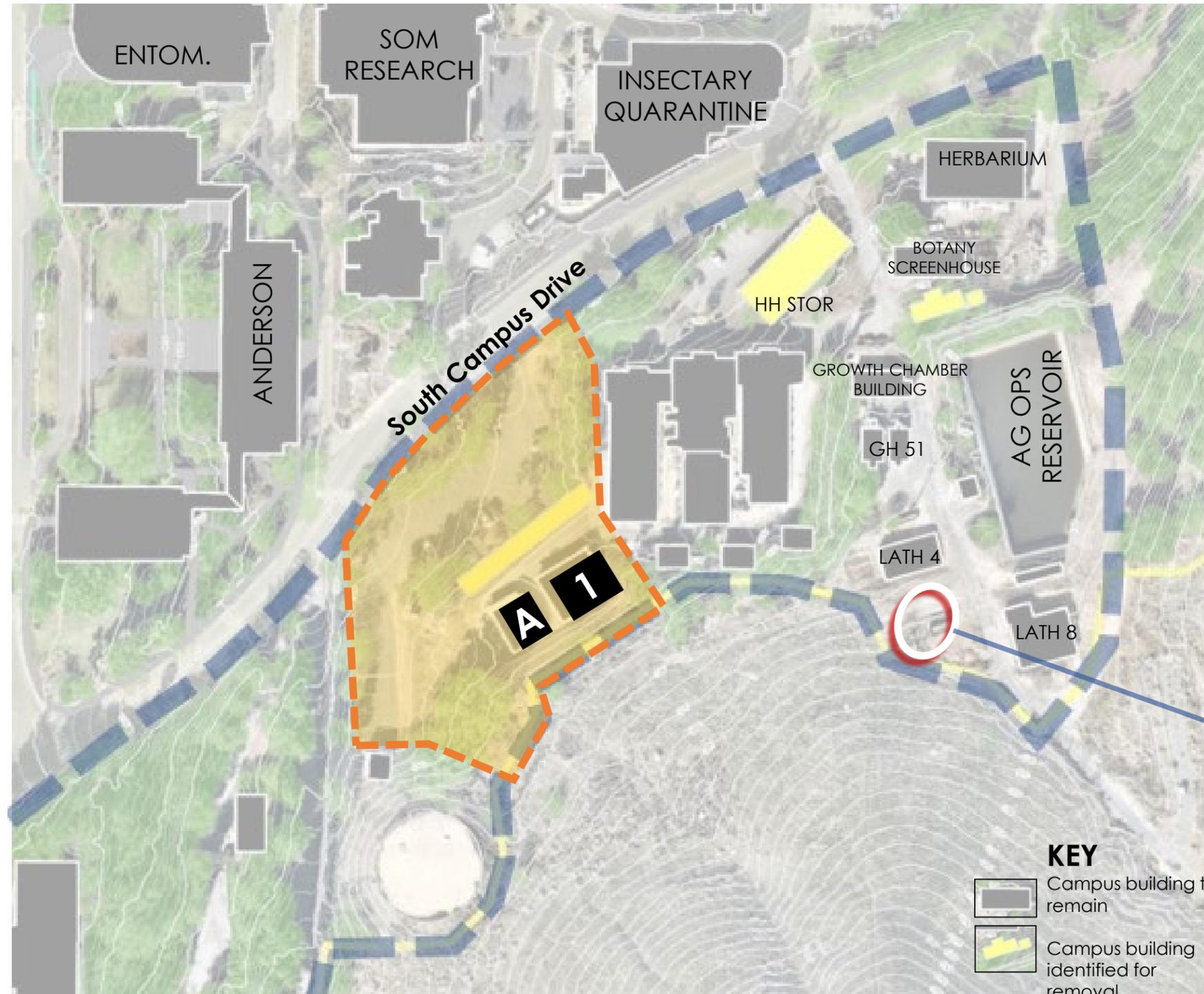
Potential Site for BioControl Building



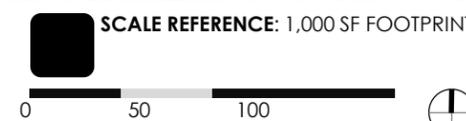
Open Area Southeast of Genomics
Considered for **BioControl Building**.

This area has significant topography.

Potential Site for Genomics Shed Building



Across from Lathhouse 8 (P5424)
 This is the preferred choice for re-build of the **Genomics Storage Shed.**



Anticipated Project Milestones

	START	FINISH
RFP Development	11/2021	02/2022
Procurement & Award	02/2022	07/2022
Design Development	07/2022*	10/2022
Construction Documents & Construction	10/2022	07/2024
Move In	Summer 2024	

*Dependent on administrative approval

Proposed Project Phases

90 calendar days Phase 1 – Design Development

+ 720 calendar days Phases 2 & 3 – Construction Drawings
& Construction

810 calendar days (for Phases 1, 2, & 3:
Anticipated July 2022 – June 2024) Subject to Change.

Requirements for Prequalification

Carmen Long



Prequalification Milestones

DB Team (Contractor/Architect)

- Prequal Package Available – November 12, 2021
- Mandatory Meeting – November 19, 2021
- Prequal Submittal – December 17, 2021
- Evaluation Completed – January 12, 2022
- Interviews – January 21, 2022 (Tentative)

Prequalification for the Design-Build Team

Step 1 - Prequalification

Points will be assigned based on relevance of projects and team qualifications submitted against the Prequalification Criteria

Step 2 - Interview

University will interview 3-4 teams,
selecting 3 to proceed into the competition

The Design Build teams that receive **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 and be evaluated by the University's evaluation committee.

Requirements for Prequalification

Rating & Evaluation Procedures

Points will be assigned through the evaluation of:

- Relevant project experience (Design Builder & Design Firm) **(500 Possible Points)**
- Key personnel experience **(640 Possible Points)**
- Financial data **(40 Possible Points)**
- Self-Certification **(20 Possible Points)**
- Owner references

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

Requirements for Prequalification

Rating & Evaluation Procedures

Design-Builder (prime contractor) must have:

- General Building “B” License
- California Department of Industrial Relations (DIR)
- Financial capability confirmed by Surety
- 10% self-performance capability
- Ability to obtain required insurance
- Annual 2020 revenue equal to or greater than \$138,000,000
- EMR less than or equal to 1.0
- Relevant project experience
- Adequate key personnel experience

Requirements for Prequalification

Rating & Evaluation Procedures

Design Builder (prime contractor) **must not have:**

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

Requirements for Prequalification

Rating & Evaluation Procedures

Design Builder (General Contractor) & Design Firm Experience

Submit up to **five (5) CONTEXTUALLY SENSITIVE, HIGHLY FUNCTIONAL, TECHNICALLY SOUND, ECONOMICALLY VIABLE, and AESTHETICALLY DISTINCTIVE projects** completed for **HIGHER EDUCATION** or **INSTITUTIONAL CLIENTS** in the past ten (10) years that meet the criteria listed below and demonstrate the Design Builder's and 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. **(Only submit projects that were successfully completed prior to October 31, 2021)**

Only information, experience and Work performed by the Design Builder's (Contractor) and Design Firm'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

Design-Builder (General Contractor) & Design Firm Experience

- At least two (2) **DESIGN BUILD** institutional or higher education projects completed for which the construction cost was at least **\$36** million each.
- 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.
- 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.
- 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.
- 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.
- At least two (2) higher education projects for which the construction cost was a minimum of **\$36** million each. The University is particularly interested in projects:
 - That were **professional schools (i.e.; business schools, law schools or similar)** for higher education clients that were architecturally distinctive.
- 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:
 - Construction on a challenging site with difficult topography/geotechnical conditions, and heavy infrastructure coordination.
 - Construction within 50 ft. of occupied facilities.
- 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.
 - 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.

Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm Experience

- 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.

Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm Experience

DESIGN BUILDER (GENERAL CONTRACTOR) ONLY

- At least one (1) institutional or higher education project completed for which your firm **SELF-PERFORMED AT LEAST 10%** of the construction.

DESIGN FIRM ONLY

- One (1) project that includes the design of a **SIGNATURE OUTDOOR ENVIRONMENT** that includes some of the following characteristics (Add images to illustrate features):
 - 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.)

Additional Requirements

Each submitted project must be accompanied by **photograph(s) of the completed project**.

Submit a list of **all institutional or higher education projects** completed in the **past 10 years** for private or public agencies that include some or all the criteria listed above. Include the following details:

- **Project Name**
- **Project Owner (include contact name, title, phone number & email address)**
- **Final Construction Amount**
- **Completion Date**

Requirements for Prequalification

Key Personnel Experience

General Contractor Team	Design Team
<ul style="list-style-type: none"> ▪ Construction Project Executive ▪ Construction Project Manager ▪ Construction Design Manager ▪ Construction Superintendent (Project Superintendent who is responsible for the day-to-day operations of the project) ▪ Construction Quality Assurance Manager ▪ Construction MEP Coordinator 	<ul style="list-style-type: none"> ▪ Principal-in-Charge ▪ Architect of Record (individual) ▪ Design Architect ▪ Project Manager ▪ Landscape Architect ▪ Electrical Engineer ▪ Mechanical Engineer ▪ Structural Engineer

Prequalification

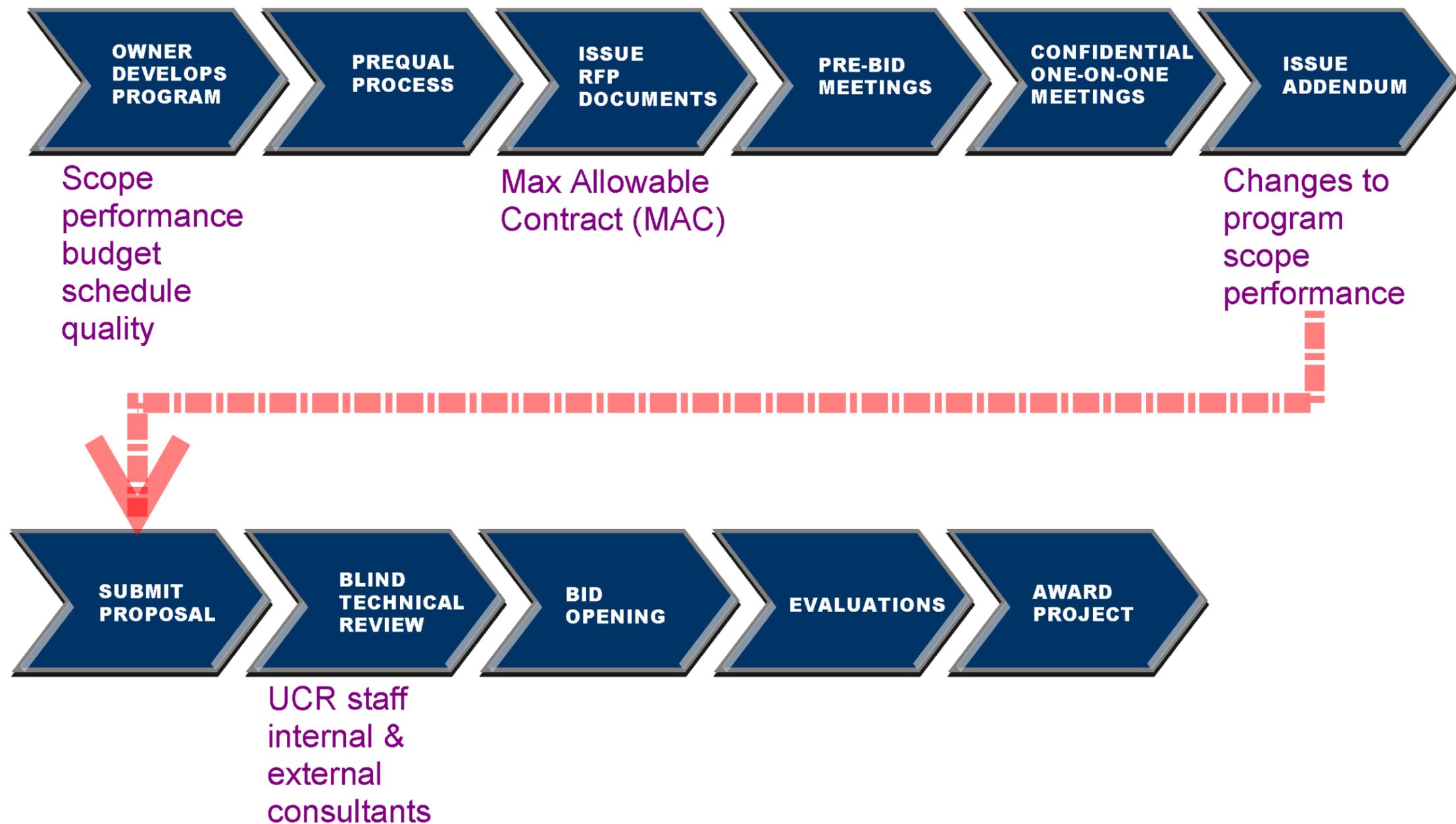
Interviews

January 21, 2022 (tentative)

Anticipated content:

- Relevant experience
- Project team
- Sub-consultant responsibilities and reporting relationships
- Design firm experience
- Project design build work approach
 - Bid phase responsibilities
 - Management of design process
 - Design and construction schedule
 - Demobilization/project closeout

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)

Stipend: \$250,000

Proposal (RFP) & Award Process

Provisional Maximum Acceptance Cost(MAC)

- Estimated MAC: **\$46,000,000 – 49,000,000***
- 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

Proposal (RFP) & Award Process

Features of A Successful RFP Process

- Maintain schedule
- Develop a best value strategy
- Use 1-on-1 meetings effectively
- Understand the ratio of dollars to points
- Submit a responsive proposal
- Avoid BAFO

Proposal (RFP) & Award Process

Required Proposal Attachments

- Notarized Statement from Surety
- **One (1) copy** of all Audited Financial Statements
- Written declaration from insurance agent/broker/carrier stating that your firm can obtain insurance coverage in the required limits and ratings
- Insurance Certificate
- Letter from Workers' Compensation carrier evidencing your EMR for the past ten years
- Resumes of all proposed Key Personnel
- Signatures on Forms A, B, and C 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 \$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 to Submit a Question: Tuesday, December 7, 2021, at 4:00 PM

Due: Friday, December 17, 2021, at 4:00 PM

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 FROM THE FIRMS WHO PASS LEVEL I OF THE PROCESS AND ARE TO BE INTERVIEWED.

PLEASE EMAIL [BETTY.OSUNA@UCR.EDU](mailto:betty.osuna@ucr.edu) FOR THE ONE DRIVE LINK.

Questions

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Thank you