

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:

PARKING STRUCTURE 1 PROJECT NO. 956553

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 Engineering Contractor "A" license**.

DESCRIPTION: The University of California Riverside (UCR) proposes to develop a Parking Structure 1 (Project). The proposed Parking Structure 1 project will be a design-build construction project consisting of an above grade parking structure facility providing a minimum capacity of 1,200 spaces over an existing foot print of approximately 400 surface parking space. The main parking structure will have 2-way vehicular traffic ingress/egress access ramps. The high-performance parking structure design shall minimize energy use and adhere to campus wide CEQA requirements and those specific to the project. Construction shall comply with current building codes, accommodate a DAS system in compliance with fire rated codes (MHz) acceptable to the Designated Campus Fire Marshal and is to tie into the UCR fire alarm systems. Selected Design-Builder shall deliver a minimum U.S. Green Building Council (USGBC) ParkSmart minimum rating of "Silver". The design shall accommodate site topography and shall be in full compliance with all applicable building codes. The structure will be ventilated naturally to at least 50 percent of the entire structure to the open air in accordance with code requirements so as to minimize or eliminate the need for mechanical ventilation. Vertical pedestrian movement/access shall be provided by minimum of two stairwells and at least one elevator as required by code.

PROJECT DELIVERY: Design Build

ESTIMATED DESIGN AND CONSTRUCTION COST: \$24,530,000

PREQUALIFICATION QUESTIONNAIRES will be available electronically at **9:00 AM on Friday, December 21, 2018**, from University of California, Riverside, Architects & Engineers.

MANDATORY PREQUALIFICATION CONFERENCE: begins promptly at **9:00 AM on Thursday, January 10, 2019** at University of California, Riverside, Glen Mor Building K, Rooms K106/K108, Riverside, California 92507. The Big Springs Parking Garage located on Big Springs Road will be opened for all participants to park. A parking attendant will be issuing permits at the Big Springs Parking Garage from 8:00 AM – 9:00 AM.

PREQUALIFICATION QUESTIONNAIRES: Questionnaires must be received by **4:00 PM on Thursday, January 31, 2019**, at UC Riverside, Architects & Engineers, 1223 University Avenue, Suite 240, Riverside, CA 92507. Attention: Lynn Javier

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) PARKING STRUCTURE projects completed in the past ten 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.

- At least three (3) **PARKING STRUCTURE** projects for which the construction cost was at least \$20 million each.
- At least three (3) **PARKING STRUCTURE** projects located in the **STATE OF CALIFORNIA** for which the construction cost was at least \$20 million each.
- At least two (2) **PARKING STRUCTURE** projects which used **DESIGN BUILD** delivery for which the construction cost was at least \$20 million each.

- At least three (3) **PARKING STRUCTURE** projects that included a Minimum of **1000 PARKING STALLS**, for which the construction cost was at least \$20 million each.
- At least one (1) **PARKING STRUCTURE** project that achieved a **U.S. GREEN BUILDING COUNCIL (USBC) PARKSMART SILVER RATING** for which the construction cost was at least \$20 million.
- At least two (2) **PARKING STRUCTURE** projects for which your firm **SELF-PERFORMED AT LEAST 15%** of the construction.

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. The 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 low 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.

A proposer who receives **675** or more points out of a possible **900** points based on the established rating system will be invited to participate in the Level II Interview step.

Level II will be the Interview. Proposers will be notified whether or not they have been selected for Level II Interview. 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.

PREQUALIFICATION SCHEDULE

On **Friday, December 21, 2018**, a set of prequalification documents will be issued to intending proposers at:

University of California, Riverside
Architects & Engineers
Website: <http://ae.ucr.edu/business/bids.html>

On **Thursday, January 31, 2019**, on or before **4:00 PM**, completed prequalification documents will be received at:

University of California, Architects & Engineers
1223 University Avenue, Suite 240
Riverside, CA 92507
951-827-7911

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 at:

University of California, Architects & Engineers
1223 University Avenue, Suite 210-16
Riverside, CA 92507

PROPOSAL SCHEDULE

Following is the anticipated proposal schedule:

1. Proposal Documents available to the prequalified proposers – Mid-March 2019.
2. Proposals received – Mid-June 2019.
3. Proposals evaluated and the apparent low proposal determined – Late June 2019.

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 \$13 per hour as of 10/1/15, \$14 per hour as of 10/1/16, and \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Lynn Javier (951) 827-7911 or email lynn.javier@ucr.edu for the questionnaire. For other opportunities: <http://ae.ucr.edu/business/contractors.html>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
University of California, Riverside
12/21/2018 thru 01/04/2019