

**ADVERTISEMENT FOR CM-AT-RISK CONTRACTOR PREQUALIFICATION
(BEST VALUE SELECTION)**

Subject to conditions prescribed by the University of California, Santa Barbara (hereinafter “UCSB” or “University”) is seeking responses to the University's Level 1 prequalification documents for a Construction Manager-at-Risk Contractor (Best Value Selection) for the following University project:

PROJECT NAME: UCSB East Campus Student Housing

PROJECT NUMBER: FM240486P

PREQUALIFICATION OF PROSPECTIVE BIDDERS

UCSB is soliciting pre-qualifications for CM-AT-RISK (CMAR) Contractors with a proven history of exceptional partnership, integrated design, innovative delivery methods, external coordination with surrounding construction efforts, and the highest-level commitment to the successful development of the UCSB East Campus Student Housing Project.

In collaboration with the University-hired A/E team, Skidmore, Owings & Merrill (“SOM”) and their design partner Mithun, the CMAR contractor will use an integrated design delivery model; incorporating lean project delivery processes, tools, and ideologies throughout the project lifecycle. A team-oriented approach will be paramount to the project’s success, requiring inclusive workshops throughout the design and construction processes. Coordination and collaboration with an in progress and comparable campus construction project, San Benito Student Housing, will be critical to the East Campus Student Housing success. The University’s dedication to the academic mission includes the promotion of sustainable design, energy efficiencies, water conservation, and overall user experience.

Implementing specified aspects of the project within a design build framework, the successful CMAR team, including its subcontractors and suppliers will perform their respective portions of work using industry proven project delivery methodologies and building information modeling (“BIM”) support. With a goal of achieving optimal design and increased labor efficiencies, the exploration of modular or prefabricated components should be part of the CMAR’s process.

In parallel, UC Santa Barbara is investing in the development of a Detailed Project Program (DPP) for the project covering design, programming, and technical performance criteria that will be the basis of the construction contract. These materials will be provided to the Level 1 prequalified CMAR teams participating in the Level 2 interviews and discussions.

The University has determined that bidders who submit proposals on this project must be prequalified. Prequalified bidders will be required to have the following active and current California contractor's license at the time of its submittal: **B – (General Building Contractor)**

GENERAL DESCRIPTION OF WORK

UCSB East Campus Student Housing project, located on the main UC Santa Barbara campus, is envisioned as a new LEED Platinum residential community, providing a mix of new Residence Hall Units and Apartment Units with a range of amenities. Located on approximately 8.5 acres of developable area and surrounded by occupied Residence Halls and Academic Buildings, the East Campus design will thoughtfully reimagine existing bike/pedestrian paths, surface parking, loading/delivery routes, and greenbelt areas in a safe and cohesive manner.

The current program goals are to provide an estimated 1,825 student beds, a robust dining/catering/take-out program, and various support spaces in approximately 585,000 gross square feet across multiple buildings. In addition to the site and utility connections, the UCSB East Campus Student Housing project will include the demolishing of the existing Ortega Dining Commons and Santa Rosa Residence hall to allow for the new development.

Detailed features of the buildings to be incorporated into the East Campus Student Housing include extensive use of daylighting and views, prioritizing natural ventilation, all electric utilities, and activated outdoor courtyards. Fire access routes, food deliveries, catering activities, and waste management circulation strategies will be key elements to such a dense environment. The project should employ energy saving strategies and intelligent building monitoring and metering when applicable.

SOM who has partnered with Mithun to program and design the project will have completed the Detailed Project Program and enter Schematic Design in approximately October of 2024.

Estimated cost to the midpoint of construction: **\$520,800,000.00**

PREQUALIFICATION SCHEDULE

On June 20, 2024, the *Level 1 Prequalification Documents* will be available to all interested firms on the project planroom page at www.ucsbplanroom.com. Once registered on the UCSB planroom, prospective proposers may view and/or download the documents for free. To access the documents, simply go the University plan room site, click “Formal Bids” under the Menu bar at the top of the web page and find the project link.

NOTE: It is the sole responsibility of prime contractors to register at www.ucsbplanroom.com in order to be able to receive and view project updates, addenda, and full versions of the University documents. The prime contractors are responsible to update their user profile on the University’s planroom site, in order to receive ongoing project updates and notifications.

University of California, Santa Barbara
Project Name: UCSB East Campus Student Housing
Project No. FM240486P

Each prospective proposer must provide an electronic (.pdf) copy of its prequalification that must be submitted to the University by **July 9, 2024 at 4:00PM** via EITHER:

THE UCSB PLANROOM SITE:

Prospective proposers may use the “Submit Bid” tab on the project planroom page at www.ucsbplanroom.com to electronically upload/submit its bid.

NOTE: A prospective proposer must be registered and logged into the UCSB planroom to submit its prequalification documents electronically via the ‘Submit Bid’ tab, so please ensure that you are registered BEFORE the stated deadline. Completed prequal documents must be submitted prior to the stated deadline.

or

HARD COPY SUBMITTALS MUST BE DELIVERED TO:

Attn: Greg Moore, Associate Director
Contracting Services
University of California, Santa Barbara
6789 Navigator Way, 2nd Floor
Goleta, CA 93117

The University reserves the right to request, receive, and evaluate supplemental information after the above time and date at its sole discretion. The University reserves the right to reject any or all responses to Prequalification Documents and to waive non-material irregularities in any response received. Level 2 discussions and prequalification evaluation activities, including interviews, will only be conducted with those prospective bidders that pass the Level 1 Prequalification, and only prequalified bidders will be permitted to bid on the subject project.

If a prospective bidder is deemed “not prequalified” by the University, the prospective bidder may request a review by the University. Any such request must be received by the University within three (3) calendar days after receipt by the prospective bidder of the University determination. The decision resulting from such review is final and is not appealable within the University of California. Any person or entity not satisfied with the outcome of the prequalification must file a writ challenging the outcome within ten (10) calendar days from the date of the University’s written notice regarding prequalification determination. Any assertion that the outcome of the prequalification process was improper will not be grounds for a bid protest.

ANTICIPATED BID SCHEDULE FOR PREQUALIFIED CMAR BIDDERS

Following is the anticipated (Best Value) Competitive Bidding Schedule:

1. Bidding Documents Available to Prequalified Bidders – **August 23, 2024**
2. Mandatory Pre-bid Meeting – **August 29, 2024**
3. Bids Received and Opened – **September 12, 2024**

The foregoing dates are tentative. The exact dates, times, and location for acceptance of bids will be set forth in and communicated to prequalified bidders in the form of an “**Announcement to Prequalified Bidders**” and an “**Advertisement for Bids from Prequalified CM/GC Bidders.**”

ADDITIONAL INFORMATION

The methodology used to determine Best Value as part of the competitive bidding process will be described in the Construction Documents. The lowest responsible bidder will be selected by the University on the basis of the Best Value to the University. The Best Value to the University will be determined using objective criteria with the resulting selection representing the best combination of both price and technical qualifications.

EQUAL OPPORTUNITY STATEMENT

Each candidate firm may be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons shall have equal access to contracts and other business opportunities with the University, regardless of: race; color; religion; sex; age; ancestry; national origin; sexual orientation; physical or mental disability; veteran's status; medical condition; genetic information; marital status; gender identity; pregnancy; service in the uniformed services; or citizenship within the limits imposed by law or University's policy.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
University of California, Santa Barbara

(Prequal Advertised: 6/18/24)