



**REQUEST FOR DESIGN-BUILD PROPOSALS TO
PREQUALIFIED PROPOSERS**

Subject to conditions prescribed by the University of California, Santa Barbara sealed proposals for a design-build contract are invited from prequalified proposers for the following work:

PROJECT NAME: Ortega Dining Commons Temporary Kitchen Facilities
PROJECT NO: FM250263L/912033

GENERAL

The University's primary objective in utilizing design-build delivery 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.

ONLY PREQUALIFIED DESIGN-BUILD CONTRACTORS WILL BE ALLOWED TO SUBMIT A PROPOSAL ON THIS PROJECT. The following firms have been prequalified:

	Firm Name	City, State
1.	Kitchens To Go	Livermore, CA
2.	Cotton Logistics, Inc.	Katy, TX

License Requirement(s): The successful proposer will be required to have the following California contractor's license at the time of the proposal opening:

<u>General Building Contractor</u>	<u>B-</u>
<i>License Classification</i>	<i>License Code</i>

Maximum Acceptance Cost: \$3,500,000

Any firm submitting a proposal cost in excess of the stipulated Maximum Acceptance Cost will be deemed non-responsive, thereby eliminating that firm from further consideration in the competitive process.

PROJECT SUMMARY

The awarded design-build contractor will be contracted to design and construct the work based on the design criteria described within Request for Proposals ("RFP") No FM250263L/912033 issued to the prequalified design-build contractors listed above. Temporary kitchen facilities are required for Ortega Dining Takeout Program and Campus Catering during construction of the East Campus Housing project. The Ortega Dining Commons is being renovated and all services need to be relocated to a temporary kitchen site(s) to service our students and the campus community. Planned start of modular building fabrication is Spring 2026 with site fencing and demo planned for Winter 2026.

Rented/leased modular kitchens will need to be installed for the duration of the relocation period. The move of operations from the existing building to the temporary facilities will be phased to ensure continuity of services for both dining programs are preserved at all times.

Request for Proposal Documents: Request for Proposal Documents will be available to Prequalified Proposers on October 27, 2025 via electronic download on a password-protected, private planroom page on the University's online planroom at www.ucsbplanroom.com. To access those documents, simply go to the University plan room site, click "Formal Bids" in the Menu bar at the top of the page. The posted documents should be evaluated by the participants prior to the scheduled pre-proposal meeting.

NOTE: It is the sole responsibility of prime contractors to register at <http://ucsbplanroom.com/> in order to be able to receive and view project updates, addenda, and full versions of the construction 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.

Pre-Proposal Conference: A **mandatory** Pre-Proposal Conference will be conducted BOTH in person AND electronically via Zoom on **Tuesday, November 4, 2025** beginning at 1:30 PM either:

IN PERSON

University of California, Santa Barbara
Contracting Services
1st Floor El Capitan Conference Room
6789 Navigator Way
Goleta, CA 93117

OR

REMOTELY VIA ZOOM

Meeting attendees may attend the pre-proposal conference and job walk remotely via Zoom, if desired, by using the following link:

<https://ucsb.zoom.us/j/84131417161>
Meeting ID: 841 3141 7161

Only proposers who participate in the initial (virtual or in-person) pre-proposal conference, will be allowed to submit a proposal on the Project. Only attendees as the original pre-proposal conference will be permitted to schedule a subsequent site visit with the Project Manager. Any prospective Proposer arriving after the above designated starting time may be disqualified from submitting a proposal for this project.

University Contact Information

Project Manager (PM): Ashley Cohen Gray - ashleycohen@ucsb.edu The University PM shall be responsible for day-to-day management of the Project including all duties and responsibilities delegated to the PM by the University Representative, which, at a minimum, includes serving as the primary University point-of-contact for the design team, contractors, vendors, and campus stakeholders. The PM shall also oversee the project budget, schedule, bidding, and construction administration to ensure successful project delivery in compliance with all relevant UC policy, legal and contractual requirements.

University Representative (UR): Ed Schmittgen – schmittgen@ucsb.edu

The UR provides executive-level leadership and strategic oversight, ensuring that the project remains consistent with University policies, campus procedures, and applicable regulatory requirements. The UR shall serve as the University's official representative as designated in the Construction Documents, whose responsibilities include those duties and authorities not delegated to the Project Manager.

Proposal Deadline: Sealed design-build proposals must be received by 2:30PM on **November 20, 2025**.

EITHER

HARD COPY PROPOSALS VIA MAIL OR IN-PERSON

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

OR

ELECTRONIC PROPOSALS VIA THE UCSB PLANROOM:

A proposer may use the "Submit Bid" tab on the project planroom page at www.ucsbplanroom.com to electronically upload/submit its proposal. NOTE: A proposer must be registered and logged into the UCSB planroom to submit its proposal electronically via the 'Submit Bid' tab, so please ensure that you are registered BEFORE the proposal deadline. Completed proposals must be submitted prior to the stated deadline.

The University will determine which design-build proposal provides the Best Value to the University, based upon price and the technical factors enumerated in the RFP. Desirable design enhancements or design innovations included in a firm's proposal will result in a higher Best Value score for that firm.

Bid Security: Proposal (Bid) Security in the amount of 10% of the Lump Sum Base Proposal shall accompany each proposal. The surety issuing the Proposal (Bid) Bond shall be, on the proposal deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)

General Information: 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 RFP 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.

Advertisement/Notice Date(s): 10/23/25