



**ADVERTISEMENT FOR DESIGN-BUILDER  
LEVEL 1 PREQUALIFICATION**

Subject to conditions prescribed by the University of California, Santa Barbara, responses to the University's prequalification documents for a Design-Build contract are sought from proposers for the following project:

**PROJECT NAME:** UCSB Library, Cheadle & Phelps Hall Mechanical and Electrical Improvements

**PROJECT NO:** FM240500P

**GENERAL**

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 satisfy the requirements set forth in the Level 1 Prequalification Documents, including the possession of the following valid and current California contractor's license(s):

General Building  
*License Classification*

B-  
*License Code*

**SUMMARY OF WORK**

As part of the University's deferred maintenance program the following three (3) buildings have been allocated funding to replace mechanical and electrical system components that are at their end of life. The scope of work identified for these buildings includes HVAC, cooling and electrical power systems that the University has identified as a priority to replace and/or upgrade.

Campus engaged a consulting engineer, P2S Engineering, to develop a detailed project program for each building to identify the design criteria / basis of design for the project(s):

- 1) **Project 'A': University Library Air Handling Units and other HVAC systems.**  
**Construction cost estimate is \$3,375,760.**

UC Santa Barbara's (UCSB) Davidson Library is the oldest building on campus and was originally constructed in 1952. The building is located in the heart of campus, and contains book stacks, study areas, and conference rooms. Since its original construction, the building has undergone a series of changes. In 1969, the eight-story Tower wing (Building C) was added, and in 1977, the four-story, southmost building (Building D) was added. The latest project in 2015 drastically renovated the original 1952 construction (Buildings A and B). Buildings A and B are not included in the scope.

The design-build contractor shall improve system reliability and energy efficiency by updating the University Library's air handling equipment and other miscellaneous mechanical and controls equipment. The project scope includes replacement of the boiler in Building C and refurbishment of old and damaged mechanical equipment in Building D. Building C is served by five built-up air handling unit (AHU) systems and two onsite HHW boilers. Building D is served by two large built-up AHU systems that serve the bulk of the building, as well as three

smaller AHUs that support the higher loads around the perimeter of the building. The design-build contractor shall provide a complete design and implement the scope as detailed in the RFP documents and the associated drawings.

2) **Project ‘B’: Cheadle Hall Air Handling Units, HVAC components, CHW systems & Emergency Power Improvements. Construction cost estimate is \$2,053,918.**

UCSB Cheadle Hall (Building 552) is a five-story building that was originally constructed in 1963. The structure houses the campus administrative center, including the Chancellor’s office on the fifth floor. The project shall improve system reliability and energy efficiency by updating the building’s air handling equipment and other miscellaneous mechanical and controls equipment. The project scope includes replacement of the building’s emergency generator system, demolition of the building’s existing chilled water (CHW) plant, and connection to the campus CHW distribution network. The building has two main air handling unit (AHU) systems. The Design-Build contractor shall provide a complete design and implement the scope as detailed in the RFP document and the associated drawings.

3) **Project ‘C’: Phelps Hall Air Handling Units and other HVAC systems. Construction cost estimate is \$2,556,910.**

UC Santa Barbara’s (UCSB) Phelps Hall (PASC) is a six-story building that was originally constructed in 1966. The structure houses the administrative support for faculty and students, as well as the departments of Comparative Literature, French & Italian, German & Slavic Studies, Latina American & Iberian Studies, and Spanish & Portuguese. The design-build contractor shall improve system reliability and energy efficiency by updating air handling equipment and other miscellaneous mechanical and controls equipment.

The scope includes replacement of the building air handling units (AHU) and the two exhaust fans (EF) that serve the East Wing. The building has five main AHUs. AHU-1 is a dual duct AHU located in the Northwest wing mechanical room that serves the West side of the North wing. AHU-2 is a multizone AHU and the AHU-3 is a dual duct AHU. Both are located in the North mechanical room and serve the North wing. The South and West wings are served by dual duct AHUs, AHU-4 and AHU-5, respectively. The East wing of the building is served by two large EFs located in the penthouse. The design-build contractor shall provide a complete design and implement the scope as detailed in the RFP documents and associated drawings.

The successful design-build contractor will be contracted to design and construct the facility mechanical and electrical system improvements based on the design criteria described within the Request for Proposals (“RFP”) that will be issued by the University to prequalified contractors. Planned construction start for each of the three projects is Summer 2025.

Note, the awarded Design-Build Team will enter into three separate design-build agreements, which will require its submittal of separate schedules for completion of the various design packages, construction work, approvals, and separate insurance, bonding, etc.

**University Contact:** Jason Backhaus, University Representative, at [jbackhaus@ucsb.edu](mailto:jbackhaus@ucsb.edu).

## **PRE-QUALIFICATION PROCEDURES**

The pre-qualification process will be conducted in three steps (or “Levels”) and will result in the selection of a number of prequalified finalists who will be issued RFP documents for this Project. Only Level I/ II prequalified proposers will be permitted to submit a Level III Design-Build proposal.

**Level I** will include the submittal of Level 1 Design-Build Contractor **Prequalification Documents** described in more detail below. At a minimum, prospective design-build contractors must have participated in at least three (3) comparable construction projects within the last ten (10) years involving the successful completion of work comparable in terms of size, scale and complexity. After receipt of the prospective proposers’ completed Level 1 prequalification documents, the University will review and determine whether each firm passed or failed. Passing firms will be invited to interviews conducted by the University as part of the Level 2 evaluation and selection process.

A proposer who does not pass the Level 1 evaluation will be excluded from further consideration in the prequalification process and will not be permitted to participate in the Level II interviews.

**Level II** will include the **Design-Build team interviews/discussions**. The results of the Level II interview will be scored based on an established rating system that will be issued by the University in the Announcement to Level 2 Prequalified Proposers, which will be issued prior to the scheduled interviews. Both prior to and after the Level II interviews, the University may issue requests for clarification and/or supplemental information from the participating firms.

**Level III** prequalified firms will provide a **design-build proposal/submittal package** and cost information, as described in the Request for Proposals issued by the University to prequalified firms.

## **LEVEL 1 PREQUALIFICATION SCHEDULE**

On July 16, 2024 the **Level 1 Prequalification Documents** will be posted on the UCSB planroom page website at <https://www.ucsbplanroom.com/jobs/public> for review and/or download.

**Prequal Submittal Deadline:** On or before 4:00PM on **July 30, 2024**, each prospective proposer shall provide one (1) digital copy (.pdf) of each consultant team’s prequalification package, which must be delivered via either: (i) the UCSB planroom page at <https://www.ucsbplanroom.com/jobs/public> (click the project link and the ‘Submit Bid’ tab then drag and drop your firm’s submittal) or, alternatively, (ii) an electronic (.pdf) copy on a thumb drive may be delivered to the following address:

Attn: Greg Moore, Associate Director  
Contracting Services  
University of California, Santa Barbara  
6789 Navigator Way, 2<sup>nd</sup> 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. If a prospective proposer is determined by the University not to be prequalified, the prospective proposer may request a review by the University. Any such request must be received by the Facility within three (3) calendar days after receipt by the prospective proposer 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 proposal (bid) protest.

### **TENTATIVE PRE-QUALIFICATION & BID SCHEDULE**

Following is the tentative schedule for the pre-qualification and competitive bidding stages:

1. Level 2 Interview Notice and Request for Level 2 Submittals- **August 8, 2024**
2. Level 2 Proposers Submit Supplemental Materials- **August 15, 2024**
3. Level 2 Presentation/Interviews– **August 20, 2024**
4. Level 3 Advertisement to Prequalified Design-Build Contractors – **August 29, 2024**
5. Level 3 Proposal Deadline - **September 26, 2024**
6. Level 3 NTP for Phase 1 Design Services Issued to DB Contractor - **October 2024**

### **GENERAL PROJECT INFORMATION**

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. The successful proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding/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.

### **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

*(Advertised: 7/16/24)*