



ADVERTISEMENT (PREQUALIFIED PROPOSERS)

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

Project Name: University Library, Cheadle and Phelps Hall Mechanical and Electrical Improvements

Project Number: FM240500L

ONLY THE FOLLOWING PREQUALIFIED DESIGN-BUILD CONTRACTORS WILL BE ALLOWED TO SUBMIT A PROPOSAL ON THIS PROJECT. The following firms (in no particular order) have been prequalified:

	Firm Name	City, State
1.	Plant Construction Company	San Francisco, CA
2.	Smith Mechanical- Electrical- Plumbing	Santa Maria, CA

Description 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. 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.

1) **Project ‘A’: University Library Air Handling Units and other HVAC systems.**

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.

2) **Project ‘B’: Cheadle Hall Air Handling Units, HVAC components, CHW systems & Emergency Power Improvements.**

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 documents.

3) **Project 'C': Phelps Hall Air Handling Units and other HVAC systems.**

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.

Desirable 'design enhancements' or design innovations are described more fully in the Specifications and incorporation of one or more of those elements into a firm's proposal will result in a higher Best Value score. Final award will be based on both price and technical factors as described herein.

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</u> <i>License Classification</i>	<u>B -</u> <i>License Code</i>
--	-----------------------------------

Maximum Acceptance Cost (or "MAC"):

Project 'A' (University Library) Maximum Acceptance Cost: **\$3,300,000.**

Project 'B' (Cheadle Hall) Maximum Acceptance Cost: **\$2,000,000.**

Project 'C' (Phelps Hall) Maximum Acceptance Cost: **\$2,500,000.**

Proposals that exceed the foregoing amounts for any one of the listed MAC amounts listed above will be determined to be non-responsive and will be excluded from further consideration.

Request for Proposal Documents: The Request for Proposal Documents will be available to Prequalified Proposers on September 6, 2024 via electronic download on the project page on the University's online planroom at www.ucsbplanroom.com.

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 construction documents. Contractors are responsible to update their user profile on the University's planroom site, in order to receive ongoing project updates and notifications. To access those documents, simply go the University plan room site, click "Public Jobs" and locate the project link. The posted documents should be evaluated by the participants prior to the scheduled pre-proposal meeting.

University Library, Cheadle and Phelps Hall Mechanical and Electrical Improvements
Project No. FM240500L

Once registered on the UCSB planroom site, prospective proposers may view and/or download the Request for Proposal Documents for free, or purchase a hard set copy from Trico Reprographics for a non-refundable fee of the actual cost of reproduction.

Tri-Co Reprographics
720 E Haley Street
Santa Barbara, CA 93103
Phone: (805) 966-1701 Fax: (805) 966-9484
sbplots@tricoblue.com

Arrangements for payment and receipt of all hard copy sets should be made directly with Tri-Co Reprographics

Pre-Proposal Conference: A **mandatory** Pre-proposal Conference and **mandatory** Pre-proposal Job Walk will be conducted for pre-qualified proposers on September 12, 2024 beginning promptly at 1:00PM. Pre-proposal Conference and Job Walk participants shall meet at:

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

Only prequalified proposers that participate in both the Conference and the Job Walk, if conducted, will be allowed to submit a proposal on the Project as Design-Build Contractors. Proposers are advised that there may be traffic congestion, and should allow ample time to drive to the above location and arrive in the designated Meeting Site prior to the required time. Any prospective Proposers arriving after the above designated starting time may be disqualified from submitting a proposal for this project.

University Contact: For further information, contact University's Representative, Jason Backhaus, at jbackhaus@ucsb.edu

Proposal Deadline: Sealed design-build proposals must be received no later than 2:30PM on **October 3, 2024**.

EITHER

HARD COPY BIDS VIA REGULAR/EXPEDITED MAIL OR IN-PERSON

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

OR

ELECTRONIC BIDS VIA THE UCSB PLANROOM:

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

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)

University Library, Cheadle and Phelps Hall Mechanical and Electrical Improvements
Project No. FM240500L

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

Advertisement/Notice Date(s): 9/05/24