

**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 San Benito Student Housing

**PROJECT NUMBER:** FM240284P

**PREQUALIFICATION OF PROSPECTIVE BIDDERS**

UCSB is soliciting pre-qualifications for CM-AT-RISK (CMAR) Contractors with a proven history of exceptional collaboration, integrated design, innovative delivery methods, and the highest-level commitment to the successful development of the UCSB San Benito Student Housing Project.

Partnering with a University-hired A/E team, Skidmore, Owings & Merrill (“SOM”), 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. The University’s dedication to the academic mission supporting student success, includes the promotion of sustainable design in consideration of site conditions, energy efficiencies, water conservation, and overall user experience.

Implementing specified aspects of the project within a Design-Build framework for specific trades, 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 best value through optimal design, increased labor efficiency, modular or prefabricated components, the CMAR will be required to identify the appropriate approach to these best practices.

In parallel, UC Santa Barbara is investing in the development of a Detailed Project Program (DPP) and Schematic Design documents 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 San Benito Student Housing project, located on the main UC Santa Barbara campus, is envisioned as a new LEED Platinum residential community, providing student apartments with a range of amenities. Located on roughly 6.6 acres of developable area and surrounded by a sizable Environmentally Sensitive Habitat Area (“ESHA”), the sloping topography will incorporate native plantings and preserve the protected landscape. The current program goals are to provide an estimated 2,250 student beds, retail dining, and various support spaces, in approximately 700,000 gross square feet across multiple buildings. In addition to the site and utility connections, the UCSB San Benito Student Housing project will make improvements to adjacent roads, parking, and bike paths.

Detailed features of the buildings to be incorporated into San Benito Student Housing include extensive use of daylighting and views, prioritizing natural ventilation, all electric utilities, activated outdoor courtyards, and flexible community and retail spaces. An efficiently integrated fire access route and waste management circulation strategy will be key elements to such a dense site. The project should employ energy saving strategies and intelligent building monitoring and metering when applicable.

SOM has partnered with Mithun to program and design the project. A Detailed Project Program has been completed and Schematic Design will start in April of 2024.

Estimated cost to the midpoint of construction: **\$550,000,000**

**PREQUALIFICATION SCHEDULE**

On February 1, 2024, the *Level 1 Prequalification Documents* will be available to all interested firms on the project planroom page at [www.ucsbplanroom.com](http://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/](http://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 San Benito Student Housing**  
**Project No. FM240284P**

Each prospective proposer must provide an electronic (.pdf) copy of its prequalification that must be submitted to the University by **February 15, 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](http://www.ucsbplanroom.com) to electronically upload/submit its completed prequalification documents.

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.

**Contact Information:** For further information please contact the University's Representative, Telli Foster, at (805) 448-1379 or [telli.foster@ucsb.edu](mailto:telli.foster@ucsb.edu).

**ANTICIPATED BIDDING SCHEDULE FOR PREQUALIFIED BIDDERS**

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

1. Bidding Documents Available to Prequalified Bidders – April 9, 2024
2. Mandatory Pre-bid Meeting – April 18, 2024
3. Bids Received and Opened – May 9, 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: 1/31/24)*