

REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD PROPOSERS

Subject to conditions prescribed by the University of California, Santa Barbara, the University is hereby seeking responses to the attached **Level 1 Prequalification Documents** from qualified General Contractors to design and construct the following University project:

PROJECT NAME: Sedgwick Reserve Offices and Accommodations Project
PROJECT NO: FM180314P

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 Questionnaire, including the possession of the following valid and current California contractor's license:

General Building
License Classification

B-
License Code

BACKGROUND

The Sedgwick Reserve has received Proposition 84 Grant funding for Infrastructure and Facility Improvements. Among these is the subject project, which involves replacing two existing accessory buildings on the eastern side of the Reserve headquarters near the Ranch House, and converting their use into office space and overnight accommodations for researchers. There is an urgent need for additional facilities of this type on the ranch, which are currently being provided in tents and other temporary structures. The two buildings are garages built in the 1950's. Both are single wall, slab on grade buildings with light wood frames and painted redwood board and batten siding.

Garage #1 is semi-attached to the Ranch House, and will be demolished and rebuilt in the same footprint and exterior form, as office space for researchers and the Director of the new La Kretz Research Center. At 660 sq. ft. it will include a private office space for the Director, work stations, and an open meeting area. The adjacent Ranch House will provide bathroom and kitchenette facilities.

Garage #2 is a freestanding 748 Sq. ft. building approximately 80 ft. west of the Ranch House, and will also be demolished and rebuilt, into overnight housing for researchers. The program includes overnight accommodations for up to 8 researchers in 3 bedrooms, two full bathrooms, and a small kitchen with dining area.

The goal of the project is to provide safe, efficient, durable and inspirational space for these activities that is rebuilt, but maintains the original building's size, location, footprint, plate height and roof pitch, and exterior detailing in appearance and character, to meet the requirements of the Sedgwick Ranch Environmental Impact Report. Door and window configurations which vary from the existing will be required and are acceptable. Also included in the scope of work will be limited site work within 5 feet of the buildings, and the construction of a new 2500 gallon septic system, to be tied into Garage #2.

The University is seeking a qualified design build team to provide a turn-key project.

The University intends to issue a design-build 'bridging' report with the forthcoming RFP documents to provide enough information on project requirements and specifications to enable the prospective design-build contractors to submit a responsive proposal. These will include, detailed program elements, dimensioned as-built drawings of the buildings, a soils report with foundation recommendations, and a septic system design provided by a separate University-hired civil engineer. The successful proposer will be contracted to provide design, and construction documents prepared and stamped by a licensed California Architect, and construct the facility based upon the design criteria described in the University bridging documents.

The contractor will be required to self-perform carpentry (framing, door and window installation, siding and trim at a minimum). Please note, construction management firms that solely manage subcontractors and cannot self-perform the Carpentry portion of the Work will not be considered qualified for this project.

Estimated design-build project cost: \$525,000 - \$575,000

PREQUALIFICATION PROCEDURES

The prequalification process will be conducted in a single step (or "Level") and will result in the screening and selection of prequalified finalists who will be issued a Request for Proposals ("RFP") for this Project.

Only Level I prequalified proposers will be permitted to submit a Design-Build proposal. The technical proposals will be scored according to an established scoring system, whereby both price and other technical factors are considered by the University.

LEVEL 1 PREQUALIFICATION SCHEDULE

Level 1 Prequalification Documents will be posted on the UCSB Contracting Services website at <http://web.facilities.ucsb.edu/contracts/qualifications/> for review and/or download on March 20, 2018. Interested firms may contact Ernest Knapp, University Representative, at ernest.knapp@ucsb.edu for assistance or additional information.

Each prospective proposer must submit five (5) hard copies of each firm's completed Level 1 Prequalification Documents and an electronic (.pdf) copy of its proposal that is stored on either a CD or thumb drive. The submittal package must be delivered to the University by **Tuesday, March 27, 2018 at 4:00 PM** at the following address:

Attn: Greg Moore, Associate Director
University of California, Santa Barbara
Facilities Management, Building 439, Room 'E'
Santa Barbara, CA 93106-1030

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.

Only Level 1 prequalified firms will be permitted to submit a project proposal.

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.

AFFIRMATIVE ACTION 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: 3/20/2018