

**University of California,  
Santa Barbara**



Request  
For  
Proposal

**CONSTRUCTION  
MANAGEMENT SERVICES**

for the:

**HSSB  
REPAIR  
PROJECT**

Project Number:  
980830

Office of Design &  
Construction Services

May 2008



**University of California, Santa Barbara**  
**HSSB REPAIR PROJECT**

Project Number: 980830

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Statement of Qualifications	(See Separate PDF File on this website)
<a href="#"><u>Construction Manager Multiple Prime Trade Agreement</u></a>	
<a href="#"><u>Certificate of Insurance</u></a>	(Also included as an Exhibit to the Agreement)



## **Advertisement**

### **Project Description**

Qualifications are hereby solicited from construction management professionals interested in providing services for repairs to the building envelope of the Humanities and Social Science Building (HSSB). Built in 1998, the structure is a 153,000 gross square foot facility. The repair work will address water intrusion at numerous locations on the walls and roofs. The anticipated construction budget is \$4,000,000. The planned date for construction is September 2008 to May 2009.

### **Scope of Services**

The scope of professional services will be review and evaluation of Design Professional's documents through out their development, estimates of probable construction cost, value engineering, constructability review, scheduling and schedule management, cost management, development and evaluation of Scopes of Work, analysis and recommendations of contracting methodology, assembly of bid packages, prime contractor acquisition and management, quality control, administration of construction contracts as agent for University, and other services as may be required to facilitate the successful completion of the project.

Selection of the construction management professional will follow standard University procedure. A consulting Design Professional will be responsible for preparation of contract documents reflecting the scope of work identified by the University and its Construction Manager. The first stage, a facility audit, deficiency tabulation, code compliance review and the preparation of a Detailed Project Program (DPP) has been partially completed. During the second stage the Design Professional will finalize the project scope, architectural and engineering design of the project, prepare construction documents, and provide bidding assistance and construction phase administrative services.

### **Instructions for Application**

Construction Management teams with qualifications that include experience in the construction management of projects similar in scale, schedule, and scope are encouraged to respond. A copy of the Request For Proposal (RFP) form will be available Thursday, May 15, 2008 on our home page: <http://facilities.ucsb.edu/> click on Contracts – Requests for Proposals or call Joseph Van Thyne (805) 893-6137.

Three sets of the Proposal must be returned to the attention of:

Joseph Van Thyne, University Representative  
Facilities Management, Bldg 439  
University of California, Santa Barbara  
Santa Barbara, CA 93106-1030

No later than **4:00 PM, Thursday, June 5, 2008.**

- **Affirmative Action Statement**

Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons, regardless of race, religion, sex, color, ethnicity and national origin have equal access to contracts and other business opportunities with the University.



## **Program Statement**

The Humanities and Social Sciences Building (HSSB), built in 1998, has a history of water intrusion and related damage. A number of building components comprising the building envelope need to be replaced or installed as new. The project site is located at the terminus of El Colegio Road between the Campus Events Center and the Career and Counseling Center, and is north of Snidecor Hall.

Internal assessments and a preliminary budget study have identified several components to be addressed in the repairs to HSSB. The following is brief summary of the items that will need to be addressed.

1. The roofing and associated sheet metal flashing at the interface to the EIFS wall cladding.
2. The EIFS exterior wall cladding.
3. Direct applied, thin set stone wall cladding on cement board.
4. Window wall at the Arcade Building.
5. Steel framed windows.
6. Precast trim at limited locations.
7. Deteriorated interior gypsum wall sheathing and damaged interior ceilings.
8. Biological growth on exterior gypsum sheathing and interior sheathing, and rusting metal wall framing, in some locations.
9. Metal roofing.

Hazardous materials abatement has been conducted in previous years. Some roofing materials contain asbestos. A separate contractor employed and managed by the University, if necessary, will perform mold abatement.

The building exterior will be painted where necessary.

It is anticipated that the procurement method will be construction management/multiple prime contractors. The chosen construction management professional's capabilities and familiarity with this procurement process are of prime importance.



### **Scope of Services**

The scope of professional services will be review and evaluation of Design Professional's documents through out their development, estimates of probable construction cost, value engineering, constructability review, scheduling and schedule management, cost management, development and evaluation of Scopes of Work, analysis and recommendations of contracting methodology, assembly of bid packages, prime contractor acquisition and management, quality control, administration of construction contracts as agent for University, and other services as may be required to facilitate the successful completion of the project. Design professional will be required to provide drawings in AutoCAD and PDF format, for posting on the University's FTP site, to facilitate contractor's preparation of shop drawings and submittals

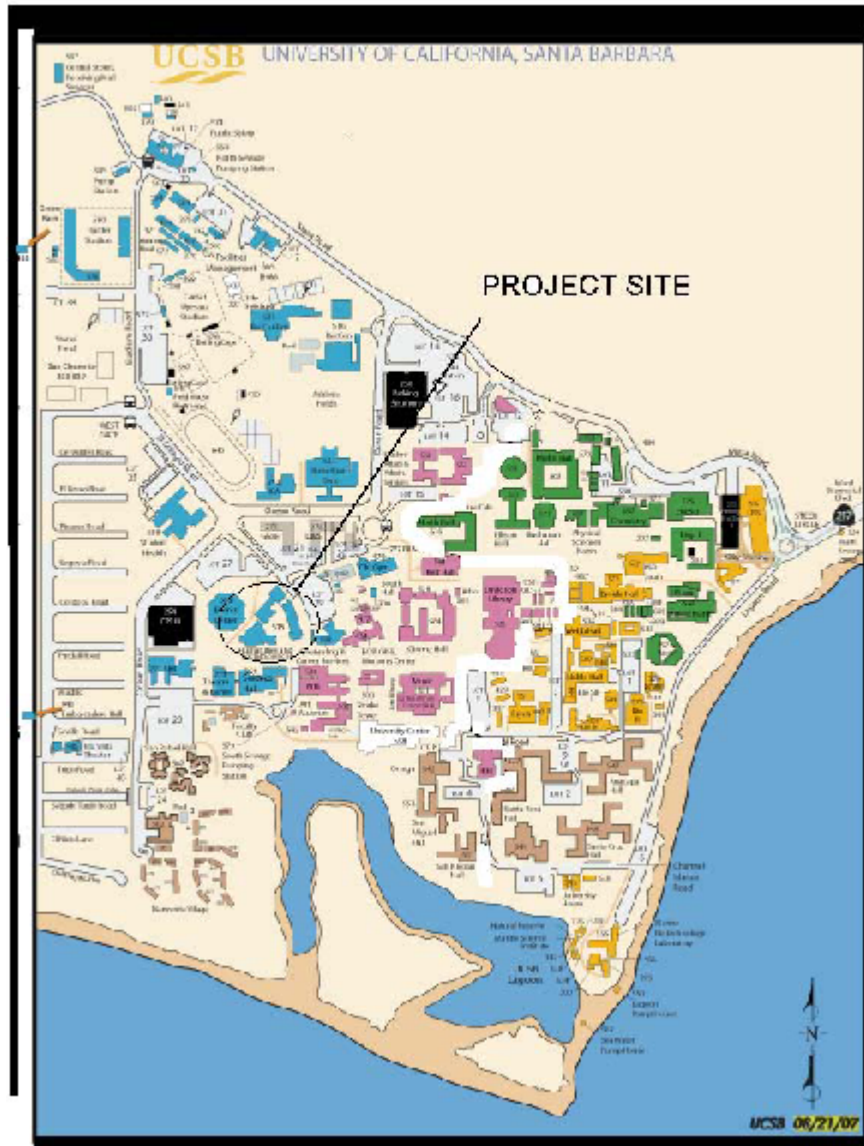


**Services Provided by UCSB**

1. Construction budget and preliminary defect inventory.
2. Finishes and color selection information for incorporation into the construction documents.
3. Surveys and investigations conducted as part of the scope definition.
4. Provide assurance inspection.
5. Environmental Analysis (CEQA).



Project Site Plan







## Project Schedule

RFP's Due at UCSB June 5, 2008

Screening Committee June 10, 2008

*The resultant selected short-listed firms will be posted on the UCSB Design, Construction, & Physical Facilities website, click on Notices. The anticipated schedule is tentative. The exact dates will be set forth in a Notification letter to the selected Consultant.*

Notify Selected Consultants June 13, 2008

Consultant Interviews Mid-June, 2008

Chancellor Approval June , 2008

Successful Candidate Notified June 30, 2008

Fee Negotiations July 2008

Contract Award July 2008

Construction Documents Start July 2008

Bids August 2008

Construction Start Late September 2008

Project Complete June 2009



## Instructions to Applicants

1. Respond concisely to the Selection Criteria and complete the Statement of Qualifications Form. The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.
2. Provide a list of projects of similar scope, schedule and complexity along with team member's roles, project construction budgets, bid amounts, and final change order amounts.
3. Your Proposal shall also address the following:

Design Issues –How will the team approach developing a project that responds to the context of existing facilities? What will be the team's approach to dealing with issues of sustainability, use of energy resources, affordability and prioritization within the project budget?

Cost Control -- What mechanism or procedures will the team implement during the construction document phases to control costs?

Construction Management Agreement – Note any exceptions to the enclosed Agreement that would prevent your firm from executing the Agreement. We cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses. Proposal submittals shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Agreement (see Agreement posted on this website).

The fee for Basic Services will be negotiated and is based on the UC fee guideline for a \$4,000,000 repair project. Provide a copy of your current billing rate schedule and proposed consultants.

Certificate of Insurance – Note any exception to the Certificate requirements and provisions that would prevent your firm from executing an Agreement. Proposal submittals shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Certificate of Insurance (see enclosed certificate). Minimum Insurance limits are as follows:

- General Liability: Comprehensive or Commercial Form

**University of California, Santa Barbara**  
**HSSB Repair Project**  
**Project Number 980830**

Each Occurrence	\$1,000,000
Products/Completed Operations Aggregate	\$1,000,000
Personal and Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
• Business Automobile Liability	
Each Occurrence	\$1,000,000
Workers' Compensation: as required under California State Law	
• Professional Liability:	
Each Occurrence	\$1,000,000
Project Aggregate	\$2,000,000

Malpractice Claims – List malpractice claims adjudicated within the last 5 years or currently pending. Identify the projects. Provide the same information for your Associate Architect and proposed Consulting Engineers. List any lawsuits pending with the Regents of the University of California. List past lawsuits with the Regents of the University of California and indicate if a settlement was paid to the University. List all current and past UC projects, name of UC project manager and telephone number.

Individual Experience – Submit resumes of the responsible Partner, the Project Manager, the Principal Designer and technical consultants focusing on accelerated schedule type projects, relevant experience of those individuals, and university project experience (not the collective corporate experience of the firm).

Work Location – Identify any portions of the Construction Managers' scope of work that will be performed outside of the office responding to the RFP and the individuals responsible for that work. If an associate construction manager is involved, explain their role and the planned division of responsibilities.

4. Include supplementary information supporting qualifications (8 ½ x 11 format). Organization and brevity will be appreciated. Work submitted as an example of the team's qualifications will be considered only to the extent it is similar to the proposed project. Additional information may be submitted demonstrating experience in construction management on university campuses. Provide a list of previous projects the proposed team has participated in together including organizational chart.

5. Return to: Joseph Van Thyne, University Representative  
Design & Construction Services  
Facilities Management, Bldg. 439  
University of California, Santa Barbara  
Santa Barbara, CA 93106-1030
6. Submit three copies of all material bound into single documents.
7. **Due Date: 4:00 PM, Thursday, June 5, 2008**
8. Teams with qualifications considered appropriate by the Screening Committee will be asked to interview with the Selection Committee.



## Selection Criteria

1. ***Construction Management.*** Evidence of ability to provide all required services including schedule management, cost management, development and evaluation of scope of work, estimates of probable construction cost, value engineering, analysis and recommendation for contracting methodology, quality control and administration of construction costs.
2. ***University Experience.*** Proven experience that demonstrates success in completing similar projects on a University campus environment. This experience must be demonstrated for specific personnel proposed for assignment to this project. Construction Manager must have experience in managing projects using the Multiple Prime Contract delivery method.
3. ***Team Organization and Approach.*** Clear and appropriate definition of roles. Project implementation approach tailored to the special needs of this project.
4. ***Equal Opportunity.*** The commitment of the University to equal opportunity applies to the selection of construction management professionals.
5. ***Coordination and supervision.*** Evidence of ability to provide experienced staff and timely support during the construction phase of the project.
6. ***Proximity.*** Capability to provide timely service.
7. ***Client relationships.*** Recognition of the consultative processes associated with work on a University Campus.



## **Privacy Notification**

The state of California Information Practices Act of 1977 requires the University to provide the following information to individuals who are asked to supply information about themselves:

The principal purpose for requesting the information on this form is for use in the selection process for Design Professionals commissioned by the University. University Policy authorizes maintenance of this information.

Furnishing all information requested on this form is mandatory - failure to provide such information will delay or may even prevent completion of the action for which the form is being filled out. Information furnished on this form will be used by the Office of Design & Construction, Facilities Management, University of California at Santa Barbara in consideration of commissions to Design Professionals.

Individuals have the right to access to this record as it pertains to themselves.

The official responsible for maintaining the information contained on this form:

Contracting Services  
Campus Design & Facilities  
University of California, Santa Barbara  
Facilities Management, Building 439  
Santa Barbara, California 93106-1030