

**University of California,
Santa Barbara**



Request
for
Qualifications
for:

**Construction
Management
Services**

**MOSHER ALUMNI
HOUSE**

Project Number:
981040

Office of Design &
Construction Services
And
Physical Facilities

February 2005



**University of California, Santa Barbara
Mosher Alumni House**

Project Number: 981040

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Project Description

Qualifications are hereby solicited from construction management professionals interested in providing services for the construction management of **Mosher Alumni House**. The new facility is a four level mixed use occupancy, and will house the Alumni Association offices that are currently off campus. The new structure is steel frame with CMU and metal stud walls. The exterior is a composite cladding system and stone veneer. The first level is designated for storage and future office space (9,582 s.f. gross area). The second level is designated for assembly areas and office space (7,115 s.f. gross area). The third level is also designated for assembly areas and office space (5,728 s.f. gross area). The fourth level (roof) is designated for observation deck (681 s.f. useable, 6,214 s.f. gross area.) The current projected construction budget is approximately \$7,000,000.00. The planned date for completion of construction is Summer 2006.

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, constructibility 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 contractors 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.

Instructions for Application

Construction Management teams with qualifications that include experience in the construction management of projects similar in scale and scope are encouraged to respond. A copy of the Statement of Qualifications (SOQ) form will be available February 4, 2005 at <http://facilities.ucsb.edu/contracts/requests/> or call Linda Playman at (805) 893-2910. **6 sets** of the Statement of Qualifications must be returned to Ron Strahl, Director, Engineering, Office of Design and Construction, University of California, Santa Barbara, CA 93106-1030 no later than **5:00PM, February 22, 2005**.

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.



Background

Founded in 1944, the UCSB Alumni Association currently has 20,000 members. The Alumni Association has experienced tremendous growth, with membership doubling over the past decade. To effectively accommodate growth, and to support the long term goals of the Alumni, a new on-campus facility is needed.

The current projected construction budget is approximately \$7,000,000.00. The planned date for completion of construction is Summer 2006.

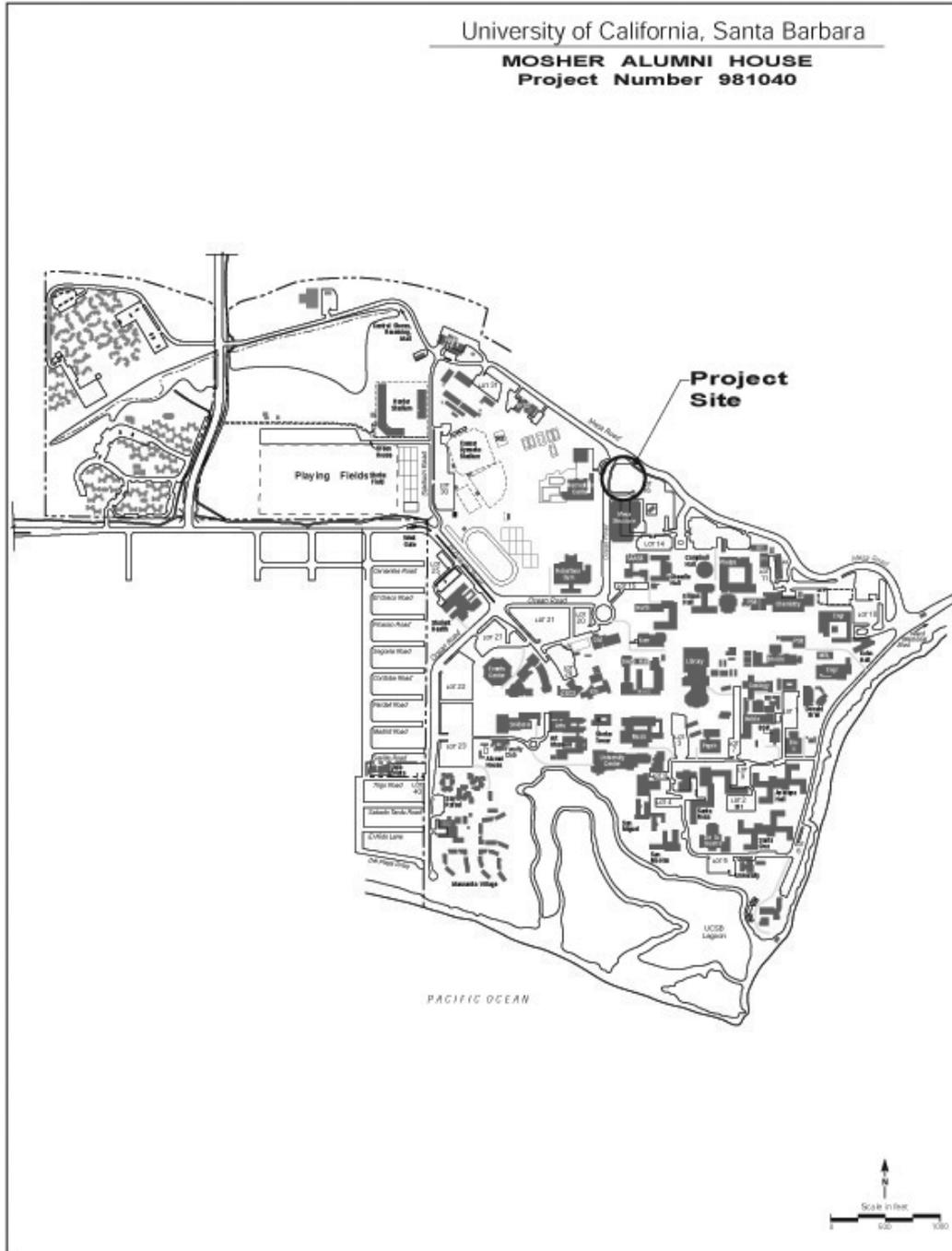


Project Summary

The new facility is a four level mixed use occupancy, and will house the Alumni Association offices that are currently off campus. The new structure is steel frame with CMU and metal stud walls. The exterior is a composite cladding system and stone veneer. The first level is designated for storage and future office space (9,582 s.f. gross area). The second level is designated for assembly areas and office space (7,115 s.f. gross area). The third level is also designated for assembly areas and office space (5,728 s.f. gross area). The fourth level (roof) is designated for observation deck (681 s.f. useable, 6,214 s.f. gross area.) B³ Architects has been retained by the University for design services. The current status of the project is 50% Construction Documents.



Project Site Plan





Project Schedule

| | |
|---------------------------------------|-------------------|
| Advertise RFQ | February 4, 2005 |
| RFQ Available | February 4, 2005 |
| SOQs Due at UCSB | February 22, 2005 |
| Evaluation of SOQ's | February 23, 2005 |
| Reference Checks & Develop Short List | February 23, 2005 |

The anticipated proposal schedule is tentative. The exact dates will be set forth in an "Announcement to Prequalified Proposers".

| | |
|---|-------------------|
| Issue RFP | February 24, 2005 |
| Short List Firms Visit Campus (tentative) | March 1, 2005 |
| Proposals Due at UCSB | March 3, 2005 |
| Interviews & Selection | March 8, 2005 |
| Construction Management Services | March 18, 2005 |
| Construction Start | June 2005 |
| Project Complete | September 2006 |



Instructions to Applicants

1. Respond concisely to the Selection Criteria and complete the Statement of Qualifications Form. A list of projects of similar scope, complexity, and cost will be essential to a successful application. The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.
2. Include supplementary information supporting qualifications (8 ½ x 11 format). Organization and brevity will be appreciated. Work submitted as an example of the design 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 programming, planning and design on university campuses. Identify the engineering team and consultants for all projects listed as examples of your firm's work. Provide information on proposed engineering staff and consultants for this project and an organization chart. Provide a list of previous projects the proposed team has participated in together.
3. Return to:
Ron Strahl
Director, Engineering
Office of Design & Construction Services
University of California
Santa Barbara, CA 93106-1030
4. Submit **six (6)** copies of all material bound into single documents.
5. Due Date: **February 22, 2005**, no later than **5:00 p.m.**
6. Construction Management teams with qualifications considered appropriate by the Screening Committee will be asked to submit detailed proposals for consideration by 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. ***Project Management.*** Proven management expertise with quality control, schedule and budget management of projects of similar size and complexity. Ability to provide efficient and comprehensive project management for all phases of the project, with particular emphasis placed on the capability to work in partnership with University staff, consultants, and contractors during design and construction. Demonstrated track record of meeting budget and schedule requirements. Great emphasis will be placed on proven ability to deliver projects within budget and on schedule.
3. ***University Experience.*** Proven experience that demonstrates success in completing projects in the University of California system. This experience must be demonstrated for specific personnel proposed for assignment to this project. Construction Manager must have experience in managing projects in the University of California system using the Multiple Prime Contract delivery method.
4. ***Team Organization and Approach.*** Clear and appropriate definition of roles. Project implementation approach tailored to the special needs of this project.
5. ***Equal Opportunity.*** The commitment of the University to equal opportunity applies to the selection of construction management professionals.



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:

Contract Office
Office of Design & Construction Services and
Physical Facilities
University of California, Santa Barbara
Building 439
Santa Barbara, California 93106-1030