

REQUEST FOR STATEMENTS OF QUALIFICATIONS

FOR

CONSTRUCTION MANAGEMENT SERVICES

UNIVERSITY OF CALIFORNIA, MERCED

STUDENT HOUSING PHASE 3

PROJECT NO. 906262

June 2008

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Attachments:

- A. UC Construction Management Agreement
- B. Exhibit G: Supplemental Basic Services
- C. General Conditions of the Multiple Prime Trade Contract
- D. Registration Form
- E. Statement of Pricing Information
- F. Campus Map

Introduction

UC Merced Physical Planning, Design & Construction is seeking a qualified Construction Management team to provide preconstruction services and to manage construction of its new dormitory project.

The ***Student Housing Phase 3*** project on the UC Merced campus will consist of two four-story buildings totaling approximately 84,000 gross square feet. The complex will provide approximately 306 beds, primarily for freshmen, in mostly double-occupancy bedrooms; groups of five rooms will share group bathrooms. The ground floor of one building will contain administrative, meeting, laundry, and various types of support space, and the other will contain bedrooms and a small amount of administrative space. The buildings will be wood-frame, fully sprinklered Type V 1-hour construction. The project site is the southerly portion of the existing interim resident student parking lot, fronting on Scholars Lane between Emigrant Pass and Mammoth Lakes Road, just to the west of the existing Valley Terraces housing complex. The project includes off-site underground utilities work as well as on-site underground utilities, and a significant amount of site development consisting of landscape and hardscape.

The construction budget is approximately \$28,000,000. The project will be constructed under the University's Multiple Prime Trade Contract method, with the major trades bid as separate bid packages, and with the Prime Trade Contractors under direct contract with the University. The campus anticipates that there will be between 35 and 45 prime trade contracts.

The project will be fast-tracked on a tight schedule, with two or three bid releases, the first of which will be bid and begin construction this fall for on-site underground utilities, grading, and building pad. Foundations, framing, off-site utilities runs and connections, and all other work will follow in one or two bid releases. Construction must be complete in the summer of 2010 for occupancy in August 2010.

Scope of Services

Attachments A and B to this Request for Statements of Qualification are available on the UC Merced website (<http://www.ucmerced.edu/community/rfprfq.asp>) and outline the scope of services for the project. These attachments are, respectively, the Construction Management Agreement and Exhibit G to that Agreement—Supplemental Basic Services. These documents are general and generic in nature and do not yet include site- and project-specific information. Attachment C, the General Conditions of the Contract for the Prime Trade Contractors, is also provided for reference.

The project is currently beginning preliminary plans and the Construction Manager's services will be required immediately. The Construction Manager's Project Manager will be needed to play an active role in assisting the University in managing the design process.

The University's expectation is that Construction Management services during the Preconstruction Phase shall be provided by the same members of the CM team who will continue on throughout the construction phase of the project.

There will be two to three bid-and-award periods; the advice and assistance of the Construction Manager will be needed to help the University and the design team to determine the content, schedule, and phasing of these bid releases.

Construction Management services will be authorized phase-by-phase and such authorizations are contingent upon funding, project approvals, and continued good performance by the Construction Manager.

Qualifications of the Construction Manager: Selection Criteria

- Licensed contractor in the State of California in good standing (B license).

- Recent experience of the firm and proposed team members in providing services of the scope described in Attachments A and B for comparable projects.
- Experience of the firm and proposed team members with the Multiple Prime Contract mode of project delivery, or as a General Contractor, or as a Construction Manager-at-Risk.
- Demonstrated experience as Construction Manager or General Contractor in constructing on-time, on-budget projects, taking into consideration change order/claims and schedule history for comparable projects.
- Demonstrated experience with projects on compressed schedules.
- Demonstrated experience in achieving high-quality outcomes on projects with rigorous budget constraints.
- Experience in the construction, and processing of necessary documentation, for LEED-certified buildings.
- Experience working with multiple stakeholders in a single project.
- Demonstrated experience in and knowledge of public work in California is required. Experience with University projects, especially University of California projects, is desirable.

Please note that in accordance with campus policy, joint ventures will not be considered eligible for this project. If two firms wish to combine for the project, one of them shall be the entity contracting with the University, and the other a subconsultant to the primary team. If two firms do propose together in this fashion, the University will consider as a criterion of selection the firms' history in working together in similar circumstances on comparable projects.

Submittal Requirements

The Statement of Qualifications shall consist of the following:

1. Cover Letter

The cover letter shall introduce the proposed team, naming the key players and highlighting the firm's qualifications for the project, and other relevant information as desired.

2. *Consultant Company History (please include for all team member firms, if the team consists of more than one firm) including:*

- Number of years in business
- Annual revenues
- Current work commitments, broken down by project delivery method (General Contractor; CM at Risk; CM-Multiple Prime; etc.)

3. *Project Team*

Provide resumes of key proposed project personnel—Project Executive; Project Manager; Assistant Project Manager(s); Assistant Superintendent(s); MEP Coordinator; Project Engineer(s); Estimator; Scheduler; and others, if any. Indicate number of years each person has been employed by the proposing firm (or subconsultant firm). Resumes should highlight relevant qualifications for this project.

In addition, submit at least two resumes (preferably three) for Project Superintendent. The University intends to interview and select the Superintendent in cooperation with the selected Construction Manager before the start of construction.

4. *Project Experience & References*

Provide concise, one- or two-page descriptions of comparable projects now in progress or completed within the last 5 years for which the proposing firm provided similar services. These descriptions should demonstrate your firm's and your team's experience relevant to the scope, costs, conditions and delivery method of this project. Include in the description of each project:

- Name of the firm that provided the services.
- Member(s) of the proposed team for these projects who worked on the reference project, and their role(s).
- Services provided (indicate whether completed or in progress, and for what phases services have been provided—i.e., Preliminary Plans, Construction Documents, Bid/Award, Construction).

- Project delivery method (General Contractor; CM at Risk; CM Multiple Prime; etc.).
- Brief description of each project, including owner, type of construction, size of the building, type and use of building (i.e., academic building, office building, etc.).
- Bid price; value of executed change orders; value of claims made; value of claims as settled.
- Actual construction duration and original construction duration from the approved baseline schedule.
- Owner references (include name, title, organization, address, current phone number, and email address).

5. *Project Controls and Contract Administration*

Describe and demonstrate your firm's abilities and experience by providing one-page narratives for each of the following capabilities:

- Administering Multiple Prime Trade Contract projects, if any.
- Adding value through preconstruction services.
- Estimating.
- Cost control.
- Schedule control.
- Document management and control.
- Construction Quality Assurance/Control.

6. *Financial Strength*

Indicate the dollar value of the three largest projects within the past five years on which the Prime Consultant has served in a Construction Management capacity, regardless of project type.

7. *Litigation History*

Provide specific information on the firm's (or that of all firms included in the Statement of

Qualifications) history, in the last five years, of:

- Termination for default.
- Litigation by or against your firm.
- Judgments entered for or against your firm.

8. Statement of Pricing Information

Provide a completed Statement of Pricing information (Attachment E to this Request for Statements of Qualification) for informational purposes. This information will NOT be used as a criterion of selection but may be used at a later time in negotiations of fees with the selected Construction Management firm.

9. Declaration

Provide the information requested below in items (a) through (e) with a declaration stating that reasonable diligence has been used in preparation of the Statement of Qualifications submitted in response to this RFQ and that all information provided in the Statement of Qualifications is true, correct and complete.

- a. Type of organization or company structure.
- b. Number of years the firm has been in business.
- c. Contractor license number and category
- d. Location of principal office that will be responsible for the implementation of this contract.
- e. Certification that the firm is legally permitted to conduct business in the State of California.

Submittal Instructions

The individual or official of this firm who has the power to bind the firm contractually must sign the Declaration.

Please submit eight (8) bound and one (1) unbound copy of the Statement of Qualifications.

Completed submittals must be received at the following address no later than 4:30 p.m. on July 9, 2008:

Senior Project Director Catherine R. Kniazewycz
University of California, Merced
Physical Planning, Design & Construction
266 Calaveras Hall
5200 N. Lake Road
Merced, CA 95343

Please direct any questions *in writing only, via e-mail*, to Catherine Kniazewycz at ckniazewycz@ucmerced.edu. Please allow one to two working days for a reply.

The University reserves the right to make changes and adjustments to this Request for Statements of Qualifications at any time. Please watch the website for any updates, which will be clearly noted. In addition, please fill out the Registration Form (Attachment D) and fax to the number noted. Firms that submit the Registration form will receive notification if any changes are made to the RFQ or schedule. Failure to register with the University may result in firms not receiving notification of updates to the RFQ, should any be issued. The University shall not be responsible for a firm's failure to incorporate any updates that are issued.

The University reserves the right to reject late submissions.

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

The University reserves the right to reject any and all Statements of Qualifications, to amend the

Request for Qualification and the process itself, or to discontinue the process at any time.

Insurance Requirements

The University requires evidence of insurance coverage, to be presented only after the successful firm is selected to provide services. Submittal of insurance information is not required as part of the Statement of Qualifications.

General Liability, Professional Liability Insurance, Business Automobile Liability, and Worker's Compensation will be required in the following amounts:

1. General Liability:
Comprehensive or Commercial Form:
 - (1) Each Occurrence \$1,000,000
 - (2) Products/Completed Operations Aggregate \$1,000,000
 - (3) Personal and Advertising Injury \$1,000,000
 - (4) General Aggregate (Not applicable to Comprehensive Form) \$2,000,000

If the above insurance is written on a claims-made form, it shall continue for three years following termination of this Agreement. The insurance shall have a retroactive date of placement prior to or coinciding with the effective date of this Agreement.

2. Business Automobile Liability Insurance for owned, scheduled, non-owned, or hired automobiles with a combined single limit not less than one million dollars (\$1,000,000) per occurrence.
3. Workers' Compensation as required by California State law.
4. Professional Liability Insurance:
 - (1) Each Occurrence \$2,000,000
 - (2) Project Aggregate \$2,000,000

If the above insurance is written on a claims-made form, it shall continue for three years following termination of this Agreement. The insurance shall have a retroactive date of placement prior to or coinciding with the effective date of this Agreement.

5. Such other insurance in such amounts which from time to time may reasonably be required by the mutual agreement of the University and Construction Manager against other insurable hazards relating to the work to be done.

Evaluation and Selection Schedule

The University will evaluate all Statements of Qualification received by the deadline and will convene a committee to determine a short list of firms for interview by Monday, July 14.

Interviews of short-listed firms will take place on Thursday, July 17 at the UC Merced campus in Merced, California.

UC Policy on Equal Opportunity in University Business Contracting

It is the policy of The Regents of the University of California that race, religion, sex, color, ethnicity, and national origin will not be used as criteria in its business contracting practices. 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. The University will establish effective outreach programs to assure equal opportunity in business contracting.