Rooftop Solar Project No. 950581

Design Build Team Prequalification Conference
October 29, 2019

Please sign in, this is a mandatory meeting.
Agenda

1. Introductions
   Carmen Long

2. Project Mission and Overview
   John Franklin

3. Requirements for Prequalification
   Carmen Long

4. Proposal (RFP) & Award Process
   Carmen Long
Introductions

Carmen Long, Construction Contracts Manager
Planning, Design & Construction

Betty Osuna, Contract Administrator
Planning, Design & Construction

Drew Hecht, Director of Project Management
Planning, Design & Construction

John Franklin, Project Manager
Planning, Design & Construction

David A. Palacios, Energy Manager
Facilities Services

Carl E. Salas, PE
Salas O’Brien, Consulting Engineer
Project Mission and Overview
John Franklin
Project Mission and Overview

The Rooftop Solar

- Will expand and improve upon the University’s already established renewable energy infrastructure, solar capacity and university microgrid. This will further reduce the campus carbon footprint by approximately 300 metric tons per year.
- Will take advantage of otherwise two underutilized University rooftop “real estate” footprints;
- Demonstrating the ability to incorporate and integrate existing roof warranties with new campus rooftop solar systems.

- Efficient delivery offering the most optimum schedule.
- Deliver the project within the stated Maximum Acceptance Cost (MAC).
Project Mission and Overview
Site Views – Student Recreation Center South
Project Mission and Overview
Site Views – Student Services
## Project Schedule

<table>
<thead>
<tr>
<th></th>
<th><strong>START</strong></th>
<th><strong>FINISH</strong></th>
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<tbody>
<tr>
<td>RFP Development</td>
<td>October 2019</td>
<td>December 2019</td>
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<tr>
<td>Procurement &amp; Award</td>
<td>December 2019</td>
<td>February 2020</td>
</tr>
<tr>
<td>Design Completion</td>
<td>March 2020</td>
<td>March 2020</td>
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<tr>
<td>Construction Documents &amp; Construction</td>
<td>April 2020</td>
<td>September 2020</td>
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<tr>
<td>Project Turnover</td>
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<td>September 2020</td>
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## Project Phases

<table>
<thead>
<tr>
<th>30 calendar days</th>
<th>Phase 1</th>
<th>Design Development</th>
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<tbody>
<tr>
<td>165 calendar days</td>
<td>Phases 2 &amp; 3</td>
<td>100% CD’s, Construction, and production verification</td>
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195 calendar days for phases 1, 2 & 3
Requirements for Prequalification
Carmen Long
Requirements for Prequalification

**Step 1**
Determination of pre-qualification based on RFQ Criteria

**Step 2**
University may interview 4 or five teams, selecting 3 to proceed into the competition
Requirements for Prequalification

Rating & Evaluation Procedures

The Design Build teams that receive 240 or more points out of a possible 300 points based on the established rating system will be invited to participate in the Level II Interview step and be evaluated by the University’s evaluation committee.

Design-Builder (General Contractor) must have:

- C-46 Solar Contractor License
- Financial capability confirmed by Surety
- Ability to obtain the required insurance
- Annual revenue in excess of $100,000,000
- EMR rating below 1.15
- Relevant project experience
Requirements for Prequalification

Rating & Evaluation Procedures

Design-Builder (Solar Contractor) must not have:

- Surety Completed work
- Contractors State License Board disciplinary actions
- Willful Labor Code Violations
- Adverse claims history
Requirements for Prequalification

Rating & Evaluation Procedures

- Relevant project experience (160 Possible Points)
- Key personnel experience (120 Possible Points)
- Financial data (20 Possible Points)
- Owner references
Requirements for Prequalification

**Rating & Evaluation Procedures**

Submit not less than **SIX (6) BUT NO MORE THAN EIGHT (8) SOLAR PHOTOVOLTAIC ROOFTOP INSTALLATION projects**, of not less than 350 kW each, completed in the past five (5) years that meet the criteria.
Requirements for Prequalification

Design-Builder (General Contractor) & Design Firm (Architect) Experience

- At least three (3) projects completed for **PUBLIC INSTITUTIONS OR PUBLIC AGENCIES** for which the construction cost was at least $1 million each.
- At least four (4) projects located in the **STATE OF CALIFORNIA** for which the construction cost was at least $1 million each.
- At least two (2) projects that were **CONSTRUCTED AT AN OCCUPIED FACILITY OR IMMEDIATELY ADJACENT TO AN OCCUPIED FACILITY** for which the construction cost was at least $1 million.
- At least one (1) project which employed a ballasted racking system.
Requirements for Prequalification

Key Personnel Experience

- Construction Project Manager
- Construction Superintendent
- Design Engineer of Record
- Design Structural Engineer
Requirements for Prequalification

Public Works Compliance

- No contractor or subcontractor may be listed on a Bid for this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

- No contractor or subcontractor may be awarded any portion of this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

- This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

- This project is subject to General Prevailing Wages predetermined by the Department of Industrial Relations (DIR).
Requirements for Prequalification

Interviews

Anticipated content:
• Relevant experience
• Project team
• Sub-consultant responsibilities and reporting relationships
• Project work concept
• Design and construction schedule
• Demobilization/project closeout
Proposal (RFP) & Award Process

**UCR 950581 ROOFTOP SOLAR**

**Proposal (RFP) & Award Process**

- **Owner Develops Program**
  - Scope
  - Performance
  - Budget
  - Schedule
  - Quality

- **Prequal Process**
  - Max Allowable Contract (MAC)

- **Issue RFP Documents**

- **Pre-Bid Meetings**
  - Confidential One-on-One Meetings
  - Changes to program scope performance

- **Issue Addendum**

- **Submit Proposal**
  - UCR staff
  - Internal & external consultants

- **Blind Technical Review**

- **Bid Opening**

- **Evaluations**

- **Award Project**
Proposal (RFP) & Award Process

Two-part Proposal Submittal: Technical Proposal + Cost Proposal

Evaluation Process and Scoring Criteria
• Proposals evaluated to determine which provides the best value. The proposer that achieves the lowest cost per technical point will be selected as the apparent best value proposer.

Technical Evaluation
• A technical evaluation committee comprised of PD&C, stakeholders, and a member from the programming engineer will evaluate proposals. Each committee member individually evaluates and assigns technical points to each proposal using evaluation criteria provided in the Technical Proposal document.
Proposal (RFP) & Award Process

Provisional Maximum Acceptable Contract Amount (MAC)

Provisional MAC: $2,000,000*

What the MAC means to UCR: The entire DB Contract Amount

What the MAC means to Proposers: Cost proposal greater than MAC is non-responsive

MAC Composition: Total construction cost + all design and consultant fees

* MAC will be stated formally in RFP
Proposal (RFP) & Award Process

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Proposal (RFP) & Award Process

Scoring

• Best Value Score (Total Project Cost/Average Points)
  
  • Best value score is calculated by dividing the total proposed cost by the average of the technical points assigned by the evaluation committee.
Proposal (RFP) & Award Process

Features of a Successful RFP Process

• Maintain schedule
• Develop a best value strategy
• Use 1-on-1 meeting effectively
• Understand the ratio of dollars to points
• Submit a responsive proposal
Proposal (RFP) & Award Process

Required Proposal Attachments

• Notarized Statement from Surety
• One (1) copy of all Audited Financial Statements
• Written declaration from insurance agent/broker/carrier stating that your firm can obtain insurance coverage in the required limits and ratings
• Insurance Certificate
• Letter from Workers’ Compensation carrier evidencing your EMR for the past ten years
• Resumes of all proposed Key Personnel
• Signatures on Forms A, B, and C declaring the answers are true and correct
Proposal (RFP) & Award Process

Provide one original, 5 hard copies and one electronic copy on USB drive. Hard copies in 3-ring binders.

Due: November 12, 2019 at 3:00 PM

Location: University of California, Riverside Planning, Design & Construction
1223 University Avenue, Suite 240
Riverside, CA 92507
Attention: Betty Osuna
Proposal (RFP) & Award Process

Provide one original, 5 hard copies and one electronic copy on USB drive. Hard copies in 3-ring binders.

Prequal Package Available – Now

Mandatory Meeting – October 29, 2019

Prequal Submittal – November 12, 2019

Evaluation Completed – November 2019

DB Team Interviews – December 2019
Questions

Betty Osuna
Contract Administrator
(951) 827-4590
Betty.osuna@ucr.edu

http://pdc.ucr.edu/
Thank you