

MOXY HOTEL

BY MARRIOTT

SAN DIEGO, CA

REQUEST FOR PROPOSALS

INTRODUCTION:

The Moxy Hotel by Marriott will be an affordable boutique hotel nestled between the Jewelry Exchange and Hotel "Andaz" in San Diego, CA. Guests will have their own queen-sized bedrooms and access to multiple onsite amenities. This chic hotel will consist of a main entry bar, lounge, and commercial kitchen to provide entertainment and food to guests into the late hours of the night. Guests in town for business can take advantage of the office spaces, meeting rooms, and library all conveniently located within the Moxy Hotel. This hotel will provide a well-rounded experience for all guests during their stay.

OBJECTIVE:

Your firm is invited to submit a proposal for providing Design-Build services for the latest addition to the Marriott Moxy Hotel line in downtown San Diego. This proposal should encompass your firm's Construction Management Plan, Design, Schedule, Estimating/Pricing, and Phasing/Logistics approach to the proposed project. You will need to demonstrate the qualifications of your firm's team, and it's understanding of the project through a proposal. Please note: it is the responsibility of the Design-Builder to identify and obtain all required permits, inspections and approvals for the project.

PROJECT LOCATION:

The Moxy Hotel site is in the city of San Diego, CA and is accessible via three freeways. This site is right in the middle of the Gaslamp Quarter of downtown San Diego, which is known for its restaurant, club, and bar scene. Traffic is heavy on weekend nights and during rush hour on weekdays.

The project site is in the middle of a city block, which is bounded by 'E Street' on the north, 'Seventh Ave' on the east, 'F Street' on the south, and 'Sixth Ave' on the west side, all of which are one-way streets. The site is 7,500SF with an 8-story commercial building occupying the north lot, a 6-story hotel occupying the south lot, and an existing to remain parking lot on the east lot.

PROGRAMMING REQUIREMENTS:

Architectural – The following program areas are required:

- Parking (38 Cars):
 - Consider regular parking spaces, valet tandem spaces, as well as vehicle lifts/elevators as potential space savers.
- Back of House (4,700 SF):
 - Commercial Kitchen
 - Delivery Area
 - Trash Room
 - Electrical Room
 - Laundry Room
 - General Manager Office
 - Sales Office
 - Employee Breakroom with Bathrooms
- Amenity Spaces (4,800 SF):
 - Lounge
 - Bar
 - Fitness Center
 - Public Restrooms
 - Library
 - Meeting Room
- Guest Rooms (126 Rooms):
 - (119) Regular Rooms (approx. 150 SF/ room).
 - (7) ADA Accessible Rooms (approx. 190 SF/ room).

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- Incorporate natural light within the hotel to maximize the desire for guests to stay here.
- Design-Builder shall determine areas for art installations to be incorporated into the design and why those areas are designated for art.
- The Design-Builder shall be able to explain their plan for space allocation and usage within the hotel, as well as the type of rooms that are provided and how they are essential to the hotel's design. Keep in mind that the intent of the hotel is to attract a young professional and millennial cliental.
- Due to the proximity of the adjacent buildings, the façade for the Moxy Hotel will be a key indicator on how well this hotel will stand out compared to the buildings around it.
- Interior Design Goals:
 - Contemporary Design - An integral part of the immediate local community
 - State of the Art Technology
 - Communal Areas
 - Artwork & Signage
 - Ease of Maintenance
 - Employee Satisfaction
 - Guest Satisfaction
 - Utilize the attached Moxy Hotel Mood Boards to assist with design elements.

Structural:

- Select any structural system and material that meets applicable structural and fire codes. Consideration should be made for large equipment, seismic loads, proximity of adjacent structures (see site plan) and soil capacity (see provided GEOCON soil report). Design-Builders should be able to defend and explain the structural system that they select.

Civil:

- Site development design will include driveway entries, parking, sidewalks, landscaping, security lighting, perimeter fencing, site drainage, site utilities, and site signage.
- Special attention should be given to connecting site utilities to existing mains running beneath 6th avenue. Utilities include: fire water, gas main, sewer main, domestic water, storm drain, communication line, and electrical. Traffic cannot be impacted during this work.
- Consideration should be given to providing some landscaping for what limited spaces on site might be available after establishing a building layout on site.

Demolition:

- Demolition of an existing asphalt pavement lot on the site, including irrigation, landscaping, lights bollards, etc.
- Demolition of existing water, sewer, etc. lines in 6th Ave. Coordinate street closure/traffic control and permits.
- Protect in place existing walls & foundations of adjacent buildings.

FF&E:

- Coordinate the FF&E package for the hotel, including the guest rooms, amenity spaces, and back of house area. Furniture will be owner furnished and installed by the Design-Builder (OFCl).

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MEPF:

- Requirements of MEP systems are to provide safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building.
- Design-Builder to select locations for all mechanical, electrical, and plumbing equipment.
- Mechanical systems include but are not limited to Domestic Hot and Cold Water; Sanitary Sewer, Waste, and Vent Systems; Fire Suppression System; and Heating, Ventilation, and Cooling (HVAC) System
- Design the Heating, Ventilation and Air Conditioning (HVAC) system to be energy efficient, fully automated and allow for easy maintenance by building service personnel.
- Provide special consideration to spaces such as commercial cooking areas, fitness centers, laundry areas, etc. to ensure proper environmental conditions and to avoid odor migration to surrounding areas.
- Avoid placement of access panels in public spaces. Consider access for service and maintenance. Access panels shall be located out of public view.
- Electrical systems include but are not limited to Primary Service and Main Switchgear; Building Power and Distribution; Lighting; Standby Power; Telecommunications; Fire Alarm; Local Sound System; Security; Connections to Furniture.
- Training of hotel engineering team in the use, operation, and maintenance of all systems used.

SUMMARY OF WORK:

Design-Builder shall design and construct the new Moxy Hotel including all associated site and off-site improvements as indicated in the programming requirements. (above)

Upon execution of the Contract, the Owner will issue the Notice to Proceed (NTP) to the Design-Builder. When issued, the NTP will begin the Design Phase of the Project. During this phase, the Design-Builder will complete the design for the Project and fully develop the construction documents required for submittal and approval by required jurisdictional agencies and acceptance by the Owner.

SCOPE OF WORK EXCLUSIONS:

- Fees for code compliance plan check, seismic peer review, and special testing will be reimbursed by the owner.

OPPORTUNITIES & CHALLENGES:

- Design-Builder's operations shall be conducted so that they offer the least possible obstruction and inconvenience to the public and to the project.
- Protect community residents from the effects of excessive, intrusive, and intermittent noise. Design-Builder is to maintain vehicular and pedestrian traffic flow on 6th street at all times.
- The Design-Builder is required to provide and maintain emergency access to all buildings and facilities impacted by the Design-Builder's activities.

LEED CERTIFICATION:

The Moxy Hotel by Marriott is committed to promoting sustainable practices. Design-Builders are required to design and build the Moxy Hotel in a way that minimizes detrimental environmental impact throughout the life of the building and which promotes a positive physical environment for learning. The following are LEED requirements:

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- Achieve LEED Gold Certification.
- Incorporate Natural Lighting
- Provide at least one source of Renewable Energy

BUILDING INFORMATION MODELING:

- Design-Build Team (including architect, design consultants, general contractor and key sub trades) shall prepare, modify and utilize BIM for the project.
- BIM shall be utilized throughout the entire project life-cycle: including design, construction, and preparation for use by facility management.
- The Design-Builder shall determine when to begin collaborative BIM Modeling.
- The Design-Builder will designate ongoing consultant and trade coordination reviews of the Model(s). Reviews shall include Clash Detection to locate conflicting spatial data in the Model where two elements are occupying the same physical space.

BUDGET:

- Proposals must include costs on a Guaranteed Maximum Price basis. All submissions must be made with the understanding that the price quotation remains in effect for a period of ninety (90) days from the Proposal opening due date.
- The owner's budget cannot exceed \$24 Million. Proposals in excess of this amount will be significantly discounted when being scored.

SCHEDULE:

- The Work to be performed under the contract shall be completed within project timeline listed below.
- Major utility disruptions required by the execution of this contract, such as interruption of power to other buildings, shall be planned 60 days in advance.

SUPPLEMENTAL INFORMATION

- Site Plan
- Demolition Plan
- Moxy Hotel Mood Boards
- LEED Scorecard
- Photos of the Existing Site and Surrounding Area
- Geotechnical Report

PROJECT TIME LINE

- Contract Award 03/01/2019
- Notice to Proceed 03/15/2019
- Project Completion 10/14/2022

SELECTION PROCESS

The Design-Build firms will be evaluated based on experience with similar projects, recent experience with projects of similar size and scope, credentials and availability of assigned personnel, and costs. We may elect to visit some of the projects that you have completed.

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COMPETITION SCHEDULE OF EVENTS

Thursday, February 7, 2019

- 6:00 am – Pre-Bid Meeting – Pre-Qualifications.
 - Submittal of Statement of Qualifications due – (1) Electronic copy on a USB flash drive.
 - All Team Members are required to attend.
 - Log into Swinerton server for uploading and downloading information.

- 9:00 am – One copy of Early Conceptual Design Due (Can be a hard copy or CAD/Revit)
 - Include at least 1 quality sketch/diagram that best illustrates your design at this phase, also include a brief written description. At a minimum, general schematic diagram showing building shape and orientation on site, and elevations or details identifying any architectural elements.

- 11:00 am – Deadline for all RFI's.
 - Use RFI format provided only.

- 12:30 pm – RFI responses available for download from the server to D/B teams.

- 9:00 pm – One (1) electronic colored copy of Design-Build Proposal Due (Uploaded onto the Swinerton server).

- 11:00 pm – Proposal Presentation Materials Due.

- 11:05 pm – Presentation Drawing.

Friday, February 12, 2019

- 10:00 am - Presentations begin.
- 7:00 pm - Swinerton Builders presentation of problem solution and answer questions.

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RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

Design-Build Teams shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise and fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. Only one (1) electronic PDF formatted proposal uploaded to the Swinerton server will be required this year. **Do not submit proposal copy in 3-ring binder. Do not submit proposal copy on external USB flash drive. Each section of the electronic copy of the proposal must be saved as a separate PDF file on the Swinerton server as follows:**

PDF files for each of the following documents shall be submitted to the Swinerton server:

Example File Name: School Prefix-001 (i.e. SWIN-001)

- Electronic File 001 – *Introduction & Construction Management Plan*
 - Transmittal Letter
 - Table of Contents
 - Project Specific Management Plan
 - Construction Phasing Narrative / Logistic Plans
 - Safety
 - LEED Narrative & Check List
 - Addendum Acknowledgements & Narratives

- Electronic File 002 – *Design*
 - Proposed Conceptual Design
 - Renderings, elevations, floor plans, etc.
 - Conceptual Design Narrative
 - Design Approach & Origination
 - Art Requirements
 - Natural Light Narrative

- Electronic File 003 – *Estimating*
 - Cost Proposal Narrative
 - General Conditions/General Requirements
 - Itemized Cost Proposal (Printed to PDF)
 - Excel Estimate File (Label: School Prefix-003A)

- Electronic File 004 – *Schedule*
 - Proposed Schedule (Summary Schedule to PDF single 11x17 page)
 - Working Schedule File (Detailed schedule printed to PDF on page wide)
 - Schedule Narrative

There will be a total of 5 files in the Swinerton server from your school: 001, 002, 003, 003A, and 004.

Each of these items is described in detail in the following pages.

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ELECTRONIC FILE 001

Transmittal Letter:

Identify the prime Design-Builder and Design-Build Team., introduce and summarize the overall approach and outcome of the D/B team efforts, and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the proposal.

Table of Contents: The Table of Contents shall list all proposal sections as outlined herein.

Project Specific Management Plan (PSMP):

Provide a detailed Organization Chart for your proposed team, and correlate in with a detailed Project Management Plan narrative. The proposal should include **each team member's real resume**. The PSMP should clearly communicate your specific plans for controlling the design and construction efforts.

Construction Phasing / Logistics Plans:

Clearly identify the number of phases and provide comprehensive plans for each phase of construction. Each phase should consider the safe path of travel for pedestrian and automotive traffic control.

Clearly identify any short-term or long-term hoisting equipment (cranes, material hoists) on plan showing full extents of use. Staging for building materials and means and methods for dispersing the building materials should also be considered during the phasing plan to ensure that staging and movement of building materials does not affect adjacent buildings, pedestrians, or automotive traffic.

The following must be indicated at a minimum:

Site Boundaries & Barricades	Temporary Trailer(s) / Office(s)	SWPPP	Delivery/Work Hours
Entrance/Gate Locations	Crane / Hoisting	Traffic & Haul Routes	Dumpsters / Temp. Toilets
Material Staging	Employee Parking	Emergency Access	Staging Area

Please include a narrative explaining your logic of how you developed your plan. If applicable, explain the different phases and how they relate to the schedule. Also explain how pedestrians and traffic will be addressed to limit disturbances and maintain a safe project.

Safety:

Provide a narrative describing your Firm's commitment to safety and the project specific safety measures that will be taken to ensure the safety of pedestrians during Construction. Describe how the project team will establish and maintain adequate barricades to keep pedestrians from entering the job site. Identify personnel on the jobsite who are specifically responsible for safety. Explain how your company will mitigate the traffic and pedestrian issues with deliveries and concrete pump days. Please reference site logistics plan and schedule.

LEED Narrative & Checklist:

Complete LEED v4 scorecard and provide narrative on innovative techniques and/or materials to be used in the construction of the facility, including the source of renewable energy requirement.

Addendum Acknowledgements and Narratives:

For each addendum issued during the RFP phase, please include a narrative response along with the signed addendum form.

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ELECTRONIC FILE 002

Proposed Conceptual Design:

Provide at least three sketches, plans, or diagrams, which best explain your design and circulation at this phase. The way in which the design is presented (sketches, diagrams, plans, etc.) is of your choosing. Make sure to show typical rooms, lobby area, and façade.

Conceptual Design Narrative:

The A/E written narrative should include but is not limited to:

- A description of the proposed architectural concept, façade, interior space development, and utility routing design. How will the building suit the needs of the owner? How will it suit the needs of the users?
- A narrative of how the D/B team shall manage the design phase. The following categories are an example of additional areas in which the design team may need to manage additional consultants: Civil Engineering, Landscape Design, Structural Engineering, Fire Protection, MEP, Security, etc.
- The written narrative should describe how the proposed concept design responds to the requirements of the problem. Provide an explanation on why your façade system and design is a successful solution to making the Moxy Hotel noticeable.
- Provide a written narrative to briefly describe the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.
- The narrative should include general information regarding proposed materials and systems in the following areas:
 - Structural System Concept
 - Exterior Building Finish Materials & Textures
 - MEP Systems
 - Special Consideration for Fire Protection
 - Utility Service Provisions
 - Interior Design & Space Planning
 - Hardscape & Landscape Materials

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ELECTRONIC FILE 003

Cost Proposal Narrative:

Please explain any assumptions made in the pricing: How did you staff the project and why? Are there any allowances? If so, which ones and how much? Is there any contingency? What is your fee? Is anything excluded from your pricing? Anything that needs to be qualified? Please provide an overall cost per room number. Describe any night work, swing shifts, or acceleration that is factored into the proposal. Any value engineering proposals and alternates with associated costs may be in this section.

General Conditions/General Requirements:

Provide a summary breakdown and corresponding narrative to explain how you have arrived at your GR/GC budget. Also include your strategies to maintain this budget throughout the life of the project.

Itemized Cost Proposal:

Provide an itemized cost breakdown (budget) that corresponds with the turnkey provisions of the concept design, program, schedule, construction systems & materials.

Proposal may include the following:

- Design/Engineering
- Site Work/Improvements
- Construction
- Construction Inspections, including quality control and quality assurance testing
- Administration and General Conditions as required
- Professional Fees
- Design Surveys and Investigations
- LEED Certification & Fees

Use proposed estimate summary sheet (excel) provided for the overall summary of your estimate. Enter numbers in excel format and place the estimate summary in front of the detailed estimate. The detailed itemized cost breakdown shall be categorized by Unifomat Divisions. Provide both construction and design cost. Please include both PDF and Excel versions of this file as stated above.

***All the backup sheets need to be attached to the proposal to receive scores.**

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ELECTRONIC FILE 004

Proposed Schedule:

Provide two schedules (a) a summary Bar Chart schedule rolled up by major phases of work and (b) a detailed CPM schedule with logic relationship lines with minimal 150 activities. Schedules need to include design reviews, long procurement lead items, construction, and Owner required tasks. Think about what takes place at each of these phases.

The Summary Bar Chart needs to be no larger than a single 11x17 PDF. The schedule needs to include:

1. Activity Description
2. Start Date and Finish Date for each activity
3. Duration for each activity
4. Bar or milestone for each activity
5. Clarity of Graphics need to clearly separate major phases of work

The Detailed CPM Schedule with logic relationship lines needs to be only one page wide so that bars and columns are on the same page and put into a PDF file. The schedule should clearly separate detailed activities into project phases outlined in the Summary Bar Chart. Format for the Detailed CPM Schedule PDF print out needs to organize the columns in the following order:

1. Activity ID and Description
2. Duration
3. Early Start
4. Early Finish
5. Float
6. Bar or milestone for each activity

Make sure the Detailed CPM Schedule includes at a minimum the following milestones:

100% DD Complete	Set Transformer	Building Dry-in
100% CD Complete	Start Excavation	MEP Wall Rough-in Complete
Long Lead Procurement	Place Foundation	Building Commissioning
Mobilize/Start Work	Erect Structure	Test MEP Systems
		Final Completion

Schedule Narrative:

Provide a brief narrative of the project phasing / scheduling approach to be utilized. Describe assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in assuring the schedule success with this approach. Identify Pre-Construction Activities: such as procurement items, permitting, design review, etc.

The Design-Build team shall specify how much allowance, if any has been made for inclement weather in the schedule. The D/B team shall also specify the days of the week and the hours of the construction operations during each phase of the work.

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PRESENTATION & JUDGING CRITERIA

Presentation:

Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present the full-sized presentation materials prepared. It is anticipated that the presentations will be limited to 20 minutes with an additional 5 minutes for Q&A.

Judging Criteria:

The following is a percentage breakdown for the Design-Build Competition:

- | | |
|--|------------|
| • Pre-Qualification Submittal | 5% |
| • RFP Response | 70% |
| • Construction Management Plan | 25% |
| • Design | 15% |
| • Schedule | 15% |
| • Estimating / Pricing | 15% |
| • Presentation Materials | 5% |
| • Oral Presentation & Interview | 20% |