UCR Student Success Center

RIVERSIDE, CA

REQUEST FOR PROPOSALS

INTRODUCTION:

The University of California, Riverside (UCR) is looking to enhance the student experience and increase functionality on its 1,900-acre campus by providing an additional space to learn, collaborate, and develop interpersonal skills. The new Student Success Center will be available for all UCR's students, which are growing in numbers steadily each year. Given UCR's goal for progression in campus life and technological development this success center should be welcoming to the vast array of students that step foot on the campus each day. The structure is to reflect the values of the campus including but not limited to innovation, entrepreneurship, and student health.

OBJECTIVE:

Your firm is invited to submit a proposal for providing Design-Build services for the new UCR Student Success Center. 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 its 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 BACKGROUND AND HISTORY:

This project serves multiple purposes: to improve student life while also addressing UCR's growing student population and the shortfall in classroom capacity. UCR's vision for this project is to increase instructional and open study spaces, while pushing forward the mission for student success.

The new facility is to encourage active learning, collaboration, and community building while also responding to the external site and climate conditions in a manner that integrates the building into the surrounding campus landscape. Bringing together classrooms and student life space, the building will feature a mix of classrooms, lecture halls, multipurpose rooms, student study areas, meeting rooms, dining areas, and a student lounge. This new building will provide a significant increase in capacity to meet the growing campus enrollment.

Note that throughout the course of construction the surrounding campus will be occupied by students and faculty. It is imperative to uphold safety standards regarding occupied campuses.

PROJECT LOCATION:

The Student Success Center will be located on the campus of UC Riverside, in Riverside, California. Riverside is within the Inland Empire Metropolitan area of Riverside County, and is named for its location beside the Santa Ana River. It is the most populous city in the Inland Empire which is located about 50 miles southeast of downtown Los Angeles.

UCR envisions this project to be a showcase piece; a unique and dynamic location that becomes *the number one stop* on the campus tour. Located at the prominent intersection of the Arts Building and the UC Riverside Bell Tower, the project shall be a gateway building to the campus. The construction/parking entrance and exit for the site will be on the north end of the site on Canyon Crest Dr, through the access gates.

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PROGRAMMING REQUIREMENTS / SCOPE OF WORK INCLUSIONS:

General:

- Site Conditions: The existing site is an empty grass lot. There are buildings adjacent but not in the way of the new development. An existing fire lane is located East of the proposed development, which will remain and is required to be accessible during construction in the event of an emergency.
    - Parking:
        - No new parking provisions will be required with the addition of this building.
        - Design-Builder to assume the existing parking infrastructure will serve the new development.
    - Security:
        - Site perimeter video surveillance capabilities
        - Controlled entry points
- Campus Integration: The building shall include multiple entries so that students from all areas of campus can easily enter the building. The Student Success Center shall incorporate the aesthetic of the surrounding buildings to tie the environment together.
- Student/Employee Satisfaction: The proposed building shall include features that service the end user. Both student and employee success and ease of use/accessibility shall be well thought out and included in the design. Spaces shall be efficiently designed to allow for maximum usage and provide the students with opportunities for success.

Architectural:

The Design-Builder shall be able to explain their plan for space allocation and usage within the Student Success Center, as well as the type of rooms that are provided and their contributions to the space.

- Student Success Center: (60,000 SF – 70,000 SF)
  The Student Success Center will be the center point of campus and the main congregation building for students. The design must integrate the new development into the campus and the surrounding buildings and landscaping.
    - Lecture Space: (20,000 SF – 25,000 SF)
        - Lecture space shall include multiple halls with varying sizes to accommodate the growing size of the student body. Lecture halls shall be equipped with technology to allow for hybrid learning. Accommodations should be made to ensure student collaboration is possible within the lecture spaces.
    - Classroom Space: (5,000 SF - 10,000 SF)
        - Varying classroom sized spaces are needed for smaller capacity classes and to facilitate testing. Spaces should be able to accommodate roughly 40-75 students. Class spaces shall be collaborative and capable of facilitating hybrid learning.
    - Dining Hall: (5,000 SF)
        - Full Commercial Kitchen
        - Serving Area
        - Public Dining Area with moveable furniture
    - Public Space: (25,000 SF - 35,000 SF)
        - Lobby
        - Meeting Rooms
        - Public Restrooms

        - Study Areas
        - Multi-purpose Rooms
    - Back-of-House (3,500 SF)
        - Storage
        - MEP Room(s)
        - IDF Closet(s)
        - Custodian's Closet(s)
        - Kitchen Storage
        - Lecture Preparation Room(s)
- Tenant requirements:
    - Soundproofing between adjacent spaces
    - No exposed MEPs in common areas
- Interior Design Goals:
    - Open design concept
    - Natural sunlight
    - Clean and minimalistic design
    - State of the art technology
    - Ease of access and maintenance
    - Campus branded signage
    - Materials that correspond to LEED Gold conformance

The Design-Builder is not limited to the criteria listed above. It is expected that the Design-Builder will be able to provide a building that exceeds the University's expectations. The preferred Design-Builder will expand on what is required to provide a building that promotes student success.

Structural:

- Select any structural system and material that meets applicable structural and fire codes.
- Considerations should be made for security, equipment, and seismic loads.
- Design-Builders should be able to defend and explain the structural system that they select.
- Select an appropriate foundation system based on provided Geotechnical Report (Appendix H).

Civil:

- Site development design will include sidewalks, landscaping, site utilities, and site drainage.
- Utilities include water, sewer, storm, steam, communication, and electrical. Considerations should be made to minimize disruption of existing utilities throughout construction.
- A designated fire lane with access to the site must be provided through project completion.

Demolition:

- Remove all existing conditions including landscaping, irrigation, electrical and area lights.
- Locate, demolish, and cap existing water line as required for project footprint.
- Legacy Trees are to remain and shall be maintained through the duration of the project.

FF&E:

- Owner Furnished Owner Installed (OFOI) furniture installation to begin two calendar weeks prior to First Day of Business (FDOB). Provide Owner access for FF&E installation no less than three

weeks before FDOB. FF&E scope shall be all furniture, desks, seating, etc. that are not bolted to the floor.

- Contractor shall coordinate all power and data requirements for FF&E. Provide a schedule milestone for FF&E power requirements approval.
- Contractor to track FF&E milestones within project schedule.

MEPF:

- 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.
- Requirements of MEP systems are to provide a safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building.
- Design the Heating, Ventilation and Air Conditioning (HVAC) system to be energy efficient, fully automated and allow for easy maintenance by building service personnel.
- Avoid placement of access panels in public spaces. Consider access for service and maintenance. Access panels shall be located out of public view.
- All rooftop MEPF equipment shall be screened from view from the top and horizontal direction and designed to minimize noise transferred to interior spaces. No exposed piping or conduit are allowed across the roof. This building is adjacent to the Bell Tower and the intent is to screen equipment for an aesthetically appealing view from the Tower.
- 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; paging, dispatch, and radio monitoring systems.
- Training and commissioning in the use, operation, and maintenance of all systems used.
- Include a milestone on the project schedule for the start of MEPF commissioning.

SUMMARY OF WORK:

Design-Builder shall design and construct the new UCR Student Success Center including all items indicated in the programming requirements noted 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:

- Building Security Systems (By Owner)
- Seismic Peer Review
- Environmental Studies
- Traffic Impact Studies
- Parking Provisions

OPPORTUNITIES & CHALLENGES:

- The Design-Builder shall minimize any interference with day-to-day activities for students, faculty, and staff including but not limited to: noise, field personnel behavior, and physical obstructions. Ensure that pedestrian flow is maintained while considering construction and emergency service site access.
    - Incorporate how student presence will impact the project schedule. It is expected that construction activities are minimized during finals (blackout days, quiet hours, etc.). Activities have an opportunity to accelerate during times of low student presence (summer and holidays). Reference Appendix I - Academic Calendar.
- Design-Builder to show how the fire lane will be operable for emergency services at all times.
- The Architectural design of this structure shall reflect, at a minimum, one piece from an adjacent building. The design of the proposed building is to flow with the adjacent architecture.
- The exposed structure and large lecture halls may pose an acoustical challenge for future student's use. Ensure that the minimal acoustical rating is met in each public space to maximize the quality of student's classroom and study space.

STUDENT SUCCESS AND SAFETY:

The University of California, Riverside defines student success as collaboration, student growth, continued education, and interactive learning. The Design-Builder shall incorporate these values into the design. The University would like to encourage the above values by ensuring that the students are involved in the construction and design process.

Provide a plan to involve students in the construction process and get them excited for the new building. In addition, provide a mitigation plan which accounts for student's safety around large equipment, after-hours activity, excessive noise, and other construction hazards.

LEED CERTIFICATION:

UC Riverside is committed to promoting sustainable practices. At a minimum, the Student Success Center must be designed to USGBC LEED Gold conformance. Design-Builders are encouraged to design and build the Success Center in such a way that utilizes natural resources, promotes urban ecosystems, minimizes energy use and greenhouse gas emissions, and incorporates holistically integrated systems.

UCR Student Success Center LEED requirements:

- LEED Gold Certification
- Identify the top (5) materials your team will be tracking for LEED points on this project (i.e. through Health Product Declarations, Environmental Product Declarations, VOC Content and Emissions, etc.).
- Calculate the number of credits achieved using the LEED Project Scorecard (Appendix B).
- Provide a description of how the team intends to enhance Social Equity, Environmental Justice, or Community Quality of Life.
- Provide examples of how the building is designed to be energy efficient.

BUILDING INFORMATION MODELING:

- Design-Build Team (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: include design, construction, and preparation for use by facility management.
- The Design-Builder will designate ongoing consultant and trade coordination reviews of the model(s). Review shall include clash detection to locate conflicting spatial data in the model where two elements are occupying the same physical space.

BUDGET:

- Proposals must be included on a Guaranteed Maximum Price (GMP) 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 submission due date.
- Proposals exceeding $62,400,000 will be subject to additional screening and value engineering exercises. If the proposal is in excess of the value above, provide a value engineering list itemizing suggested savings.
- Cost proposals are to include a narrative.
- Cost proposals are to be submitted on the Excel sheet provided (see Appendix F). Cost proposals submitted in any other format will be considered non-responsive and will receive zero (0) points for this section.
- Cost proposals are to include a completed GC/GR man-loader with hours (see tab on cost proposal worksheet).

SCHEDULE:

- The work to be performed under the contract shall be completed within the project timeline listed below.
- Be sure to include the necessary design review time for Pre-Construction, Design, Submittals, and Permitting.
- Schedules are to include a one-page narrative including at a minimum:
    - A plan/description on how to mitigate COVID-19 delays
    - Material lead times and shipping concerns
    - General workflow
- Provide a one-page summary schedule highlighting major phases of work.
- Provide a detailed construction schedule with interconnecting logic. Provide a minimum of 150 activities.
    - Key activity information and Gantt Chart showing logic to fit to one-page wide 11x17. Include a printout of all activities and a printout of critical path
- Include the total amount of rain days to be included in the schedule.
- Include UCR quiet times in schedule, refer to the provided Academic Calendar (Appendix I). Only finals days are required to be quiet days.

PROJECT TIMELINE:

- Contract Award — November 15, 2022
- Notice to Proceed — November 18, 2022
- Project Completion — August 16, 2024 (637 Calendar Days)

SELECTION PROCESS:

The Design-Build firms will be evaluated based on compliance with all RFP submittal requirements, proposal completeness, recent experience with projects of similar size and scope, 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

Tuesday, February 8, 2022

- 12:00 PM – Placemats due
  - To be submitted via email
  - Log into the Microsoft Teams server for uploading and downloading information.

Thursday, February 10, 2022

- 6:00 AM – Pre-Bid Meeting (Pre-Qualifications / Problem Delivery / Rules & Expectations)
  - Submittal of Statement of Qualifications due
    - To be uploaded onto the Microsoft Teams folder "1. Pre-Qualification Package"
  - All team members are required to attend.

- 9:00 AM – One copy of Early Conceptual Design due
  - Include at least (1) quality sketch/diagram that best illustrates your design at this phase.
  - At a minimum, include a general schematic diagram showing the building shape and orientation on site, and elevations or details identifying any architectural elements.
  - Conceptual Design to be uploaded to folder "7. Early Conceptual Design" on Teams.

- 11:00 AM – Deadline for all RFI's to be submitted
  - Use RFI format provided only (see "Appendix D - RFI Form")
  - RFIs to be uploaded to folder "5. RFI's Submitted" on Teams.

- 12:30 PM – RFI responses to be returned through folder "6. RFI's Answered" on Teams.

- 9:00 PM – One (1) electronic colored copy of Design-Build Proposal due
  - Proposal to be uploaded to folder "8. Response to RFP" on Teams.

- 11:00 PM – Proposal Presentation Materials Due
  - Presentation to be uploaded to folder "9. Presentation" on Teams.

- 11:05 PM – Presentation Drawing

Friday, February 11, 2022

- 9:00 AM - Presentations begin

- 6:00 PM - Swinerton Builders presentation of problem solution and Q&A.

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, 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 Teams folder will be required.

Each section of the electronic copy of the proposal must be saved as a separate PDF file on the Teams folder as follows:

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
  - ☐ Student Success & Safety Plan
  - ☐ 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

- Electronic File 003 – *Estimating*
  - ☐ Cost Proposal Narrative
  - ☐ General Conditions/General Requirements
  - ☐ Itemized Cost Proposal (Printed to PDF)

- Electronic File 003A
  - ☐ Excel Estimate File

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

There will be a total of 5 files in the Swinerton Microsoft Teams folders 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 it with a detailed Project Specific Management Plan narrative. The proposal should include **each team member's real resume and photo.** The PSMP should clearly communicate your specific plans for controlling the design and construction efforts.

CONSTRUCTION PHASING NARRATIVE / 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 and laydown 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	Cranes/Hoisting	Traffic & Haul Routes	Dumpsters
Material Staging/Laydown	Employee Parking	Emergency Access	Temporary Toilets
Fire Lane Access	Legacy Trees	Pedestrian Path of Travel	Emergency Evac Route

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.

STUDENT SUCCESS & SAFETY PLAN:
Provide a plan describing your Firm's ideas as how to involve the students during the design and constructions phases. Describe how your firm will promote the University's Student Success values.

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 the public during construction. Describe how the project team will establish and maintain adequate barricades to keep pedestrians from entering the job site. Communicate how you will secure the site during non-working hours. 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. This narrative shall also consider ways to involve the students in the construction process and get them enthusiastic about the new development to their campus. Please provide (3) examples of ways to involve students, faculty, and staff into the

construction process. Explain how this involvement is expected to positively impact public view of the project. Show consideration for high profile times on campus such as when midterms and finals occur. Please reference site logistics plan and schedule.

LEED NARRATIVE & CHECKLIST:

Complete the LEED v4.1 scorecard and provide a narrative on points that have been achieved on this project. LEED narratives should meet the requirements defined in the LEED Certification section of the RFP and should include:

- LEED Gold Certification
- Identify the top (5) materials your team will be tracking for LEED points on this project (i.e. through Health Product Declarations, Environmental Product Declarations, VOC Content and Emissions, etc.).
- Provide a description of how the team intends to enhance Social Equity, Environmental Justice, or Community Quality of Life.
- Provide a minimum of (3) examples of how the building is designed to be energy efficient.

ADDENDUM ACKNOWLEDGEMENTS & NARRATIVES:

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

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. Be sure to show orientation of the structures on site and the façade. Upload these designs to the Teams folder.

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 description 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.
- A description of 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 AND 003A

COST PROPOSAL NARRATIVE:

Identify the following assumptions:

- Identify how you will staff the project and why.
- Identify and explain any allowances. How much were they?
- Identify any contingency.
- Identify your fee.
- Identify any exclusions from your pricing.
- Identify anything that needs to be qualified.
- Identify any night work, swing shifts, or acceleration that is factored into the proposal.
- Identify any value engineering proposals and alternates with associated costs.

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 conceptual design, program, schedule, construction systems & materials.

Proposal may include the following:

- Permits
- 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
- Approvals

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 Uniformat Divisions. Provide both construction and design cost. Please include both PDF and Excel versions of this file as stated above in Electronic File 003A.

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

ELECTRONIC FILE 004

PROPOSED SCHEDULE:

Provide two schedules: (1) a Summary Bar Chart schedule rolled up by major phases of work and (2) a Detailed CPM schedule with logic relationship lines with a minimum of 150 activities. Schedules need to include design reviews, long procurement lead items, construction, and Owner required tasks. Consider what takes place at each of these phases.

The Summary Bar Chart needs to be formatted to be no larger than a single 11x17 PDF and must include:

1. Activity Description
2. Start Date and Finish Date for each activity
3. Duration for each activity as well as larger milestones
4. Bar or milestone for each activity
5. Clarity of graphics to clearly separate major phases of work

The Detailed CPM Schedule with logic relationship lines needs to be formatted to be no wider than a 11x17 page 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% SD Complete	Foundation Complete	Punch List
100% DD Complete	Topping out of Structure	Substantial Completion
100% CD Complete	MEP Wall Rough-in Complete	Building Commissioning
Notice to Proceed (NTP)	Utility Tie-ins	Test MEP Systems
Long Lead Procurement	Building Dry-in	Temp. Certificate of Occupancy
Mobilize/Start Work	Obtain Permanent Power	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, permitting, design review, meetings with the community and city leaders, etc. Briefly explain the critical path that will be driving the schedule.

The Design-Build team shall specify how much contingency, 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%**

APPENDIXES

- Appendix A: Site Plan
- Appendix B: LEED Scorecard
- Appendix C: Photos of the Surrounding Area
- Appendix D: RFI Form
- Appendix E: RFI Info. & School Prefixes
- Appendix F: Estimate Template
- Appendix G: Demolition and Tree Mitigation Plan
- Appendix H: Geotechnical Report
- Appendix I: Academic Calendar of Blackout Dates