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Request for Qualifications

State Department of General Services

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STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
PROJECT MANAGEMENT AND DEVELOPMENT BRANCH

ADVERTISEMENT FOR STATEMENT OF QUALIFICATIONS

RESD-PMDB 2016-16

**UNIVERSITY OF CALIFORNIA
HASTINGS COLLEGE OF THE LAW
ACADEMIC BUILDING REPLACEMENT PROJECT
SAN FRANCISCO, SAN FRANCISCO COUNTY, CALIFORNIA**

The Department of General Services, Real Estate Services Division - Project Management and Development Branch (PMDB) requests the submittal of qualifications from interested Design-build Entities to provide professional Architectural/Engineering and Construction services for the design and construction of the new Academic Building Replacement Project in San Francisco. The University of California Hastings – College of the Law will operate the new facility.

The new academic building, located at 333 Golden Gate Avenue, is an approximately 57,500 gross square foot building which will include classrooms, offices, legal clinics, conference center, indoor and outdoor student life spaces. The building will be constructed on an approximately 12,000 square foot rectangular parcel owned by the University in downtown San Francisco. The project will also include site demolition, hazardous material abatement, access roads/sidewalks, utilities, fencing, landscaping, security, CCTV, interior furnishings, low voltage and building management systems. The building would replace academic programming and faculty offices currently in Snodgrass Hall at 198 McAllister Street, provide a more cohesive campus, and enable UC Hastings to create state-of-the-art classroom facilities that would serve UC Hastings University for decades.

The State is using the “Design-build” method of project delivery for the design and construction of the Project. The State will use a two step process to select the Design-build Entity for the Project:

- **Step 1 - REQUEST FOR QUALIFICATIONS (RFQ)** - pre-qualification of Design-build Entities.
- **Step 2 - REQUEST FOR PROPOSAL (RFP)** - up to the three (3) most qualified Design-build Entities will be invited to submit a proposal for the Project in response to the RFP.

The State will request design proposals from the three (3) most qualified Design-build Entities after successfully completing a pre-qualification process. Through the RFP, the successful Design-build Entity for the Project will be selected on a **Best Value** basis to the State. The State will establish a stipulated sum for the Design-build Entity, estimated to be between **\$45,000,000** and **\$52,000,000**. The actual stipulated sum shall be defined in the future Request for Proposal, (RFP). It is anticipated by the State that the final facility design will exceed the requirements set forth in the RFP for energy efficiency, recycling, indoor air quality, and alternative energy systems. Each responding Design-build Entity must include, at a minimum, a licensed general contractor; architect; mechanical, structural, electrical, and civil engineers; a landscape architect and an audio/video consultant, all appropriately licensed in California. The Design-build Entity's architect shall be required to complete the design and serve as the Architect of Record for the Project.

The Design-build Entity may, in addition, submit qualifications of other firms that bring special qualifications to their teams for items such as signage/wayfinding, low voltage/communications, energy efficiency/sustainable (LEED™), geotechnical engineering, or any other notable design consultant(s), each appropriately licensed in California. These or combinations of the above disciplines may be provided by a single firm or by several firms.

A MANDATORY RFQ Briefing Conference is scheduled for 10:30 A.M., PDT, August 25, 2016, in the Alumni Reception Center (ARC), 2nd floor, at UC Hastings College of the Law, 200 McAllister Street, San Francisco, California, 94102. This conference is intended to review the RFQ/RFP process and submittal requirements, general project scope, the State's Small Business and Disabled Veterans Business Enterprises (DVBE) program goals and requirements, and the qualification/proposal process. The Design-build contract award is currently scheduled for spring 2017.

All RFQ submittals received from Design-build Entities that do not attend the mandatory briefing will be returned without review. Design-build Entities that attend the mandatory RFQ Briefing Conference may obtain an RFQ package by downloading it from the eProcurement Division's California State Contracts Register on the Internet at <http://www.CALeProcure.ca.gov>. This is the preferred point of contact. The RFQ package may also be obtained by sending a request to the contact listed below. E-mail requested packages will be provided in Word 2010 format. Please include AD Number, contact person's name, firm name, firm's Federal Employer Identification Number (FEIN), mailing address and phone number. Request processing will be delayed if all information is not provided.

Submittal Deadline: September 15, 2016, 5:00 P.M., PDT

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