Q1 – PARTNERING OR JOINT VENTURES: May Architectural firms partner and/or subcontract with other firms (in lieu of a joint venture)?

A1 – Yes, firms may partner/subcontract or enter into a Joint Venture (JV) to apply as a Proposer for this project. If firms are partnered, subcontracted or in a Joint Venture, Proposer must complete Prequalification Questionnaire form II for both firms. If firms are partnered, subcontracted or in a JV, comparable project experience (Prequalification Questionnaire form III) shall be submitted to represent the Proposed team, three projects maximum. If firms are partnered, subcontracted or in a JV, Key Staff shall be identified by experience, firm, and role on this project.

Q2 – DESIGN COMPETITION: Can you elaborate on the design competition piece of the selection process?

A2 – The design competition is not intended to be a big production --- it is intended to demonstrate design ability without spending hours and hours and a lot of fee on a product.

Q3 – FLEXIBILITY ON OSHPD EXPERIENCE: Is there any flexibility on the requirement for OSHPD experience?

A3 – We do wish to encourage responses to RFQ. However, we must establish minimum qualification criteria and the OSHPD requirement will be maintained.

Q4 – SELECTION OF CONSULTANTS AND/OR DESIGN-BUILD SUBCONTRACTORS: How will consultants and design-build subcontractors be selected?

A4 – A similar competitive process will be implemented. Owner, Design-Builder, and AOR will be at the table selecting team members.

Q5 – CONSULTANT CONTRACT: Will the Progressive Design-Build contract for this project be utilized for consultants?

A5 – Yes.

Q6 – ARCHITECT CONFIDENTIAL MEETINGS: Will the successful Design-Builder participate in the Architects’ Confidential Meetings?

A6 – Yes.

Q7 – ARCHITECT AND BUILDER SELECTION PROCESS: Why are the Architect and Builder being selected separately?

A7 – There are pros and cons with having Design-Builder and AOR team up in advance vs. having Owner select both. We’re hiring both early in the process so the team dynamic can occur early on and choosing separately allows us to select the best team. Other UC PDB contracts will allow DB and AOR to team together so RHT practice isn’t standard.

Q8 – GEOTECHNICAL AND STRUCTURAL CONSULTANTS: Given building code revisions, when will Geotech and Structural consultants be selected?

A8 – The very first action once AOR and Design-Builder are selected will be to select subs that we need early on but we need to have DB contract executed in order to contract w/subs and other consultants. DB will have notice of intent in March and the University expects that conversations will be ongoing before contract is signed in July.
Q9 – CO-LOCATION/BIG ROOM: Please tell us your thoughts around Co-Location?

A9 – We believe the success of the project starts with co-location. Contract has strict language about the percentage of time on the project being spent in Big Room. All team members must be present for full participation in the project, decision making, etc.

Q10 – ARCHITECTURAL FEES: How are the architectural fees established?

A10 – For the Design-Builder, we have a calculation that considers overhead & profit, insurance, and rates. For the AOR, we’re asking for hourly rates but they are not part of the evaluated selection criteria. The team will bill on allowable costs.

The Request for Proposal identifies the scope of work for the overall project, but the University is not involved in the fee negotiations between the Design-Builder and the Architect.

Yes, the successful Design-Builder will have visibility into the Architect’s hourly rates during selection but again, there is no financial component to the Architect selection.

Design fees to Design-Builder will cover Architect, GC, design assist subs, etc. University will be involved in building the team with Design-Builder and AOR.

Q10 – OSHPD INVOLVEMENT: Will OSHPD be part of the co-location/Big Room environment?

A10 – Yes, we very much want OSHPD involved. They are a huge part of collaboration and the review/approval process.

The University’s plan is to use the OSHPD PIN 50 process and have them embedded in our Big Room.

The Design-Builder is responsible for ownership of OSHPD approvals.

Q11 – TRANSITION PLANNING: Will the University engage transition planning consultants in this project?

A11 – Yes, we will be looking for relocation and transition services; these consultants and Medical Equipment services will be hired directly by the University.

Q12 – ENTITLEMENT: Is this project entitled?

A12 – The project’s height and size parameters fit within the approved LRDP (and approved EIR), although a project-specific environmental review will be required. The UCDH Campus is landlocked, is directly adjacent to a neighborhood and there are height restrictions in the LRDP. UCDH is a sovereign entity within its own footprint. Additionally, the Regents will need to approve the project.

Q13 – LIST OF ATTENDEES: Will the list of attendees from today’s meeting be posted?

A13 – It is already posted to UCDH’s website.

END OF CLARIFICATIONS