

**Request for Qualifications: Construction Management Services
Bancroft Parking Structure Replacement
Project Number 12850A
Estimated Construction Cost: \$43,000,000**

Table of Contents

Background
Scope of Services
Submittal Content and Specific Qualifications
Submittal Receipt and Administration
Selection Schedule and Process
Attachment A: University of California, Berkeley Summary Statement of Qualifications
Attachment B: University of California, Berkeley Consultant Experience Form

Background

The Construction Management Agreement (or and approved version) is used to contract with a licensed architect, registered engineer, or licensed general contractor for some or all of the services involved with managing UC construction contracts.

The University of California, Berkeley requests that interested individuals and firms submit written statements of qualifications to provide onsite construction management services for the Bancroft Parking Structure Project. The Bancroft Parking Structure is a new 8-story pre-cast concrete hybrid moment frame structure that will replace an existing parking structure at 2643 Bancroft Way. The new parking structure is approximately 220,000 square feet and will accommodate 660 parking stalls and secured bike storage parking. Structural beams and columns will be pre-cast at the Clark Pacific Precast plant in Woodland, CA while foundations and topping slab will be cast-in place concrete. Foundations are grade beams over an Auger Cast Column Ground Improvement System.

Construction is anticipated to start May 2025 and be completed by August of 2026.

Scope of Services

The selected Construction Manager will assist the Capital Projects Project Manager in managing/coordinating the remainder of the preconstruction and construction phases of the project. Responsibilities will include all aspects of project delivery including budgeting, design management, value engineering, design review, constructability review, project scheduling, contractor management, coordination with campus stakeholders and facilities services, project quality control, change order review/analysis, submittal reviews, RFI review, meeting notes, etc. The selected Construction Manager shall collaborate closely with the Office of Capital Projects on issues including, but not limited to, university standards, policy compliance, design and environmental review, architect and contractor performance, contract requirements, approval of payments, and representation of the university. Submitting firms should propose a conceptual staffing model and organizational chart for the project, but Capital Projects will determine final staffing and relationships.

- Reference Documents: 90% CD Drawings, dated 12/20/24, 290 pages.
- Construction Schedule, dated 01/31/25, 18 pages.

Submittal Content and Specific Qualifications

Submittals shall provide sufficient information to allow the University to evaluate the consultant’s approach, experience, staff, and availability.

RFQ submittals are not limited to using the format of the forms provided in Attachments A and B; however, the information and signatures listed in this section shall be included in the submittal, in the order specified below, presented clearly such that the screening committee may easily discern that the submittals are complete. Submittals shall not include any appendices. Submittals that do not include all of the required information as outlined in this section or do not follow the instructions in this RFQ will be disqualified.

At a minimum, submittals shall include the following information. Submittals shall not exceed fifteen (15) pages , including the University’s Attachment A, Summary of Statement of Qualifications. Covers, a cover letter, separating tabs, and an hourly rate sheet do not count toward the page limit. A page is 8-1/2”x 11”. Text shall be no smaller than 10pt.

Document	Part of page count?	Comment
Document cover and back	No	
Cover letter	No	Inclusive of the consultant’s strategic approach to the work.
Separating Tabs	No	
Outline workplan/schedule	Yes	
University’s Attachment A, Summary of Statement of Qualifications	Yes	Include at least three (3) but no more than five (5) projects of relevance to this project. Projects must have been completed in the past 10 years; at least three projects must have been constructed.
University’s Attachment B, Consultant Experience Form	No	
Rate Sheet	No	
Acknowledgement of receipt of RFQ addenda, if any	No	Can be included in cover letter.

The University seeks firms with the following specific experience:

- Parking Structures construction management
- Precast and prestressed concrete construction management
- Expertise in cost, schedule, and quality control management
- Effectively coordinate with the University, Contractor, and other participants

The selection and ranking shall be based on the criteria listed below. The order in which the criteria appear does not indicate the importance, ranking or weighting that will be used in the evaluation.

1. Proposed approach to the project, including an outline of the basic work plan with duration of tasks
2. Past experience of the firm and proposed committed staff in managing similar projects

3. Experience of staff to perform the services required by the project and time commitment they will be assigned to the project. Provide resumes of staff that will be committed to the project.
4. Demonstrated expertise in cost, schedule, and quality control
5. Previous experience that demonstrates success in completing projects consistent with schedule, budget, and technical requirements, and that indicates the ability to complete the proposed project in a manner that is responsive to the specifics of the program.
6. Evidence of ability to provide efficient and comprehensive project management during the construction phase of the project, including review of shop drawings and other requirement submittals, substitution requests, prompt resolution of claims, technical direction of the University's and the design professional's inspectors, technical supervision of the work, and prompt decision-making; and enforcement of the provisions of contract documents
7. Client relationships. Recognition of the need to work harmoniously with administrative and academic staff.
8. Management. Ability to manage complex projects and effectively coordinate with the University and other participants.
9. Equal Opportunity. The commitment of the University to equal opportunity applies to the selection of consultants.
10. The degree to which the respondent and the proposed staff has experience with the qualifications and specific experience listed in this RFQ.
11. Ability of the consultant to adequately staff the project to support the project schedule.

Submittal Receipt and Administration

Qualification documents are available through the online bidding system, BuildingConnected. Interested respondents shall register and complete the registration form at:

<https://app.buildingconnected.com/projects/67b7c3d668faf7004abf5600/bid-packages>

Registration is open until 24 hours prior to the submission due date.

Important: Interested respondents must email UC Berkeley Contract Administration at contractadmin-cp@berkeley.edu and request access to this project in BuildingConnected, even if your company already has access to the BuildingConnected system. Include the project name and number in the subject line, and title it, "BuildingConnected Access - Project/Number." Otherwise, you will not be able to respond to this RFQ. Please allow at least two business days to request and receive access to the project in BuildingConnected.

Once registered, interested respondents can log onto BuildingConnected and retrieve the Qualification Documents by the project name and number. Contact Capital Projects Contract Administration at contractadmin-cp@berkeley.edu with any questions regarding BuildingConnected access. Subject line of the email shall state "BuildingConnected Question" and include the project name and number.

Submit questions regarding this RFQ through BuildingConnected by using the "Message" Tab.

Interested respondents shall upload their submittals to BuildingConnected as a single PDF (download links will not be accepted) using the following convention: "**12850A_Bancroft Parking Structure Replacement RFQ-FirmName.pdf**". Submittals shall be signed by an authorized representative of the Consultant. Electronic signatures are acceptable. It is recommended that firms allow ample time to submit electronic responses in the BuildingConnected. Submittals received by other means, or after the specified time and date will not be considered.

Interested respondents are expressly prohibited from contacting any other party associated with this project, including but not limited to UC Berkeley employees, representatives, consultants, and donors,

during this RFQ process, including interviews and contracting. Such contact will serve as reason for firm disqualification.

Selection Schedule and Process

Advertisement published/ Qualification documents available: 02/24/2025

Deadline for questions: no later than 4:00p.m. Pacific, 03/03/2025.

Submittals due: 1:00p.m. Pacific, 03/12/2025

A screening committee will review the proposals and identify the 3 most qualified to provide the services under consideration. A selection committee will conduct discussions with the most qualified firms. The discussions will be conducted as in-person interviews. Submittal screening, firm short listing, discussions, and selection of the construction management consultant is anticipated to be completed by **March 28, 2025**.

Interviews will be held in person by video conference. No more than six people from each firm shall attend the interview. The firm team members shall include the key personnel who will be interacting with the University on a regular basis or providing significant technical expertise to the project. Each of the team members attending the interview must participate substantively in the interview.

Teams may choose to bring sub-consultants; however, sub-consultants shall count toward the six-person maximum. Firms may bring one marketing staff member to the interview if desired; that staff member does not count towards the limit of six people, and may not participate in the interview.

Additional instructions regarding interview content and logistics will be provided to the firms selected for an interview.

The University shall negotiate with the highest ranked Consultant on the tasks, staffing, schedule and a maximum not-to exceed fee. Negotiations may be formally terminated if they fail to result in a contract within a reasonable amount of time. Negotiations will then ensue with the second ranked Consultant, and if necessary, the third ranked Consultant.

Successful firm will be required to sign the University's Construction Management Agreement (CMA) for CM Services:

The Construction Management Agreement (CMA) for CM Services is posted for review at:
[Construction Management Agreement \(CMA\) for CM Services](#)

By submitting a response to this RFQ, the eventual successful firm accepts the terms and conditions set forth in the Construction Management Agreement (CMA) for CM Services.

The University is an Equal Opportunity Employer- Minorities and women are encouraged to apply. Every effort will be made to ensure that all persons, regardless of race, religion, sex, color, and national origin have equal access to contracts and other business opportunities with the University. Each candidate firm will be required to show evidence of its equal opportunity policy.

Attachment A
UNIVERSITY OF CALIFORNIA, BERKELEY
SUMMARY STATEMENT OF QUALIFICATIONS

Section 1a. Consultant Team Information

Firm Name <i>(prime consultant)</i>		
Primary (Street) Address		
Firm Established (Year)	Phone	Email
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> General Partnership		
<i>(check one)</i> <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Individual/Sole Proprietorship		
If Corporation, incorporated in the State of		
DIR Registration No.		

List proposed sub-consultant firms and their roles *(add or delete lines as needed)*.

Name of Sub-Consultant Firm	Office Location/Address	Role/Services for this Project

List proposed key team members *(add or delete lines as needed)*.

Key Personnel Name	Firm Name + Key Personnel Location	Licenses and Certifications <i>(if any)</i>	% of Time on Project

List proposed key team members' relevant qualifications and background (*add or delete lines as needed*).

Key Personnel Name	Relevant Qualifications + Background	Role on the Project	List of Current Projects and % of Time

Section 1b. Relevant Project Experience

Add up to one (1) additional relevant project to the three (3) spaces included below, for a total of four (4) relevant projects. Submittals with more than five (5) Relevant Projects will be disqualified.

Project #1

Summary Description:	Services Provided:
Project Size (sq ft / acres):	Budget: \$
Client/Stakeholder:	Email/Contact:
Completion Date:	
Note: Indicate your firm's role in Project #1 and what services your firm provided.	
In the space below, include any exhibits and a brief summary of Project #1's relevance to this project.	
Check attributes that apply for Project #1:	
Was project built? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Similar project elements to proposed project? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Project #2

Summary Description:

Services Provided:

Project Size (sq ft / acres):

Budget: \$

Client/Stakeholder:

Email/Contact:

Completion Date:

Note: Indicate your firm's role in Project #2 and what services your firm provided.

In the space below, include any exhibits and a brief summary of Project #2's relevance to this project.

Check attributes that apply for Project #2:

Was project built? Yes No

Similar project elements to proposed project? Yes No

Project #3

Summary Description:

Services Provided:

Project Size (sq ft / acres):

Budget: \$

Client/Stakeholder:

Email/Contact:

Completion Date:

Note: Indicate your firm's role in Project #3 and what services your firm provided.

In the space below, include any exhibits and a brief summary of Project #3's relevance to this project.

Check attributes that apply for Project #3:

Was project built? Yes No

Similar project elements to proposed project? Yes No

1c. References

Include at least one reference for each Relevant Project listed in Section 1b of this form.

Name	Client (College/University)	Project & Date	Phone & Email
1.			
2.			
3.			
4.			
5.			

1d. Team Matrix

List all Key Staff Members from the prime consultant, and all sub-consultant firms as listed in Section 1a of this form. Indicate their involvement on the Relevant Projects included in Section 1b of this form. Add columns as needed. Do not add additional rows.

Relevant Projects – Project Name	Team Member Name	Team Member Name	Team Member Name	Team Member Name	Team Member Name	Team Member Name	Team Member Name	Team Member Name	Sub-Consultant Firm	Sub-Consultant Firm	Sub-Consultant Firm
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Completed By)

(Date)

Privacy Information

The State of California Information Practices Act of 1977 requires the University to provide the following information to individuals who are asked to supply information about themselves:

The principal purpose for requesting the information on this form is for use in the selection process for

Professionals commissioned by the University. University Policy authorizes maintenance of this information.

Furnishing all information requested on this form is mandatory - failure to provide such information will delay or may even prevent completion of the action for which the forms is being filled out. Information furnished on this form will be used by the University of California Berkeley campus in the consideration of commissions to Professionals.

END OF ATTACHMENT A

