

University of California, Office of the President
Design & Construction Services
Request for Qualifications
Comparative Construction Cost Analysis Consultant
July 2022

Background

UC Office of the President (UCOP) has developed a comparative cost database for construction projects. The current database references industry-standard construction cost indices to escalate historical costs to future costs. Our process uses reliable construction data from major service providers. Our process for calculating future escalation costs does not reflect current volatile market conditions in the projection of our costs.

UC seeks a firm that can assist us in reviewing our construction cost comparison process to provide recommendations and enhancements that will enable us to develop comps that reflect current industry conditions and better predict future costs.

SCOPE OF WORK

The responsive firm would be asked to:

1. Review our existing UC Comps MS Excel database and methodology
2. Provide recommendations for alternative processes for future cost escalation/de-escalation
3. Provide access to additional sources for comps data
4. Provide a clear basis and explanation of future escalation factors, including a narrative describing contributing factors to current and potential future industry volatility
5. Prepare a report documenting results
6. Apply University-selected cost escalation process modifications to UC's existing database

Performance of the work will include:

1. Provide one year of support for any database updates that may need to be implemented
2. Incorporate any agreed-upon process comments into the project
3. Attend four meetings to demonstrate progress, including a kickoff meeting, 50% completion meeting, 90% completion meeting, and a final presentation

Schedule

Four months from the execution of the agreement

Required Firm Experience

Responding firms are expected to have the following experience:

1. Experience in identifying and assessing factors that impact market conditions and associated cost impacts
2. Professional construction cost estimating experience on construction projects great than \$10M
3. Experience working as a construction economist with higher education institutions

4. Experience working with various building types (Classrooms, Hospitals, Parking Garages, etc.)
5. Experience or knowledge of various construction contract delivery methods and how they respond to market conditions (CM at Risk, Design-Build, Progressive Design Build, etc.)
6. Ability to partner with an owner that requires multiple levels of presentation, review, and approval.
7. Advanced knowledge of MS Excel

UC Project Team

UCOP's Design and Construction Services team will be the client for these services. The UC team consists of the following:

- Project Contact: Anthony Cimo, Design and Construction Analyst, Design & Construction Services, UCOP
- Rendell Camacho, Management Specialist, Design & Construction Services, UCOP
- Ellen Owens, Interim Director, and Associate Director, Design and Construction Services, UCOP
- Lauren Friedman, Executive Director, Capital Asset Strategies, UCOP

REQUEST FOR QUALIFICATIONS

Please include the following information in the Proposal:

1. Cover Letter

The cover letter should include a summary of your understanding and approach to the project. Include recent relevant experience of the firm.

2. Firm Experience

- a. Provide a narrative of your experience relative to this project
- b. Provide a minimum of five examples of similar projects

3. Project Team Organization & Resumes

Please describe your project team with brief resumes, including information on recent relevant experience for each team member and a team organization description or chart. Please include only those individuals who will participate directly in this project.

4. References

Three (3) references for your firm for relevant project experience.

5. Schedule

Confirm that your team can meet the delivery schedule provided or provide an explanation for an alternate schedule.

6. Hourly Rate Schedule

Please provide an hourly rate schedule for the members of your team. We do not want a cost proposal at this time.

7. Potential Conflict of Interest Information

Please describe any potential conflict(s) of interest that may arise under this contract per Article III.G. - Conflict of Interest of Exhibit 1 - University of California Professional Services Agreement.

The proposal shall be sent to:

Anthony Cimo, Design & Construction Services
Anthony.cimo@ucop.edu

Deadline: August 10, 2022, 5 pm.

General Requirements

Invoices

Invoices must include the number of hours for each Consultant team member and be submitted by the tenth day of each month.

SBE/DVBE Information

Provide Confirmation of Certification, if applicable.

Terms & Conditions

The attached Exhibit 1, the University of California Professional Services Agreement, is the governing document regarding this scope of work. Please review the attached Exhibit 1 and provide exceptions, if any, with the submittal of the proposal. Exhibit 1 need not be completed as part of the proposal. However, it will be executed with the selected Consultant.

Ownership

All work and data generated under this contract is the property of the UC Regents.

Attachments

Exhibit 1: University of California Professional Services Agreement, includes insurance requirements.