The Arizona Board of Regents
on behalf of

THE UNIVERSITY OF ARIZONA
Tucson, Arizona

ANNOUNCEMENT OF THE REQUEST FOR QUALIFICATIONS
for
Design-Build Services
relating to
The University of Arizona’s
Applied Research Building
UA Project No. 18-9386

The University of Arizona invites interested and qualified Design-Build Firms/Teams to submit a written Statement of Qualifications to provide Design-Build Services, including Architecture, Engineering, Specialty Design, Construction Management, and Construction Services, relating to the proposed new Applied Research Building, to be located on the southwest corner of Highland Avenue and Helen Street, on the Campus of the University of Arizona in Tucson. This is a qualifications-based selection process. Neither design proposals nor fee proposals are desired at this time.

The proposed scope of work includes design, construction management, and construction services. Pre-Construction Phase services will include complete design services; site surveying; geotechnical investigation; constructability reviews; building systems review and recommendations; construction scheduling; cost estimating; value engineering; recommendations for efficient project delivery; and preparation of a Guaranteed Maximum Price (GMP). It is intended that, after mutual agreement on the GMP, the agreement will be amended to include complete Construction and Warranty Phase services.

Project Description

The new facility is envisioned to be an approximate 60,000 GSF multi-story building with a mix of space types including high bay areas, varying types of laboratories, clean rooms, faculty offices, conference rooms – both unclassified and sensitive. Facilities are anticipated to include cubesat fabrication/testing, advanced manufacturing, payload integration research, and cyber operations. Portions of the facility will require export control, secure communications capabilities, and other varying degrees of secure access.

This project may also include additional scope to develop an enlarged site area south to Speedway Blvd. This could be master planning or complete design and construction phase services for a new multi-story building and related site development for additional University programs. These facilities may have a different schedule, and will have a separate budget. The additional facilities would likely be more student focused with classrooms and active lab space for developing and producing engineering program projects. The size of this program has not yet been determined, but could be up to 100,000 gross square feet.
Statement of Qualifications (SOQ)

A Request for Qualifications with Information for Respondents and Form of Agreement will be available beginning at 8:00 am local Tucson time on January 29, 2019. The Request for Qualifications, and any published addenda, may be downloaded from the PDC website: www.pdc.arizona.edu. It is the sole responsibility of the Respondent to obtain, review, and acknowledge any addenda that may be published on the PDC website.

A pre-submittal meeting will be held at 10:30 am local Tucson time on February 5, 2019, in conference room 104 of the USA Building at 220 W. Sixth Street, in Tucson, Arizona. Visitor parking is available at the USA Building. The purpose of this meeting is to familiarize potential Respondents with the basic character of the project, and to address any questions about the Request for Qualifications. Attendance at this meeting is not mandatory.

A pre-interview meeting may be held, at the University’s discretion and as deemed necessary.

Statements of Qualifications shall be delivered to the University no later than 5:00 pm local Tucson time on March 5, 2019, and shall be addressed and marked as follows:

Statement of Qualifications for Design-Build Services for:
Applied Research Building
UA Project No. 18-9386
Brian Brandis, Senior Architect
Department of Planning, Design & Construction
The University of Arizona
220 West Sixth Street, Third Floor
Tucson, Arizona 85701

The Name of the Prime Respondent
The Date and Hour the SOQ is Due

Deliver eight (8) copies of the SOQ together in a sealed package. Do not wrap each copy separately. Also upload a digital copy of the complete SOQ, in bookmarked PDF format, to the PDC Dropsite at the following link: http://www.pdc.arizona.edu/workwithua/upload.aspx.

Copies of the Statement of Qualifications shall not be sent to any other office or department of the University of Arizona. The University reserves the right to reject any or all submittals, or to withhold the award for any reason it may determine, and to waive or decline to waive irregularities in any SOQ. All information regarding the content of the Statements of Qualifications will remain confidential until an award is made or until all Statements of Qualifications are rejected.

Submission of a Statement of Qualifications shall constitute unconditional acceptance by the Respondent of all the terms, clauses, and conditions of the Pro Forma Agreement which will be used for this Project. A copy of this Pro Forma Agreement can be found in the Appendix of this Request for Qualifications.
Please address all inquiries concerning this Request for Qualifications, the Project, or the selection process in general, ONLY to the University’s Project Manager:

Brian Brandis, Senior Architect
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