NOTICE INVITING GENERAL CONTRACTOR PREQUALIFICATION

Prequalification Questionnaires will be received by the University of California, Irvine (UCI) from General Contractors (GC) wishing to submit DESIGN BUILD proposals for:

VERANO UNIT 8 GRADUATE AND FAMILY HOUSING, PROJECT NO. 990068

Prequalification questionnaires will be accepted from contractors teamed with architects that have completed comparably sized design-build projects as described in the questionnaire.

PROJECT DESCRIPTION:

The University of California, Irvine (UCI) proposes to develop a new phase of graduate student housing at the Verano Housing Complex. This project will improve UCI’s ability to serve its growing graduate student population by providing affordable housing and satisfying graduate student housing guarantees. UCI envisions Verano Unit 8 to provide a unique and student-centered housing community for its residents, one that will focus on building community amongst graduate students, and provide amenities for all of Verano Housing.

The project site is approximately 7.86 acres (342,382 square feet) in area and is located on the eastern side of the UCI campus, bordered by South Adobe Circle Road to the north, South Verano Road to the west, and California Avenue to the east. 1.4 acres of land just south of the project site will be dedicated to future development. The project will consist of a number of residential buildings to be determined by the Design Build team, adding approximately 1,050 beds, one community amenity building, one maintenance and operations (M&O) building, and a five-story parking garage. The residential buildings can range in height from 4 stories to 6 stories, and shall not exceed high rise criteria.

This project consists of four primary program elements:

- Residential units with a total bed count of 1,050.
- A community building comprised of lounge, hang-out, academic, study, and event spaces to provide much needed amenity spaces for the entire Verano Housing community.
- Demolition and replacement of the current M&O facility, which will support the entire Verano Housing community.
- 853-stall parking garage to accommodate Verano Unit 8 residents, visitors, and some M&O facility needs.

ESTIMATED CONTRACT TIME: 28-30 Months

PROJECT DELIVERY: Design Build

ESTIMATED DESIGN AND CONSTRUCTION COST: $235,000,000

PROCEDURES: Prequalification questionnaires will be available electronically at 2:00 PM on 9/5/19 from UCI Design & Construction Services.

General Contractors interested in prequalifying to propose on this project are required to attend the Mandatory Prequalification Conference scheduled for Wednesday, September 11, 2019, beginning promptly at 10:00 A.M. General Contractors failing to sign in on the official attendance sheet at the prequalification conference will not be eligible to participate in the prequalification process.

Participants shall meet at:
UCI Newkirk Alumni Center – Conference Room AB
450 Alumni Court, Irvine, CA 92697 (corner of University Drive and Mesa Road)
Permit parking in Lots 14 and 14A

Prequalification questionnaires must be received by 2:00 PM on 9/27/19 only at UCI Design & Construction Services, 101 Academy, Ste. 200, Irvine, CA 92697.
PROJECT EXPERIENCE REQUIREMENTS: Prequalification questionnaires will be accepted from contractors teamed with architects; each having completed comparably sized projects as follows (projects submitted will receive points based on the extent to which they meet the criteria):

- Two (2) DESIGN BUILD college or university housing projects for which the construction cost was at least $75 million each

- Two (2) college or university housing projects LOCIATED IN THE STATE OF CALIFORNIA for which the construction cost was at least $75 million each

- One (1) college or university housing project that ACHIEVED LEED GOLD CERTIFICATION or higher and for which the construction cost was at least $75 million

- One (1) college or university housing project for which the construction cost was at least $75 million that was CONSTRUCTED ON A LIMITED AND CONFINED SITE IMMEDIATELY ADJACENT TO OCCUPIED FACILITIES

- One (1) college or university housing project with a COMMUNITY CENTER OF AT LEAST 8,000 SQUARE FEET

- One (1) college or university housing project for which the construction cost was at least $75 million that included a PARKING STRUCTURE WITH A MINIMUM OF 400 SPACES

- One (1) college or university housing project that ACHIEVED SIGNIFICANT DESIGN AWARDS conferred by the state or national DBIA, recognized national or international societies for architecture, or other distinguished organizations committed to conferring awards for design excellence

UCI reserves the right to reject any or all responses to this notice, to waive non-material irregularities, and to deem Contractors prequalified to submit proposals for the project. To prequalify, Contractors must agree to comply with all proposal conditions including state prevailing wages, 10% bid bond, 100% payment and performance bonds, and insurance requirements. A contract will be awarded to the contractor/architect team (“design builder”) who offers UCI the best value. General Building “B” California Contractors License required.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Bidder may be required to show evidence of its equal employment opportunity policy. The successful proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the proposal documents and to pay prevailing wage rates at the location of the work.

No contractor or subcontractor may be listed on a Bid for this project unless registered with the Department of Industrial Relations pursuant to California Labor Code Sections 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded any portion of this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 and 1771.1.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The successful proposer shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage ($15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Gustavo Valle (949) 824-2088 gvalle1@uci.edu for the questionnaire. For other opportunities: www.designandconstruction.uci.edu.

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Advertisement Date: September 5, 2019