NOTICE INVITING SUBCONTRACTOR PREQUALIFICATION

Prequalification Questionnaires will be received by the University of California, Irvine (UCI) from the following Subcontractors in the trades listed below wishing to bid on VERANO UNIT 8 GRADUATE AND FAMILY HOUSING, PROJECT NO. 990068:

- Electrical (C-10)
- Framing (C-5)
- Plumbing (C-36)
- Warm-Air Heating, Ventilating & Air Conditioning (C-20)

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.
- An 853-stall parking garage to accommodate Verano Unit 8 residents, visitors, and some M&O facility needs.

PROJECT DELIVERY: Design Build

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

COST ESTIMATES FOR LISTED TRADES:

- Electrical…………………………………………………… $14,000,000
- Framing……………………………………………………… $20,000,000
- Plumbing…………………………………………………… $13,000,000
- Warm-Air Heating, Ventilating & Air Conditioning ….. $8,000,000

PROCEDURES: Prequalification questionnaires will be available electronically at 4:00 PM on Tuesday, 10/8/19 from UCI Design & Construction Services.

Mandatory Prequalification Conference begins promptly at 10:00 AM on Monday, 10/21/19 at University of California, Irvine, 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 Monday, 11/4/19** only at UCI Design & Construction Services, 101 Academy, Ste. 200, Irvine, CA 92697.

The evaluation is solely for the purpose of determining which subcontractors are qualified to successfully perform the type of work included in this project. Prequalified subcontractors will be listed in the RFP Documents.

The University reserves the right to reject any or all responses to this notice and to waive non-material irregularities in any response.

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 Labor Code section 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 (defined as $15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Laura Moss, Senior Contracts Analyst at (949) 824-7304 or lmoss@uci.edu for the questionnaire. For other opportunities: [www.designandconstruction.uci.edu](http://www.designandconstruction.uci.edu).

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
Advertisement Date: Tuesday, October 8, 2019