ANNOUNCEMENT TO PREQUALIFIED PROPOSERS
REQUEST FOR PROPOSALS
UNIVERSITY OF CALIFORNIA, IRVINE

Subject to conditions prescribed by the University of California, Irvine (UC Irvine), sealed proposals for a design build contract are invited from prequalified proposers for the following work:

VERANO 8 GRADUATE STUDENT HOUSING, PROJECT NO. 990068

The following design builders have been prequalified to submit proposals on this project:

HENSEL PHELPS CONSTRUCTION CO.
Irvine, CA, 92612 (949) 852-0111

PCL CONSTRUCTION SERVICES, INC.
Irvine, CA 92606, (818) 246-3481

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 7 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, social, 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.

Project completion time: 28 Months

MAXIMUM ACCEPTANCE COST: $215,615,200

PROCEDURES: RFP documents will be available electronically at 4:00 PM on 11/7/19. Prequalified Proposers receive 2 sets at UCI Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697. Planrooms: F.W. Dodge (626) 930-8991 and Reed (800) 424-3996.

MANDATORY PRE-PROPOSAL CONFERENCE & SITE VISIT: 11/15/19, 9:00 AM, at UCI Newkirk Alumni Center, Conference Room AB, 450 Alumni Court, Irvine, CA 92697 (corner of University Drive and Mesa Road).

PROPOSALS DUE: Technical Proposal, 2/4/20, 4:00 PM and Lump Sum Base Price Proposal, 2/5/20, 4:00 PM received only at UCI Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697, (949) 824-6630.

PROPOSALS WILL BE OPENED AT: 2/14/20 at 2:00 PM at University of California Irvine, Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697.

Proposal Security in the amount of 10% of the Lump Sum Base Proposal, excluding alternates, shall accompany each bid. The surety issuing the Bid Bond shall be, on the bid deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)
All insurance policies required to be obtained by Design Builder shall be subject to approval by University for form and substance. All such policies shall be issued by a company rated by Best as A- or better with a financial classification of VIII or better, or have equivalent rating by Standard and Poor's or Moody's.

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.

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.

The successful proposer will be required to have the following California contractor's license at the time of the proposal opening: General Building “B”

Gustavo Valle, Contract Analyst, (949) 824-2088, gvalle1@uci.edu.
Bid Board: www.designandconstruction.uci.edu

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
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