



Brian Pratt, AIA, DBIA, LEED AP
Assistant Vice Chancellor & Campus Architect
Design & Construction Services

November 30, 2020

Patrick Peterson, Executive Vice President
MCCARTHY BUILDING COMPANIES, INC.
20401 S.W. Birch Street
Newport Beach, CA 92660

**RE: NOTICE OF INTENT TO AWARD
CENTER FOR CHILD HEALTH
PROJECT NO. 999561**

Maximum Acceptance Cost: \$161,923,500

Dear Mr. Peterson:

The University is pleased to inform you that it intends to award a contract for the Center for Child Health project to McCarthy Building Companies, Inc. (McCarthy).

The University has determined that McCarthy offers the best value with a bid significantly less than the Maximum Acceptance Cost, an average Technical Score of 317.92, and a cost per technical point of \$486,308, as summarized in the attached Best Value Calculation Spreadsheet. The three-day bid protest period will begin on Tuesday, December 1, 2020 and will expire at 5:00 P.M. on Thursday, December 3, 2020.

Please note that the University cannot award a contract to your firm until internal budget and management approvals have been secured. Therefore, this letter should not be considered a contract award until you receive a fully-executed contract and Notice to Proceed. Until such time, the University reserves the right to reject all proposals.

If you have any questions regarding the award of this project, you may contact the undersigned. We appreciate the time, effort and enthusiasm shown by your team to support our growing University.

Sincerely,

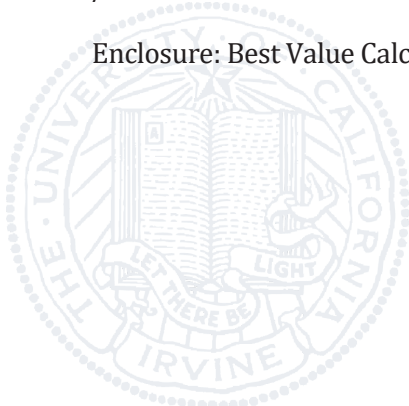
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/dmd

Enclosure: Best Value Calculation Spreadsheet



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cc: Rashad Morton, Project Executive, Swinerton Builders
Robert Eagar, Project Executive, Rudolph and Sletten, Inc.
Chad Lefteris, Chief Executive Officer, UC Irvine Health Administration
Steven A. N. Goldstein, Vice Chancellor of Health Affairs
Ronald Cortez, Chief Financial Officer and Vice Chancellor, Division of Finance and Administration
Brian Fahnestock, Special Assistant to the CFO, Division of Finance and Administration
Katherine Gallardo, Assistant Vice Chancellor, Budget Office
John Scharf, Director of Construction & Inspection, Design & Construction Services
Genevieve Yulo, Director of Budget and Finance, Design & Construction Services
Mohamed Sultan, Assistant Director of Project Management, Design & Construction Services
David M. Donovan, Interim Director of Contracts, Design & Construction Services



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GENERAL CONTRACTORS/DESIGN BUILDERS		McCarthy Building Companies, Inc. 20401 S.W. Birch Street Newport Beach, CA 92660 CCH-16	Rudolph and Sletten, Inc. 2855 Michelle Drive, Suite 350 Irvine, CA 92606 CCH-21	Swinerton Builders 17731 Mitchell North Irvine, CA 92614 CCH-29
LUMP SUM BASE PRICE PROPOSAL		\$ 153,996,083	\$ 161,923,500	\$ 161,786,192
UNIT PRICES (Specification Section 01 2200)	MULTIPLIER			
Unit Price No. 1 Daily Rate for Compensation for Compensable Delay		\$0	\$7,500	\$10,000
Unit Price No. 1 Unit of Measure: Calendar Day	60	\$0	\$450,000	\$600,000
Unit Price No. 2 Item: Rock Excavation		\$70	\$20	\$70
Unit Price No. 2 Unit of Measure: Cubic Yard of Rock Excavated	500	\$35,000	\$10,000	\$35,000
Unit Price No. 3 Item: Over-Excavation		\$20	\$20	\$44
Unit Price No. 3 Unit of Measure: Cubic Yard of Material Removed and Disposed	1,000	\$20,000	\$20,000	\$44,000
Unit Price No. 4 Item: Lean Concrete		\$145	\$140	\$142
Unit Price No. 4 Unit of Measure: Cubic Yards	250	\$36,250	\$35,000	\$35,500
Unit Price No. 5 Item: Backfill and Compaction for Over Excavation		\$20	\$23	\$8
Unit Price No. 5 Unit of Measure: Cubic Yards of Material Placed and Compacted	500	\$10,000	\$11,500	\$4,000
Unit Price No. 6 Item: Trenching, Backfilling and Compacting for Utilities		\$32	\$30	\$82
Unit Price No. 6 Unit of Measure: Cubic Yards	500	\$16,000	\$15,000	\$41,000
Unit Price No. 7 Item: Transite Pipe Removal		\$40	\$50	\$25
Unit Price No. 7 Unit of Measure: Linear Foot	1,000	\$40,000	\$50,000	\$25,000
Unit Price No. 8 Item: Imported Topsoil		\$40	\$90	\$67
Unit Price No. 8 Unit of Measure: Cubic Yard of Soil Imported and Placed	500	\$20,000	\$45,000	\$33,500
Unit Price No. 9 Item: Concrete Curb & Gutter		\$45	\$25	\$66
Unit Price No. 9 Unit of Measure: Linear Foot	300	\$13,500	\$7,500	\$19,800
Unit Price No. 10 Item: Asphalt Pavement		\$9	\$3	\$9
Unit Price No. 10 Unit of Measure: Square Foot	5000	\$45,000	\$15,000	\$45,000
Unit Price No. 11 Item: Drainage Fabric		\$1	\$2	\$1
Unit Price No. 11 Unit of Measure: Square Foot	2000	\$2,000	\$4,000	\$2,000
Unit Price No. 12 Item: 120V Electrical Outlet		\$650	\$400	\$1,013
Unit Price No. 12 Unit of Measure: Outlet	20	\$13,000	\$8,000	\$20,260
Unit Price No. 13 Item: 208V Electrical Outlet		\$840	\$600	\$118
Unit Price No. 13 Unit of Measure: Outlet	20	\$16,800	\$12,000	\$2,360
Unit Price No. 14 Item: 208 V (Three Phase) Electrical Outlet		\$900	\$650	\$144
Unit Price No. 14 Unit of Measure: Outlet	20	\$18,000	\$13,000	\$2,880
Unit Price No. 15 Item: 120V Data Outlet		\$775	\$900	\$848
Unit Price No. 15 Unit of Measure: Outlet	20	\$15,500	\$18,000	\$16,960
Unit Price No. 16 Item: 120V Emergency Electrical Power Outlet		\$650	\$400	\$1,013
Unit Price No. 16 Unit of Measure: Outlet	20	\$13,000	\$8,000	\$20,260
Unit Price No. 17 Item: TV Outlet		\$700	\$2,868	\$822
Unit Price No. 17 Unit of Measure: Outlet	20	\$14,000	\$57,360	\$16,440
Unit Price No. 18 Item: Surface Raceway		\$1,000	\$1,500	\$1,510
Unit Price No. 18 Unit of Measure: Section	10	\$10,000	\$15,000	\$15,100
Unit Price No. 19 Item: Lead Paint Removal		\$12	\$10	\$4
Unit Price No. 19 Unit of Measure: Square Foot	5000	\$60,000	\$50,000	\$20,000
Unit Price No. 20 Item: Removal of Amosite Asbestos Containing Material		\$756	\$46	\$34
Unit Price No. 20 Unit of Measure: cubic foot	40	\$30,240	\$1,840	\$1,360
Unit Price No. 21 Item: Removal of Chrysotile Asbestos Containing Material		\$756	\$46	\$42
Unit Price No. 21 Unit of Measure: cubic foot	40	\$30,240	\$1,840	\$1,680
Unit Price No. 22 Item: Removal of Crocidolite Asbestos Containing Material		\$756	\$46	\$37
Unit Price No. 22 Unit of Measure: cubic foot	40	\$30,240	\$1,840	\$1,480
Unit Price No. 23 Item: Video Surveillance Camera		\$3,100	\$3,200	\$4,675
Unit Price No. 23 Unit of Measure: Camera	10	\$31,000	\$32,000	\$46,750
Unit Price No. 24 Item: Card Reader Lock		\$2,800	\$4,000	\$4,571
Unit Price No. 24 Unit of Measure: Card Reader Lock	10	\$28,000	\$40,000	\$45,710
Unit Price No. 25 Item: Telecomm Ductbank		\$1,500	\$2,122	\$1,438
Unit Price No. 25 Unit of Measure: Conduit	4	\$6,000	\$8,488	\$5,752
Unit Price No. 26 Item: Backing for Wall-Mounted Device		\$175	\$115	\$45
Unit Price No. 26 Unit of Measure: Location	50	\$8,750	\$5,750	\$2,250
Unit Price No. 27 Item: 48" Box Tree		\$1,600	\$2,000	\$2,126
Unit Price No. 27 Unit of Measure: Box Tree	10	\$16,000	\$20,000	\$21,260
Unit Price No. 28 Item: 36" Box Tree		\$750	\$900	\$1,063
Unit Price No. 28 Unit of Measure: Box Tree	10	\$7,500	\$9,000	\$10,630
Unit Price No. 29 Item: 24" Box Tree		\$350	\$500	\$257
Unit Price No. 29 Unit of Measure: Box Tree	10	\$3,500	\$5,000	\$2,570
Unit Price No. 30 Item: Storm Drain Piping		\$215	\$126	\$89
Unit Price No. 30 Unit of Measure: Linear Foot	100	\$21,500	\$12,600	\$8,900
TOTAL OF ALL UNIT PRICES		\$611,020	\$982,718	\$1,147,402
ALTERNATES (Specification Section 01 2300)				
Alternate No. 1 - Gas Vapor Barrier System		\$0	\$332,676	\$0
Alternate No. 2 - Fourth Floor Shell Space Development		\$0	\$0	\$11,663,913
Alternate No. 3 - Third Floor Shell Space Development		\$0	\$0	\$0
Alternate No. 4 - Second Floor Shell Space Development		\$0	\$0	\$4,069,904
Alternate No. 5 - Fifth Floor Shell Space Development		\$0	\$3,046,663	\$9,801,086
Alternate No. 6 - Site Utility Extension		\$0	\$602,259	\$0
TOTAL OF ALL ALTERNATES		\$0	\$3,981,598	\$25,534,903
TOTAL PROJECT COST = Lump Sum Base Price Proposal + Extended Unit Prices + Alternates		\$ 154,607,103	\$ 166,887,816	\$ 188,468,497
AVERAGE TECHNICAL POINTS		317.92	304.69	328.46
BEST VALUE SCORE = TOTAL PROJECT COST / AVERAGE TECHNICAL POINTS		\$486,308	\$547,730	\$573,794