



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

July 24, 2023

Tegan Sullivan, Project Director
WEBCOR CONSTRUCTION LP
333 South Grand Avenue, Suite 4400
Los Angeles, CA 90071

**RE: NOTICE OF INTENT TO AWARD
MESA COURT RESIDENCE HALL EXPANSION
PROJECT NO. 990142**

Lump Sum Base Price: \$70,075,000

Dear Mr. Sullivan:

The University is pleased to inform you that it intends to award a contract for the Mesa Court Residence Hall Expansion project to Webcor Construction LP (Webcor).

The University has determined that Webcor offers the best value with a proposal price equal to the Maximum Acceptance Cost, an average Technical Score of 398.66, and a cost per technical point of \$184,673 as summarized in the attached Best Value Calculation Spreadsheet. The three-day bid protest period will begin on Tuesday, July 25, 2023, and will expire at 5:00 P.M. on Thursday, July 27, 2023.

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,

DocuSigned by:

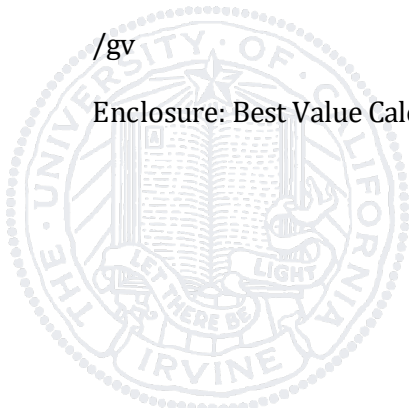
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/gv

Enclosure: Best Value Calculation Spreadsheet

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cc: Steven Whitman, Orange County Area Manager, PCL Construction Services, Inc.
Brice Kikuchi, Associate Vice Chancellor, Student Affairs
Tim Trevan, Assistant Vice Chancellor for Student Housing, Housing
Melissa Falkenstien, Sr. Director, Facilities Operations & Capital Projects, Housing
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
Michael Morrell, Assistant Director of Project Management, Design & Construction Services
Brenda Medina, Director of Contracts, Design & Construction Services
Gustavo Valle, Sr. Contracts Analyst & Labor Compliance Officer, Design & Construction Services



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BEST VALUE CALCULATION SPREADSHEET

MESA COURT RESIDENCE HALL EXPANSION
MAXIMUM ACCEPTANCE COST: \$70,075,000

Technical Proposal due June 27, 2023, 4:00pm
 Lump Sum Base Price Proposal due June 28, 2023, 4:00pm
 Bid Opening Date: July 21, 2023, 10:00am

GENERAL CONTRACTORS/DESIGN BUILDERS	PCL CONSTRUCTION SERVICES, INC. 2860 Michelle Drive, Suite 110 Irvine, CA 92606 MCRHE-15	WEBCOR CONSTRUCTION LP 333 South Grand Avenue, Suite 440 Los Angeles, CA 90071 MCRHE-23
LUMP SUM BASE PRICE PROPOSAL	\$ 70,075,000	\$ 70,075,000
UNIT PRICES (Specification Section 01 2200)	MULTIPLIER	
Unit Price No. 1 Daily Rate for Compensation for Compensable Delay		\$2,000
Unit Price No. 1 Unit of Measure: Calendar Day	60	\$120,000
Unit Price No. 2 Item: Rock Excavation		\$487
Unit Price No. 2 Unit of Measure: Cubic Yard of Rock Excavated	250	\$121,750
Unit Price No. 3 Item: Over-Excavation		\$74
Unit Price No. 3 Unit of Measure: Cubic Yard of Material Removed and Disposed	500	\$37,000
Unit Price No. 4 Item: Lean Concrete		\$403
Unit Price No. 4 Unit of Measure: Cubic Yards	100	\$40,300
Unit Price No. 5 Item: Backfill and Compaction for Over Excavation		\$46
Unit Price No. 5 Unit of Measure: Cubic Yards of Material Placed and Compacted	250	\$11,500
Unit Price No. 6 Item: Trenching, Backfilling and Compacting for Utilities		\$90
Unit Price No. 6 Unit of Measure: Cubic Yards	200	\$18,000
Unit Price No. 7 Item: Transite Pipe Removal		\$48
Unit Price No. 7 Unit of Measure: Linear Feet	500	\$24,000
Unit Price No. 8 Item: Imported Topsoil		\$104
Unit Price No. 8 Unit of Measure: Cubic Yard of Soil Imported and Placed	250	\$26,000
Unit Price No. 9 Item: Drainage Fabric		\$31
Unit Price No. 9 Unit of Measure: Square Foot of Fabric Installed	1000	\$31,000
Unit Price No. 10 Item: 120V Electrical Outlet		\$1,361
Unit Price No. 10 Unit of Measure: Outlet	10	\$13,610
Unit Price No. 11 Item: 208V Electrical Outlet		\$1,603
Unit Price No. 11 Unit of Measure: Outlet	10	\$16,030
Unit Price No. 12 Item: Data Outlet		\$3,621
Unit Price No. 12 Unit of Measure: Outlet	10	\$36,210
Unit Price No. 13 Item: Video Surveillance Camera		\$6,512
Unit Price No. 13 Unit of Measure: Camera	5	\$32,560
Unit Price No. 14 Item: Card Reader Lock		\$4,610
Unit Price No. 14 Unit of Measure: Card Reader Lock	5	\$23,050
Unit Price No. 15 Item: Pathway Light Fixture		\$9,692
Unit Price No. 15 Unit of Measure: Light Fixture	5	\$48,460
Unit Price No. 16 Item: Telecomm Ductbank		\$24,053
Unit Price No. 16 Unit of Measure: Conduit	4	\$96,212
Unit Price No. 17 Item: 48" Box Tree		\$3,105
Unit Price No. 17 Unit of Measure: Box Tree	5	\$15,525
Unit Price No. 18 Item: 36" Box Tree		\$1,281
Unit Price No. 18 Unit of Measure: Box Tree	5	\$6,405
Unit Price No. 19 Item: 24" Box Tree		\$571
Unit Price No. 19 Unit of Measure: Box Tree	5	\$2,855
TOTAL OF ALL UNIT PRICES		\$720,467
ALTERNATES (Division 1 Section 01 2300)		
Alternate No. 1 – Enhanced Piping		\$509,439
Alternate No. 2 – Solar Electrical Power		\$736,505
Alternate No. 3 – Solar Thermal		\$1,460,480
Alternate No. 4 – Program Additions		\$1,643,628
Alternate No. 5 – Roof Deck Patio		\$1,643,641
Alternate No. 6 - Connection to Community Center		\$327,211
TOTAL OF ALL ALTERNATES		\$6,320,904
TOTAL PROJECT COST = Lump Sum Base Price Proposal + Extended Unit Prices + Alternates		\$77,116,371
AVERAGE TECHNICAL POINTS		371.61
BEST VALUE SCORE = TOTAL PROJECT COST / AVERAGE TECHNICAL POINTS		\$207,518
		\$184,673