

## ADVERTISEMENT FOR BIDS

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Subject to conditions prescribed by the **University of California, Irvine (UCI)**, sealed bids for a Job Order Contract from prequalified bidders are invited for the following work: **Job Order Contract –Small Construction & Maintenance Projects for Housing RE-BID, Project No. 5112021.**

**Description:** The University of California, Irvine seeks to hire a Contractor for Small Construction & Maintenance Projects for Housing that will be delivered by Job Order Contract (JOC). Work under the JOC will be limited to the following:

1. Jobs with similar or repeated scope, such as the renovation of a series of kitchens or bathrooms with similar footprints and/or square footages.
2. Jobs that must be completed simultaneously in short construction windows with critical completion dates, and in occupied facilities.
3. Jobs that must be commenced in a short period of time due to operational or life-safety requirements where time constraints or lack of in-house staffing make it impractical to utilize other contracting modes and/or perform the work with in-house trades.
4. Jobs necessitated by failures due to life cycle or weather.
5. Jobs with anticipated significant unforeseen conditions, including work in older buildings with incomplete documentation.

**Contract Term:** One year with two one-year extensions at the University's option.

**Project Delivery:** Job order contract.

**Prequalified Bidders:** Nu/Age Development, Inc. Yorba Linda, CA 92886, (714) 961-0224; Vincor Construction, Inc., Brea, CA 92821, (714) 528-2900.

**Estimated Construction Cost:** \$25,000 (minimum) to \$5,000,000 (maximum) for the initial term. The Job Order Contract awarded under this solicitation with two possible extensions for \$5,000,000 each. Individual Job Order Authorizations will range from \$500 to \$1,000,000.

**Procedures:** Bid Documents will be issued electronically on **May 2, 2025**, from UCI Design & Construction Services.

**Mandatory Pre-Bid Conference:** Begins promptly at **9:00 AM on May 8, 2025** – Zoom Conference:  
<https://uci.zoom.us/j/98078944968>

In-Person Site Walks will be conducted after the scheduled Pre-Bid Conference. Meeting details will be provided during the conference. Only bidders who participate in both the pre-bid conference and the job walks in their entirety will be allowed to bid on the Project as General Contractors.

**Bid Deadline:** Sealed bids must be received by **2:00 PM on May 29, 2025**. Bids will be received only at only at UCI Design & Construction Services, 101 Academy, Suite 200, Irvine, CA 92697-2450.

In-Person Site Walks will be conducted after the scheduled Pre-Bid Conference. Meeting details will be provided during the conference. Only bidders who participate in both the pre-bid conference and the job walks in their entirety will be allowed to bid on the Project as General Contractors.

Bid Security in the amount of \$25,000 shall accompany each Bid. The surety issuing the Bid Bond shall be, on the Bid Deadline, an admitted surety insurer (as defined in California Code of Civil Procedure Section 995.120).

The University selected The Gordian Group's (Gordian) Job Order Contracting System for this project. The Gordian JOC Solution® includes Gordian's proprietary JOC software applications (JOC Applications) and construction cost data (Construction Task Catalog®), which shall be used by the Contractor solely for the purpose of fulfilling its obligations under this Contract, including the preparation and submission of Job Order Schedule of Values, subcontractor lists, and other requirements specified by the University.

The Contractor shall be required to execute Gordian's JOC System License and Fee Agreement and pay a 1% JOC License Fee to obtain access to the Gordian JOC Solution. The Contractor License Fee is 1% of the Job Order Sum for every Job Order and shall be paid directly by the Contractor to The Gordian Group as set forth in 6.3.10 of the Supplementary Instructions to Bidders.

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 Bidder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage rates at the location of the work.

In addition, the University is committed to promoting and increasing participation of small business enterprises (SBEs) and disabled veteran business enterprises (DVBES) relating to all goods and services covered under the awarded agreement, subject to any and all applicable obligations under state and federal law, and University policies. The awarded contractor shall make best efforts to provide qualified SBEs and DVBES with the maximum opportunity to participate. Please contact Design & Construction Services for further information.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

No contractor or subcontractor, regardless of tier, may be listed on a Bid for, or engage in the performance of, 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 Bidder will be required to have the following California current and active contractor's license at the time of submission of the Bid: B – General Building, California contractor's license.

The Job Order Contract will have a Maximum Job Order Contract amount of \$5,000,000 for the initial term with two possible options for \$5,000,000 each.

The successful Bidder 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) and shall comply with all applicable federal, state and local working condition requirements.

Contact Abel Saldaña (949) 824-6330, [abelrs@uci.edu](mailto:abelrs@uci.edu) for more information. For other opportunities: [www.fm.uci.edu](http://www.fm.uci.edu).

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
University of California, Irvine Facilities Management  
May 2, 2025