



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

January 30, 2025

Debora Ryan, Vice President
PPC AIR CONDITIONING, INC.
5950 Lakeshore Drive
Cypress, CA 90630

**RE: NOTICE OF INTENT TO AWARD
STUDENT CENTER PLAZA SEISMIC JOINT REPAIR
PROJECT NO. 5112834 / CONTRACT NO. 997229
STUDENT CENTER FAN COIL 1-10 REPLACEMENT
PROJECT NO. 5112956 / CONTRACT NO. 997234**

Dear Ms. Ryan:

The University is pleased to inform you that it intends to award a contract for the Student Center Plaza Seismic Joint Repair and Student Center Fan Coil 1-10 Replacement projects to PPC Air Conditioning, Inc. (PPC). After reviewing the bids received on Friday, January 24, 2025, the University has determined that PPC is the lowest responsive, responsible bidder with a Total Bid of \$2,677,609, including the Lump Sum Base Bids, the extended Unit Prices, the extended amounts for the Daily Rate of Compensation for Compensable Delays, and Alternate No. 1 and Alternate No. 4.

The three-day bid protest period will begin on Friday, January 31, 2025 and will expire at 5:00 P.M. on Tuesday, February 4, 2025.

The University has begun its internal process to award a contract to your firm for this project. In view of the foregoing, this letter should not be considered an award of the contract until a Notice to Proceed is received. Until such time, the University reserves the right to reject all bids.

A summary of the bids received is attached for your reference. If you have any inquiries regarding this bid, please contact Ladita McBride at (949) 824-1190, email laditam@uci.edu.

Sincerely,

DocuSigned by:

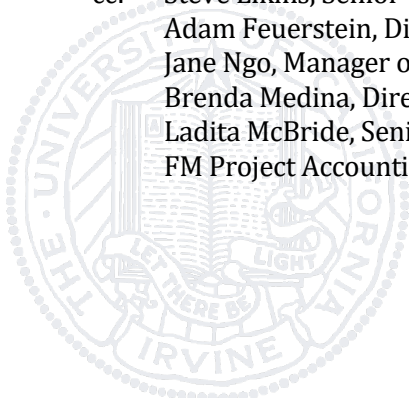
89849F5734CB403
Brian Pratt, AIA, DBIA, LEED AP
Associate Vice Chancellor
Campus Architect

/lm

Enclosure: Bid Summary Spreadsheet

cc: Steve Likins, Senior Vice President, The Whiting-Turner Contract Company
Adam Feuerstein, Director of Project Services, Facilities Management
Jane Ngo, Manager of Construction Project Services, Facilities Management
Brenda Medina, Director of Contracts, Design & Construction Services
Ladita McBride, Senior Contracts Analyst, Design & Construction Services
FM Project Accounting

DESIGN & CONSTRUCTION SERVICES
101 Academy, Suite 200
Irvine, CA 92697-2450
(949) 824-6630 | Fax (949) 824-8096
www.designandconstruction.uci.edu





STUDENT CENTER PLAZA SEISMIC JOINT REPAIR
 Project No. 5112834 / Contract No. 997229
 ESTIMATED CONSTRUCTION COST: \$1,590,000

Bids DUE January 24, 2025, 2:00pm
 Bid Opening Date: January 24, 2025, 2:05pm

STUDENT CENTER FAN COIL 1-10 REPLACEMENT
 Project No. 5112956 / Contract No. 997234
 ESTIMATED CONSTRUCTION COST: \$457,500

GENERAL CONTRACTOR	PPC Air Conditioning, Inc. 5950 Lakeshore Drive Cypress, CA 90630	The Whiting-Turner Contract Co. 250 Commerce, Suite 150 Irvine, CA 92602
LUMP SUM BASE BID STUDENT CENTER PLAZA SEISMIC JOINT REPAIR	\$ 1,631,013	\$ 4,636,034
DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY		
Daily Rate of Compensation for Compensable Delay	\$1	\$5,600
Daily Rate per Day x 15 day multiplier:	\$15	\$84,000
TOTAL PROJECT COST = Lump Sum Base Bid + Compensable Delay Total	\$1,631,028	\$4,720,034
LUMP SUM BASE BID STUDENT CENTER FAN COIL 1-10 REPLACEMENT	\$ 571,205	\$ 1,055,294
UNIT PRICES		
Unit Price Item No.1 - 2 x 4 Ceiling grid and acoustical ceiling tiles	\$3,175	\$1,350
Unit Price Item No. 1 x 10 10'x10' section	\$31,750	\$13,500
Unit Price Item No.2 - Hard lid ceiling	\$1,445	\$2,615
Unit Price Item No. 2 x 10 4' x 8' section	\$14,450	\$26,150
Unit Price Item No.3 - Applied Fireproofing	\$1,200	\$1,438
Unit Price Item No. 3 x 10 12' x 12' section	\$12,000	\$14,380
TOTAL OF ALL EXTENDED UNIT PRICES	\$58,200	\$54,030
DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY		
Daily Rate of Compensation for Compensable Delay	\$1	\$5,600
Daily Rate per Day x 15 day multiplier:	\$15	\$84,000
ALTERNATES		
Alternate No. 1 - Fan Coil Unit 6 through 10 Replacement	\$417,161	\$553,145
Alternate No. 2 - Replace Chilled Water Piping	\$670,063	\$515,227
Alternate No. 3 - Replace Heating Hot Water Piping	\$409,266	\$274,242
Alternate No. 4 - Niagara Graphics	\$0	\$3,962
TOTAL OF ALL ALTERNATES	\$2,166,553	\$1,346,576
TOTAL PROJECT COST = Lump Sum Base Bid + Extended Unit Prices + Compensable Delay Total + All Alternates	\$ 2,795,973.00	\$ 2,539,900.00
LOW BIDDER DETERMINATION = Lump Sum Base Bid (STUDENT CENTER PLAZA SEISMIC JOINT REPAIR) + Lump Sum Base Bid (STUDENT CENTER FAN COIL 1-10 REPLACEMENT) + Extended Unit Prices + Compensable Delay Totals + Alternate No. 1 + Alternate No. 4	\$2,677,609	\$6,470,465