



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

October 31, 2022

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

**RE: NOTICE OF INTENT TO AWARD  
DM 17-18 ENVIRONMENTAL ROOMS REPAIR  
PROJECT NO. 5112226 / CONTRACT NO. 9948291**

Lump Sum Base Price: \$1,400,000

Dear Ms. Ryan:

The University is pleased to inform you that it intends to award a contract for the DM 17-18 Environmental Rooms Repair project to PPC Air Conditioning, Inc. (PPC Air Conditioning).

The University has determined that PPC Air Conditioning offers the best value with a proposal price equal to the Maximum Acceptance Cost, an average Technical Score of 54.00, and a cost per technical point of \$58,002 as summarized in the attached Best Value Calculation Spreadsheet. The three-day bid protest period will begin on Tuesday, November 1, 2022 and will expire at 5:00 P.M. on Thursday, November 3, 2022.

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 Gustavo Valle at (949) 824-2088 or [gvalle1@uci.edu](mailto:gvalle1@uci.edu). We appreciate the time, effort and enthusiasm shown by your team to support our growing University.

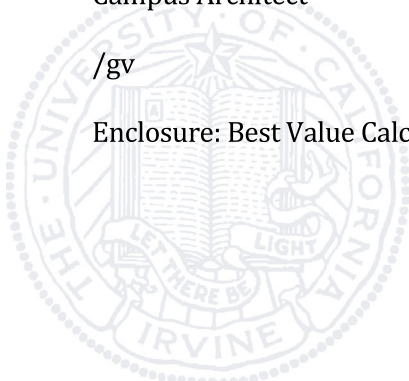
Sincerely,

DocuSigned by:

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

/gv

Enclosure: Best Value Calculation Spreadsheet



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cc: Allen Shiroma, Associate Vice Chancellor, Environmental and Facilities Services,  
Facilities Management  
Matt Gudorf, Interim Assistant Vice Chancellor, Facilities Management  
Katherine Gallardo, Assistant Vice Chancellor, Budget Office  
Nathalie Anaya, Accounting & Finance Manager, Facilities Management  
David M. Donovan, Interim Director of Contracts, Design & Construction Services  
Gustavo Valle, Sr. Contracts Analyst & Labor Compliance Officer, Design & Construction Services  
Joseph Fleshman, Interim Director of Energy, Engineering & Inspection, Facilities Management  
Amir Anvarhosseini, Construction Project Manager, Facilities Management



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**DM 17-18 ENVIRONMENTAL ROOMS REPAIR**  
**MAXIMUM ACCEPTANCE COST: \$1,400,000**

Technical Proposal due September 12, 2022, 4:00pm  
 Lump Sum Base Price Proposal due September 13, 2022, 4:00pm  
 Bid Opening Date: September 26, 2022, 10:00am

<b>GENERAL CONTRACTORS/DESIGN BUILDERS</b>		<b>PPC AIR CONDITIONING, INC.</b> 5950 Lakeshore Drive Cypress, CA 90630 ENV - 22
<b>LUMP SUM BASE PRICE PROPOSAL</b>		<b>\$ 1,400,000</b>
<b>UNIT PRICES (Specification Section 01 2200)</b>	<b>MULTIPLIER</b>	
Unit Price No. 1 Daily Rate for Compensation for Compensable Delay		\$1,000
Unit Price No. 1 Unit of Measure: Calendar Day	30	\$30,000
Unit Price No. 2 Item: Cutting and Patching of Concrete Slabs-on-Grade		\$200
Unit Price No. 2 Unit of Measure: per 50 square feet of concrete removed and patching	50	\$10,000
Unit Price No. 3 Item: Lead Paint Removal Not Found in Asbestos and Lead Reports		\$165
Unit Price No. 3 Unit of Measure: Per square foot removed and legally disposed	1,000	\$165,000
Unit Price No. 4 Item: Removal of Amosite Asbestos Containing Material Not Found in Asbestos and Lead Reports		\$185
Unit Price No. 4 Unit of Measure: Per one cubic foot removed and legally disposed	50	\$9,250
Unit Price No. 5 Item: Removal of Chrysotile Asbestos Containing Material Not Found in Asbestos and Lead Reports		\$175
Unit Price No. 5 Unit of Measure: Per one cubic foot removed and legally disposed	50	\$8,750
Unit Price No. 6 Item: Removal of Crocidolite Asbestos Containing Material Not Found in Asbestos and Lead Reports		\$175
Unit Price No. 6 Unit of Measure: Per one cubic foot removed and legally disposed	50	\$8,750
Unit Price No. 7 Item: Replacement of Vinyl Composition Tile (VCT) Flooring		\$150
Unit Price No. 7 Unit of Measure: Per square foot of existing VCT removed and new VCT installed	100	\$15,000
Unit Price No. 8 Item: Test Functionality of Automatic Dampers in Supply and Exhaust Air Ducts		\$500
Unit Price No. 8 Unit of Measure: Per pair of dampers on supply and exhaust in each environmental room	6	\$3,000
Unit Price No. 9 Item: Replace Malfunctioning Dampers and Associated Control Equipment		\$5,000
Unit Price No. 9 Unit of Measure: Per each replaced and balanced damper and actuator	1	\$5,000
<b>TOTAL OF ALL UNIT PRICES</b>		<b>\$251,750</b>
<b>ALTERNATES (Division 1 Section 01 2300)</b>		
Alternate No. 1 – EH&S Environmental Rooms		\$120,247
Alternate No. 2 – Hewitt Hall Environmental Rooms		\$68,034
Alternate No. 3 – Plumwood House (Hitachi) rooms 125, 125A, 151, and 151A		\$579,061
Alternate No. 4 – Plumwood House (Hitachi) rooms 338 and 338A		\$193,963
Alternate No. 5 – Natural Science 2 Environmental Rooms		\$519,068
<b>TOTAL OF ALL ALTERNATES</b>		<b>\$1,480,373</b>
<b>TOTAL PROJECT COST =</b> Lump Sum Base Price Proposal + Extended Unit Prices + Alternates		<b>\$3,132,123</b>
<b>AVERAGE TECHNICAL POINTS</b>		<b>54</b>
<b>BEST VALUE SCORE =</b> TOTAL PROJECT COST / AVERAGE TECHNICAL POINTS		<b>\$58,002</b>