



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

August 31, 2022

David Cramp, Director of Education Market  
**SWINERTON BUILDERS**  
200 N. Main Street  
Santa Ana, CA 92701

**RE: NOTICE OF INTENT TO AWARD  
MED ED 4<sup>TH</sup> FLOOR BUILD-OUT  
PROJECT NO. 5112311 / CONTRACT NO. 9013450**

Dear Mr. Cramp:

The University is pleased to inform you that it intends to award a contract for the Med Ed 4<sup>th</sup> Floor Build-Out project to Swinerton Builders. After reviewing the bids received on Tuesday, August 16, 2022, the University has determined that Swinerton Builders is the lowest responsive, responsible bidder with a Total Bid of \$11,245,000, including the Lump Sum Base Bid, and the extended amount for Daily Rate of Compensable Delay.

The three-day bid protest period will begin on Thursday, September 1, 2022 and will expire at 5:00 P.M. on Tuesday, September 6, 2022.

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 Gustavo Valle at (949) 824-2088, email [gvalle1@uci.edu](mailto:gvalle1@uci.edu).

Sincerely,

DocuSigned by:

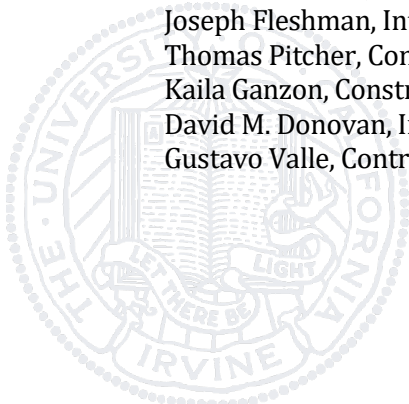
89849E5734CB403  
Brian Pratt, AIA, DBIA, LEED AP  
Associate Vice Chancellor  
Campus Architect

/gv

Enclosure: Bid Summary Spreadsheet

cc: Steven Whitman, Area Manager, PCL Construction Services, Inc.  
Joseph Fleshman, Interim Director of Energy, Engineering & Inspection, Facilities Management  
Thomas Pitcher, Construction Project Manager, Facilities Management  
Kaila Ganzon, Construction Project Associate, Facilities Management  
David M. Donovan, Interim Director of Contracts, Design & Construction Services  
Gustavo Valle, Contracts Analyst & Labor Compliance Officer, Design & Construction Services

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**MED ED 4TH FLOOR BUILD-OUT**
**PROJECT NO. 5112311 CONTRACT NO. 9013450**
**ESTIMATED CONSTRUCTION COST: \$12,000,000**
**Bids DUE August 16, 2022, 2:00pm**  
**Bid Opening Date: August 16, 2022, 2:05pm**

<b>GENERAL CONTRACTOR</b>	<b>PCL Construction Services, Inc.</b> 2860 Michelle Drive, Suite 110 Irvine, CA 92606	<b>Swinerton Builders</b> 200 N. Main Street Santa Ana, CA 92701
<b>LUMP SUM BASE BID</b>	<b>\$ 11,996,000.00</b>	<b>\$ 11,200,000.00</b>
Daily Rate of Compensation for Compensable Delay	\$0	\$1,500
Daily Rate per Day x 30 day multiplier:	\$0	\$45,000
<b>TOTAL OF DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAY</b>	<b>\$0</b>	<b>\$45,000</b>
Alternate No. 1 - Add Glazing 3rd Floor	\$ 34,736.00	\$ 15,000.00
Alternate No. 2 - Add Linear Light Fixtures, 4th Floor Offices	\$ 41,800.00	\$ 22,000.00
Alternate No. 3 - Add Linear Light Fixtures, 3rd Floor Offices	\$ 4,400.00	\$ 16,000.00
Alternate No. 4 - Add Linear Light Fixtures, Basement	\$ 2,200.00	\$ 8,000.00
Alternate No. 5 - Add Banquettes At Student Lounge	\$ 59,000.00	\$ 62,000.00
Alternate No. 6 - Upper Shelves And Cabinets At 4th Floor	\$ 17,900.00	\$ 18,000.00
Alternate No. 7 - Upper Cabinets At Pantry 1 and Pantry 2	\$ 13,400.00	\$ 13,000.00
Alternate No. 8 - Basement, Wood Ceiling	\$ 22,000.00	\$ 27,000.00
Alternate No. 9 - 3rd Floor, Suspended Wood Grille Ceiling	\$ 33,500.00	\$ 44,000.00
Alternate No. 10 - Suspended Baffle Ceiling At 4th Floor	\$ 58,300.00	\$ 73,000.00
Alternate No. 11 - Suspended Baffle Ceiling At 3rd Floor	\$ 111,800.00	\$ 145,000.00
Alternate No. 12 - 4th Floor, Suspended Wood Baffle Ceiling	\$ 76,000.00	\$ 70,000.00
Alternate No. 13 - Specialty Glazing	\$ 9,000.00	\$ 38,000.00
Alternate No. 14 - Water Intrusion Repairs	\$ 138,000.00	\$ 57,000.00
<b>TOTAL OF ALL ALTERNATES</b>	<b>\$ 622,036.00</b>	<b>\$ 608,000.00</b>
<b>TOTAL PROJECT COST = Lump Sum Base Bid + Compensable Delay + Alternates</b>	<b>\$ 12,618,036.00</b>	<b>\$ 11,853,000.00</b>