NOTICE INVITING GENERAL CONTRACTOR PREQUALIFICATION

The University of California, Irvine (UCI) requests the qualifications of general contractors wishing to submit design build proposals for the HEWITT HALL BASEMENT BUILD-OUT, PROJECT NO. 5112312 / CONTRACT NO. 990101.

Prequalification questionnaires will be accepted from contractors possessing a General Building (B) license teamed with design firm that have completed comparably sized design build projects as described in the questionnaire.

DESCRIPTION: The proposed project will fully build-out the 11,700 SF of vacant basement in Hewitt Hall at the University of California, Irvine. The work will include the installation of: 1) a cGMP facility to include 7 production rooms; 2) cGMP support space to include a quality control lab, autoclave room, quarantine storage, dedicated freezer farm and open offices; 3) build-out of a general use freezer farm. Contractor to maintain continuous operation of the existing insectoriy located in the Hewitt Hall basement as well as the research labs located in floors 1 through 3 in Hewitt Hall during construction. Project alternates may include, but are not limited to: 1) an expansion of the existing vivarium.

ESTIMATED CONTRACT TIME: 10 months

PROJECT DELIVERY: Design Build

ESTIMATED DESIGN AND CONSTRUCTION COST: $8,500,000 – $10,500,000

PROCEDURES: Prequalification questionnaires will be available electronically at 2:00 PM on 2/27/20 from UCI Design & Construction Services.

Mandatory Prequalification Conference begins promptly at 8:30 AM on 3/4/20 at University of California, Irvine, Design & Construction Services, Wright Work Room, 101 Academy, Ste. 200, Irvine, CA 92697.

Prequalification questionnaires must be received by 4:00 PM on 3/26/20 only at UCI Design & Construction Services, 101 Academy, Ste. 200, Irvine, CA 92697.

PROJECT EXPERIENCE REQUIREMENTS: Prequalification questionnaires will be accepted from prospective design build teams consisting of a General Building (B) Contractor teamed with a design firm (architect or engineer) that have each completed comparably sized projects as follows (projects submitted will receive points based on the extent to which they meet the criteria):

Completed projects that meet the criteria listed below and demonstrate the Contractor’s ability to successfully complete the project with respect to project size, scope, cost, use, complexity, etc.

- Two (2) DESIGN BUILD institutional or higher education projects for which the construction cost was at least $10 million each
- One (1) institutional or higher education project LOCATED IN THE STATE OF CALIFORNIA for which the construction cost was at least $10 million
- One (1) institutional or higher education project for which the construction cost was at least $10 million that was CONSTRUCTED IN A FULLY-OCCUPIED AND OPERATING FACILITY
- One (1) institutional or higher education project involving STRUCTURAL MODIFICATIONS TO EXISTING FACILITIES for which the construction cost was at least $10 million
- Two (2) **DESIGN BUILD** institutional or higher education projects that included **THE DESIGN AND INSTALLATION OF A cGMP FACILITY, OR SIMILAR FACILITY** for which the construction cost was at least $8 million

- One (1) institutional or higher education project that included **THE EXPANSION OF HOLDING AND/OR PROCEDURE ROOMS IN AN OCCUPIED VIVARIUM** for which the construction cost was at least $1.2 million

- One (1) institutional or higher education project that included **THE RENOVATION OF AN EXISTING LABORATORY IN AN OCCUPIED BUILDING** for which the construction cost of renovation was $10 million

- At least two (2) projects for which your firm **SELF-PERFORMED AT LEAST 10% of the construction**

UCI reserves the right to reject any or all responses to Prequalification Questionnaires and any or all proposals and to waive non-material irregularities in any response or proposal received. To prequalify, Contractors must agree to comply with all proposal conditions including state prevailing wages, 10% bid bond, 100% payment and performance bonds, and insurance requirements. A contract will be awarded to the Design Build Team that offers UCI the best value.

All insurance policies required to be obtained by Proposer shall be subject to approval by University for form and substance. All such policies shall be issued by a company rated by Best as A- or better with a financial classification of VIII or better, or have equivalent ratings by Standard and Poor's or Moody's. The Certificate of Insurance shall be issued on the University’s form.

All information submitted for prequalification evaluation will be considered official information acquired in confidence, and the University will maintain its confidentiality to the extent permitted by law.

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 Proposer may be required to show evidence of its equal employment opportunity policy. The successful Proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Proposal Documents and to pay prevailing wage at the location of the work.

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 Proposal 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 Prequalified Proposer shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (defined as $13 per hour as of 10/1/15, $14 per hour as of 10/1/16, and $15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Gustavo Valle (949) 824-2088 gvalle1@uci.edu for the questionnaire. For other opportunities: [www.designandconstruction.uci.edu](http://www.designandconstruction.uci.edu).

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