



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

August 11, 2023

Kevin Michel, President
XCEL MECHANICAL SYSTEMS, INC.
1710 W. 130th Street
Gardena, CA 90249

**RE: NOTICE OF INTENT TO AWARD
AIR HANDLER REPLACEMENTS 2023
PROJECT NO. 5112867 / CONTRACT NO. GF16659**

Lump Sum Base Price: \$7,844,680

Dear Mr. Michel:

The University is pleased to inform you that it intends to award a contract for the Air Handler Replacements 2023 project to Xcel Mechanical Systems, Inc. (Xcel Mechanical).

The University has determined that Xcel Mechanical offers the best value with a proposal price less than the Maximum Acceptance Cost, an average Technical Score of 59.99, and a cost per technical point of \$215,380 as summarized in the attached Best Value Calculation Spreadsheet. The three-day bid protest period will begin on Monday, August 14, 2023, and will expire at 5:00 P.M. on Wednesday, August 16, 2023.

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. We appreciate the time, effort and enthusiasm shown by your team to support our growing University.

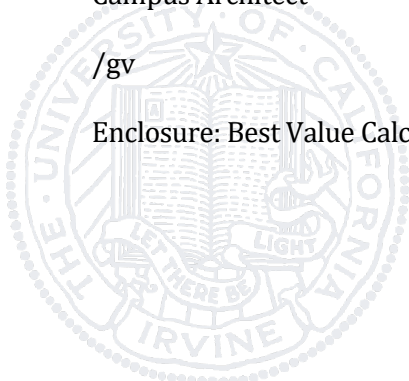
Sincerely,

DocuSigned by:

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

/gv

Enclosure: Best Value Calculation Spreadsheet



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cc: Brian Buchanan, Vice President, PPC Air Conditioning, Inc.
Matt Gudorf, Interim Assistant Vice Chancellor, Facilities Management
Katherine Gallardo, Assistant Vice Chancellor, Budget Office
Nathalie Anaya, Accounting & Finance Manager, Facilities Management
Brenda Medina, Director of Contracts, Design & Construction Services
Gustavo Valle, Sr. Contracts Analyst & Labor Compliance Officer, Design & Construction Services
Viola Teoxon, Contracts Analyst, Design & Construction Services
Joseph Fleshman, Interim Director of Energy, Engineering & Inspection, Facilities Management



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BAFO - BEST VALUE CALCULATION SPREADSHEET

AIR HANDLER REPLACEMENTS 2023
PROJECT NO. 5112867 / CONTRACT NO. GF16659
MAXIMUM ACCEPTANCE COST: \$7,846,612

BAFO - Technical Proposal due August 4, 2023, 2:00pm
 BAFO - Lump Sum Base Price Proposal due August 4, 2023, 2:00pm
 Bid Opening Date: August 10, 2023, 10:30am

GENERAL CONTRACTORS/DESIGN BUILDERS		XCEL MECHANICAL SYSTEMS, INC. 1710 W. 130th Street Gardena, CA 90249 AHR - 20		PPC AIR CONDITIONING, INC. 5950 Lakeshore Drive Cypress, CA 90630 AHR - 88	
LUMP SUM BASE PRICE PROPOSAL		\$	7,844,680	\$	7,846,612
UNIT PRICES (Specification Section 01 2200)		MULTIPLIER			
Unit Price No. 1 Daily Rate for Compensation for Compensable Delay			\$0		\$1
Unit Price No. 1 Unit of Measure: Calendar Day	30		\$0		\$30
Unit Price No. 2 Item: Lead Paint Removal not found in Asbestos and Lead Reports			\$34		\$25
Unit Price No. 2 Unit of Measure: Per square foot removed and legally disposed	1000		\$34,000		\$25,000
Unit Price No. 3 Item: Removal of Amosite Asbestos Containing Material not found in Asbestos and Lead Reports			\$26		\$70
Unit Price No. 3 Unit of Measure: Per one cubic foot removed and legally disposed	50		\$1,300		\$3,500
Unit Price No. 4 Item: Removal of Chrysotile Asbestos Containing Material not found in Asbestos and Lead Reports:			\$26		\$65
Unit Price No. 4 Unit of Measure: Per cubic foot removed and legally disposed	50		\$1,300		\$3,250
Unit Price No. 5 Item: Removal of Crocidolite Asbestos Containing Material not found in Asbestos and Lead Reports			\$26		\$65
Unit Price No. 5 Unit of Measure: Per cubic foot removed and legally disposed	50		\$1,300		\$3,250
TOTAL OF ALL UNIT PRICES			\$37,900		\$35,030
ALTERNATES (Division 1 Section 01 2300)					
Alternate No. 1 – Social Sciences Tower			\$0		\$1,994,000
Alternate No. 2 – Gateway Study Center S-1 and S-2			\$0		\$1,598,000
Alternate No. 3 – Social Sciences Hall			\$483,825		\$675,000
Alternate No. 4 – Humanities Instructional Building			\$1,070,982		\$1,155,000
Alternate No. 5 – Engineering Gateway			\$1,102,671		\$1,253,000
Alternate No. 6 – Bonney Center			\$492,307		\$550,000
Alternate No. 7 – Gateway Study Center B-1			\$501,889		\$869,000
Alternate No. 8 – Aldrich Hall AH-1			\$1,386,369		\$1,499,000
TOTAL OF ALL ALTERNATES			\$5,038,043		\$9,593,000
TOTAL PROJECT COST =					
Lump Sum Base Price Proposal + Extended Unit Prices + Alternates			\$12,920,623		\$17,474,642
AVERAGE TECHNICAL POINTS			59.99		75.67
BEST VALUE SCORE =					
TOTAL PROJECT COST / AVERAGE TECHNICAL POINTS			\$215,380		\$230,932