

NOTICE INVITING GENERAL CONTRACTOR PREQUALIFICATION

Prequalification Questionnaires will be received by the University of California, Irvine (UCI) from General Contractors (GC) wishing to submit **Progressive Design Build** proposals for the:

MESA COURT COMMUNITY CENTER EXPANSION, PROJECT NO. 998009

Prequalification questionnaires will be accepted from contractors teamed with architects that have completed comparably sized design-build projects as described in the questionnaire.

PROJECT DESCRIPTION:

The proposed project would provide an updated community center for the Mesa Court Housing community including enlarged food service and renovated amenity spaces. Located near the future Mesa Court Tower in Lot 5, the project will activate and support the expanding community.

Mesa Court Community Center is an existing facility completed in 2003 and is a two-story 7,700 square foot building which houses a wellness lounge, residential life offices, conference rooms, a multi-purpose space and a small commercial grade kitchen. Work would include, but not be limited to upgrades and exterior improvements to provide an updated site for the building. Site development would include connection to campus utility and drainage systems; pathways, ramps, and sidewalks; and any needed changes for fire department access.

ESTIMATED CONTRACT TIME: 18 Months

PROJECT DELIVERY: Progressive Design Build

ESTIMATED DESIGN AND CONSTRUCTION COST: \$26,000,000

Project scope and funding are pending administrative approval

PROCEDURES: Prequalification questionnaires will be available electronically at **2:00 p.m. on March 19, 2024**, from UCI Design & Construction Services.

Mandatory Prequalification Conference: General Contractors interested in prequalifying to propose on this project are required to attend the virtual Mandatory Prequalification Conference scheduled for **Thursday, March 28, 2024, beginning promptly at 11:00 a.m.** General Contractors failing to attend the prequalification conference will not be eligible to participate in the prequalification process.

Participants shall meet at: Zoom meeting <https://uci.zoom.us/j/91425862637>

Prequalification questionnaires must be received by **5:00 p.m. on Wednesday, April 10, 2024**, only by email to: Brenda Medina, Director of Contracts, blduenas@uci.edu / (949) 824-9586.

PROJECT EXPERIENCE: Prequalification questionnaires will be accepted from contractors teamed with architects; *each* having completed comparably sized projects as described below. Projects submitted for consideration will **receive points based on the extent to which they meet the criteria.**

- Two (2) **DESIGN BUILD COMMUNITY CENTER FACILITIES COMPLETED FOR STUDENT HOUSING AND/OR HIGHER EDUCATION CLIENTS** for which the construction cost was at least \$20 million each
- Two (2) projects that included a **DINING FACILITY / COMMONS WITH FULL KITCHEN AMENITIES AND A MINIMUM OCCUPANCY OF 200 PEOPLE**
- Two (2) **RENOVATION PROJECTS THAT INCLUDED SELECTIVE DEMOLITION, INFRASTRUCTURE UPGRADES, AND EXTERIOR IMPROVEMENTS** for which the construction cost was at least \$20 million each.

Criteria continued on page 2.

- Two (2) **COMMUNITY CENTER FACILITY AND/OR DINING FACILITY PROJECTS LOCATED IN THE STATE OF CALIFORNIA**
 - One (1) community center facility and/or dining facility project that achieved **LEED GOLD** (or higher), **WELL**, **FITWEL**, or other similar certification(s)
 - One (1) community center facility and/or dining facility project that was **CONSTRUCTED ON A LIMITED AND CONFINED SITE IMMEDIATELY ADJACENT TO OCCUPIED FACILITIES**
 - One (1) higher education project that **ACHIEVED SIGNIFICANT DESIGN AWARDS** conferred by the state or national DBIA, recognized national or international societies for architecture, or other distinguished organizations committed to conferring awards for design excellence
- Extra consideration will be given to projects that were delivered with the Progressive Design Build method in which the prospective Design Builder and Design Firm worked together as a design build team.*

UCI reserves the right to reject any or all responses to this notice, to waive non-material irregularities, and to deem Contractors prequalified to submit proposals for the project. 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 contractor/architect team (“design builder”) who offers UCI the best value. General Building “B” California Contractors License required.

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 Bidder 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 rates at the location of the work.

REQUEST FOR PROPOSAL (RFP) PROCESS & STIPEND FOR PROPOSAL PREPARATION: Contractors that successfully prequalify will be invited to submit a Progressive Design Build proposal to design and construct the project. Additional information and details regarding proposal preparation, submittal and the University’s evaluation and award process will be provided to the prequalified Contractors in the Request for Proposals and at the mandatory pre-proposal conference. In an effort to help defray the cost for the development of a proposal submittal, the University will compensate each unsuccessful responsive Proposer for the preparation and submission of a responsive proposal a sum not to exceed 0.5% of the construction budget.

STATUTORY REQUIREMENTS: No contractor or subcontractor may be listed on a Bid for this project unless registered with the Department of Industrial Relations pursuant to California Labor Code Sections 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded 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 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 (\$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Contact Brenda Medina, Director of Contracts, (949) 824-9586 blduenas@uci.edu for the questionnaire. For other opportunities: www.designandconstruction.uci.edu.

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Advertisement Date: March 19, 2024