

## 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 **PHYSICAL SCIENCES TEACHING LABS, PROJECT NO. 5113160 / CONTRACT NO. 98020**.

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

### **DESCRIPTION:**

Rowland Hall – The project involves renovating nine instructional labs, converting research and support space into two new instructional laboratories, and upgrading support stockrooms. The renovations will include adding and replacing fume hoods, mechanical system upgrades, casework, electrical, plumbing, lighting, finishes, and fire life safety.

Multipurpose Science and Technology Building (MSTB) – Renovate 2 existing labs. Work to include new casework, electrical, and finishes.

### **ESTIMATED CONTRACT TIME:**

Phase 1 – Summer 2026 (6 Months for Design & 3 Months for Construction)

Phase 2 – Summer 2027 (3 Months for Construction)

**PROJECT DELIVERY:** Design Build

**ESTIMATED DESIGN AND CONSTRUCTION COST:** \$11,300,000 *Project funding pending administrative approval*

**PROCEDURES:** Prequalification questionnaires will be available electronically at **2:00 PM on 5/7/2025** 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 **9:00 AM on 5/15/25**. General Contractors failing to attend the prequalification conference will not be eligible to participate in the prequalification process.

Participants shall meet at: <https://uci.zoom.us/j/99816934480>

**Prequalification questionnaires** must be received by **4:00 PM on 6/13/2025** only by email to: Abel Saldana, Sr. Contracts Analyst, [abelrs@uci.edu](mailto:abelrs@uci.edu).

**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):

- Two (2) **DESIGN BUILD** institutional or higher education projects for which the construction cost was at least \$9 million each
- Two (2) institutional or higher education projects **LOCATED IN THE STATE OF CALIFORNIA** for which the construction cost was at least \$9 million each

- Two (2) institutional or higher education projects for which the construction cost was at least \$9 million that were **CONSTRUCTED IN A FULLY OCCUPIED AND OPERATING FACILITY**
- Two (2) institutional or higher education projects involving **CONSTRUCTION OF DRY OR WET LABORATORIES THAT INCLUDED THE INSTALLATION OF FUMEHOODS** for which the construction cost was at least \$9 million. Include applicable plan sheets that show lab floorplan and locations of lab equipment with mechanical layout.
- One (1) institutional or higher education project involving **PHASED CONSTRUCTION THAT SPANNED 18 MONTHS** for which the construction cost was at least \$9 million. Include final project schedule to demonstrate phased construction approach.
- One (1) institutional or higher education project involving **EXTENSIVE LAB PLANNING TO ACCOMMODATE EXISTING BUILDING MECHANICAL SYSTEMS**. Include applicable plan sheets that show lab floorplan and locations of lab equipment with mechanical layout. *Only applies to Design Firm*
- At least two (2) projects for which your firm **SELF-PERFORMED AT LEAST 10%** of the construction. *Only applies to General Contractor*

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 Abel Saldaña (949) 824-6330 [abelrs@uci.edu](mailto:abelrs@uci.edu) for the questionnaire. For other opportunities: [www.designandconstruction.uci.edu](http://www.designandconstruction.uci.edu).

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

May 7, 2025

Physical Sciences Teaching Labs  
Project No. 5113160 / Contract No. 98020

Advertisement Date: May 7, 2025