

NOTICE INVITING GENERAL CONTRACTOR PREQUALIFICATION

Prequalification Questionnaires will be received by the University of California, Irvine Medical Center (UCIMC) from general contractors wishing to submit bids for a lump sum contract for the:

Project: Chapman Pavilion, Tenant Improvements

PREQUALIFICATION: The University has determined that bidders must be prequalified for these projects.

DESCRIPTION OF WORK:

Project: Chapman Pavilion, Tenant Improvements – Chapman Pavilion is an 8-story building occupied by various departments of UCI Medical Center, which have required tenant improvements before being occupied. The next floor going out to bid for tenant improvements will be ~ 20,000 ASF on the 2nd floor to accommodate SOM Pediatrics Academic Department, Marketing and GME from City Tower leased space and Patient Experience & Medical Staff Administration from Building 53. About 1,200 square feet of space will be built for general hoteling. The buildout plan includes construction of approximately 75 offices and additional modular workstations, a 40-seat shared conference room and break room, and 5 smaller conference rooms for department collaboration. The project scope also includes restoration of the vacated space in City Tower, as required by the terms of the original lease.

- **Estimated Cost:** \$3,234,000
- **Project Completion Time:** 80 Calendar Days

PROCEDURES: Prequalification Questionnaires available **Monday, August 29, 2022, 4:00 PM**. Contact Terri Kalwara @ tkalwara@hs.uci.edu or Kim Kerwin @ khau@hs.uci.edu.

QUESTIONNAIRE DUE DATE: Questionnaires must be received by **Thursday, September 15, 2022 at 2:00 PM** only at UCIMC, Planning Administration, Building 27, Room 136, 101 The City Drive South, Orange, CA 92868.

GENERAL CONTRACTOR QUALIFICATIONS: Must have a current and active California CSLB "A" General Engineering or "B" General Building Contractor's license, insurance, bonding, safety, financial and claims history requirements. Must have completed a minimum of (3) projects in the last 7 years that meet all 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.:

1. Interior renovation or facility expansion projects constructed in at least 7,000 SF while being actively occupied by other tenants, with work being performed in daytime hours
2. Interior renovation or facility expansion in an OSHPD 3 Ambulatory Care Clinic in at least 7,000 SF with a minimal construction cost of \$1M built in California
3. Required multi-phased project within an active Ambulatory Clinic that included the management of electrical, plumbing and/or HVAC subcontractors

Bidders not meeting the requirements of the prequalification questionnaire will not be eligible to bid.

Prequalification is solely for the purpose of determining bidders who are deemed capable of successful performance of the type of work included in this project. A contract will be awarded to the prequalified bidder submitting the lowest responsive bid.

The University 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 bid conditions including state prevailing wages, 10% bid bond, 100% payment and performance bonds, and insurance requirements. 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.

No contractor or subcontractor, regardless of tier, may be listed on a Bid 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 Bidder 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.

For other opportunities, please visit <http://www.ucirvinehealth.org/planning-administration>

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
August 24, 2022