
ADVERTISEMENT FOR BIDS/PROPOSALS



A. PROJECT BACKGROUND

Batchelor Hall was completed in 1965 and was designed to provide maximum usability and flexibility per design standards current at that time. The four-story building frames the northeast corner of a quadrangle formed at the intersection of Eucalyptus and Science walks. Batchelor Hall currently houses the Institute of Integrative Genomic Biology, Department of Botany and Plant Sciences, Life Sciences Graduate Student Advising Office and Student Academic Affairs under the College of Natural and Agricultural Sciences (CNAS).

The building has remained substantially unchanged and currently houses an equipment core which is inefficient and lacks the recourse necessary for modern research. The building's utility infrastructure systems have reached the end of their service lives and in many cases the systems have become obsolete and exist in poor condition. The Batchelor Hall Renewal project will replace and/or upgrade the building Mechanical, Plumbing, Electrical, Conveyance, and Fire Protection systems, and perform other building modifications necessary to support those improvements.

B. PROJECT DESCRIPTION

The Batchelor Hall Renewal project focuses on the replacement of the core building systems. The project scope breakdown includes:

- Heating and cooling systems;
- Ventilation systems;
- Energy management systems;

- Primary and emergency electrical systems;
- Fire alarm and protection systems;
- De-ionized water and reverse osmosis systems;
- Hazardous materials abatement;
- Connection of building to standby generator;
- Upgrade of existing elevator (Alternate);
- Installation of fire sprinklers in corridors (Alternate); and,
- Placement of standby power panels on each level.

In order to allow occupancy and research in the building to continue during construction, the project will be divided into approximately four phases as will be determined by the University in working in cooperation with PCL Construction Services, Inc.

The University has contracted with **HDR Architects** to develop the construction documents which will be utilized on the project.

The University has also awarded a CM at Risk contract to PCL Construction Services, Inc. (hereafter 'CM/Contractor'), who will be responsible for bidding and awarding all subcontractor bid packages, including this one. The successful subcontractor bidder shall sign a subcontract agreement directly with the CM/Contractor and shall be bound by all the terms of the contract between the University and the CM/Contractor (attached as part of the bid documents and incorporated by this reference).

The campus' proposed phased schedule anticipates that construction will commence in the first quarter of 2021, with anticipated construction completion in the second quarter of 2023.

The total anticipated Project Construction Budget is \$14,067,474.

C. BID PACKAGES

The Bid Packages for this project include the following:

- Bid Package # 01 – Heating, Ventilating, & Air-Conditioning: Estimated cost = \$5,490,000; CSLB License requirement: C-20 'Warm -Air, Heating, Ventilating, & Air-Conditioning Contractor'.
Only pre-qualified Bidders are allowed to submit bids for Bid Package # 01. (See list below.)
- Bid Package # 02 – Plumbing: Estimated cost = \$1,884,000; CSLB License requirement: C-36 'Plumbing Contractor'.
Only pre-qualified Bidders are allowed to submit bids for Bid Package # 02. (See list below.)
- Bid Package # 03 – Fire Protection (Alternate # 5): Estimated cost = \$855,000; CSLB License requirement: C-16 'Fire Protection Contractor'.
- Bid Package # 04 – Electrical & Low Voltage: Estimated cost = \$5,348,000; CSLB License requirement: C-10 'Electrical Contractor' & C-7 'Low Voltage Systems Contractor'.
Only pre-qualified Bidders are allowed to submit bids for Bid Package # 04. (See list below.)

- Bid Package # 05 – Demolition & Abatement: Estimated cost = \$825,000; CSLB License requirement: C-21 ‘Demolition Contractor’ & C-22 ‘Asbestos Abatement Contractor’; also ASB & HAZ certifications as required.
- Bid Package # 06 – Cast-In-Place Concrete & Reinforcing Steel: Estimated cost = \$453,000; CSLB License requirement: C-8 ‘Concrete Contractor’ & C-50 ‘Reinforcing Steel Contractor’.
- Bid Package # 07 – Structural Steel / Misc. Metals: Estimated cost = \$200,000; CSLB License requirement: C-51 ‘Structural Steel Contractor’.
- ~~Bid Package # 08 – Metal Decking~~ NOT USED – See Bid Package # 07.
- ~~Bid Package # 09 – Metal Stairs & Railings~~ NOT USED – See Bid Package # 07.
- Bid Package # 10 – Roofing & Waterproofing: Estimated cost = \$642,000; CSLB License requirement: C-39 ‘Roofing Contractor’.
- Bid Package # 11 – Flashing & Sheet Metal: Estimated cost = \$110,000; CSLB License requirement: C-43 ‘Sheet Metal Contractor’.
- ~~Bid Package # 12 – Caulking & Sealants~~ NOT USED
- Bid Package # 13 – Doors, Frames, & Hardware: Estimated cost = \$56,000; CSLB License requirement: C-28 ‘Lock & Security Equipment Contractor’.
- Bid Package # 14 – Drywall & Metal Framing: Estimated cost = \$372,000; CSLB License requirement: C-9 ‘Drywall Contractor’.
- Bid Package # 15 – Acoustic Ceilings: Estimated cost = \$15,000; CSLB License requirement: C-2 ‘Insulation & Acoustical Contractor’.
- Bid Package # 16 – Resilient Flooring: Estimated cost = \$10,000; CSLB License requirement: C-15 ‘Flooring & Floor Covering Contractor’.
- Bid Package # 17 – Painting: Estimated cost = \$200,000; CSLB License requirement: C-33 ‘Painting & Decorating Contractor’.
- Bid Package # 18 – Signage: Estimated cost = \$25,000; CSLB License requirement: C-45 ‘Sign Contractor’.
- Bid Package # 19 – Lab Equipment & Casework: Estimated cost = \$110,000; CSLB License requirement: C-61/D-34 ‘Prefabricated Equipment Contractor’.
- Bid Package # 20 – Elevator Modernization (Alternate # 3): Estimated cost = \$750,000; CSLB License requirement: C-11 ‘Elevator Contractor’.

The successful Bidder will be required to have their listed California CSLB license current and active at the time of submission of the Bid.

The following subcontractors have been prequalified for the respective bid packages and only prequalified subcontractors may bid for the below listed packages:

Bid Package 01 – HVAC

- A.O. Reed & Company
- Alpha Mechanical, Inc.
- Circulating Air, Inc.

- Critchfield Mechanical
- Pan Pacific Mechanical
- PPC Air Conditioning, Inc.
- University Mechanical & Engineering Contractors, Inc.
- Xcel Mechanical Systems

Bid Package 02 – Plumbing

- A.O. Reed & Company
- Alpha Mechanical, Inc.
- Pan Pacific Mechanical
- Plumbing, Piping, & Construction, Inc.
- University Mechanical & Engineering Contractors, Inc.

Bid Package 04 – Electrical

- A.J. Kirkwood & Associates, Inc.
- Baker Electric, Inc.
- Circle City Electric, Inc.
- Morrow-Meadows Corp.
- Stronghold Engineering, Inc.

Refer to the individual Bid Packages for specific scope information.

D. SUBCONTRACTOR SELECTION PROCESS

Sealed bids for a lump-sum subcontract are invited from subcontractors (hereinafter “Subcontractors”) for the following work:

UCR Batchelor Hall Renewal
UCR Project Number 950464-950531
University of California, Riverside

BID SCHEDULE: On, **Thursday, January 21, 2021** at **10:00 AM**, bid documents will be available to intending subcontractor bidders and will be issued (electronically) at no cost at:

PCL Construction Services, Inc.
655 N. Central Avenue., Suite 1600
Glendale, CA 91203
818-246-3481

MANDATORY PRE-BID CONFERENCE: A mandatory (virtual) Pre-Bid Conference (via Zoom) will be conducted on **Friday, February 5, 2021**, beginning promptly at **10:00 AM**. Conference details/ information will be provided with the Bid Packages. **Only Subcontractor bidders who participate in the Conference in its entirety will be allowed to bid on the Project** as subcontractors. Participants must log-in/join at or

before the specified time. Persons logging-in/joining later than said time will not be allowed to submit bids as subcontractors. For further information, contact **Manny Zabat**, Project Manager at mgzabat@pcl.com or 818-246-3481.

JOBWALKS: Due to the current COVID-19 pandemic, jobwalks will be conducted *by appointment only* between February 5th and February 12th, 2021. Participants will be limited to two persons per subcontractor/bidder and may be grouped with other bidders for the same Bid Package. Additional details will be provided with the Bid Package documents and at the Pre-Bid Conference. Contact Manny Zabat, Project Manager, at mgzabat@pcl.com to schedule a site visit.

Please do not visit or walk around the site on your own.

RFI PROCEDURES: Any questions related to the bid and/or bid documents must be submitted in the form of an RFI (Request for Information) and e-mailed to Manny Zabat, Project Manager, at mgzabat@pcl.com. The deadline for RFI submissions is **Tuesday, February 16, 2021 at 3:00 PM.**

PLEASE NOTE:

1. *Attendees for the Pre-Bid Conference and Jobwalk should be a staff member of the subcontractors' firm who will be actively involved in responding to this request for proposals.*
2. *Attendees are advised that time be allocated to secure parking. Attendees must allow ample time to drive to the above location (allowing for traffic), find a parking space, walk to the building, clear building security (as applicable), and arrive at the designated Meeting Room or area prior to the required time. It is currently anticipated that the Jobwalk will take 45 – 60 minutes.*

Firms intending to submit proposals for this project are asked to confirm their intent to do so by e-mailing a written statement or 'Notice of Intent' to Tim Joyce (tjoyce@pcl.com) by **2:00 PM** on **Thursday, February 11, 2021**; please include the project name on the subject line of your e-mail.

PROPOSAL DEADLINE: Due to the current COVID-19 pandemic, only electronic (e-mail) bid submittals will be accepted. Hard-copy, facsimile, or telegraphic bid submissions are invalid and will not be accepted. Each bidder's completed Bid Form and associated documents must be received at mgzabat@pcl.com on or before **Thursday, February 25, 2021 @ 2:00 PM.** Only the UCR/PCL Bid Form (and associated documents) issued with the bid package will be accepted. Bids will be opened immediately after the expiration of the proposal deadline and results will be posted once all documents have been reviewed. Bid Security in the amount of 10% of the Bid shall accompany each Bid. The surety issuing the Bid Bond shall be, on the Bid Deadline, an admitted surety insurer (as defined in California Code of Civil Procedure Section 995.120). **Hard copies of the Bid Form and the Bid Bond must be delivered to PCL within 48 hours of announcing who the apparent low bidder is for those respective bids.**

UCR and PCL Construction Services, Inc. reserve the right to reject any or all bids and to waive non-material irregularities in any proposal received.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with PCL Construction Services, Inc. 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 Bidder

and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding 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 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.

The award of this project requires that all workers employed on the site be paid not less than the specific prevailing wage rates, as predetermined by the Department of Industrial Relations (reference DIR Project ID 288824 for the UCR Batchelor Hall Renewal project). The California prevailing wage determination index for this project is: 2019-1.

Bidder agrees that every contractor and subcontractors at every tier will use a skilled and trained workforce, meaning all workers in an apprenticeable occupation in the building and construction trades are either skilled journeypersons or apprentices registered in a program approved by the Chief of the Division of Apprenticeship Standards of the Department of Industrial Relations ("Chief") and in compliance with the following provisions:

For work performed on or after January 1, 2020, at least 60 percent of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation.

For work performed on or after January 1, 2020, at least 60 percent of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation.

The requirements above shall not apply to work performed in the following occupations: acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, teamster, terrazzo worker or finisher, and tile layer, setter, or finisher.

Apprenticeable occupations without Chief-approved apprenticeship programs prior to January 1, 1995 may satisfy the above thresholds with up to 50 percent skilled journeypersons who worked in those occupations before the Chief approved of an apprenticeship program.

The apprenticeship graduation percentage requirements above are considered met if, in a calendar month, at least the percentage of skilled journeypersons meet the graduation percentage requirement, or the percentage of hours performed by skilled journeypersons meeting the graduation requirement is at least equal the required graduation percentage.

The apprenticeship graduation percentage requirements do not need to be met if, during the calendar month, skilled journeypersons perform fewer than 10 hours of work on the contract.

A subcontractor does not need to meet apprenticeship graduation percentage requirements if the subcontractor is not a listed subcontractor under California Public Contract Code Section 4104 or a substitute, and the subcontractor agreement does not exceed one-half of 1 percent of the price of the prime contract.

- END ADVERTISEMENT FOR BIDS -

Dates of Advertisement: January 8, 2021 – January 22, 2021