ANNOUNCEMENT TO PREQUALIFIED PROPOSERS
UNIVERSITY OF CALIFORNIA, RIVERSIDE

UC Riverside (UCR) invites the following prequalified Proposers to submit proposals for the UC PATH 1ST FLOOR TENANT IMPROVEMENTS, PROJECT NO. 950553:

- SWINERTON BUILDERS, Irvine, CA 92614-6028, (949) 622-7000
- PCL CONSTRUCTION SERVICES, INC., Glendale, CA 91203, (818) 246-3481
- LEDCOR CONSTRUCTION, INC., San Diego, CA 92121, (858) 527-6400

MAXIMUM ACCEPTANCE COST: $4,540,000

DESCRIPTION: Several UCR administrative functions are being moved from campus to UC PATH 1st Floor to provide programmatic expansion on campus for new hires and other units designated as needing to be immediately placed on campus.

UC PATH 1st Floor Tenant Improvement will provide offices and support space for units within UCR Business Administrative Services (BAS) such as accounting, back office and administrative support. Also moving will be UCR Computing and Communications (C&C) back office support and administrative functions and UC PATH Risk Management services.

Location: The project is located in the existing Intellicenter Building that the University of California operates with its mission to provide various system-wide administrative accounting and human resources support to the UC system. The building was designed with the intent of using a raised floor system to provide an under floor air distribution plenum throughout the space.

This is a tenant improvement, interior build-out of an existing 1st floor shell space. The proposed project is to provide 14,025 assignable square feet, within an existing 26,000 gross interior square feet. Several core areas within the gross area are already finished and in use. These shall be expanded on as necessary with this project. These include elevator and mechanical room, stairs, men’s and women’s restrooms, electrical/technology room, fire pump room, staging and exit corridor. The building’s HVAC air handling system is operational and an existing duct chase extends from the roof to service the first floor area. The existing building mechanical and electrical systems shall be connected to and expanded as required for a complete, fully functional system. A partial fire sprinkler system is also existing and in place which the Proposer will connect to, providing a fully functional system. Project proposals shall maximize the assignable space within the available shelled facility. The space program incorporates and shares the following types of spaces to be utilized between UCR Staff and by UCOP PATH Risk Management:

UCR Areas:
- Dedicated workstations of approximately 8’x8’ in size with additional adjacent informal lounge areas.
- Shared Staff Break Room and a prepackaged foods, self-serve “Grab N Go” food service areas. UCR will contract with various vendors to service and maintain (TBD) dispensing machines.
- Offices, Conference Rooms, Huddle Rooms to accommodate staff, and general office/administrative support.
- Enlarge the existing men’s and women’s restrooms,
- Install a Wellness /Lactation room, Shower Room, and a Gender Inclusive Restroom. All to meet current T24/ADA regulations.
- IT/Telecom BDF/IDF rooms

UCOP PATH Risk Management Area:
- Dedicated workstations, conference room and offices.
- Dedicated Recording Studio.
Table 1: Program Ranges - Assignable Square Feet

<table>
<thead>
<tr>
<th>Description</th>
<th>ASF Range</th>
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<tbody>
<tr>
<td>Office Private</td>
<td>3,840</td>
</tr>
<tr>
<td>Conference Rooms, Huddle Rooms</td>
<td>1,040</td>
</tr>
<tr>
<td>Lounge Areas, Break Room, Grab-N-Go</td>
<td>1,900</td>
</tr>
<tr>
<td>Wellness, Restroom Expansion, Shower</td>
<td>935</td>
</tr>
<tr>
<td>Custodial, Support, Storage, IT Telecom</td>
<td>1,145</td>
</tr>
<tr>
<td>Work Stations, PATH Recording Studio</td>
<td>5,165</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>14,025</strong></td>
</tr>
</tbody>
</table>

Project completion time: 3 Months

**PROJECT DELIVERY:** Design Build

**PROCEDURES:** Request for Proposal available **04/04/16, 3:00 PM.** Prequalified Proposers receive 2 sets at UC Riverside Architects & Engineers, 1223 University Avenue, Suite 240, Riverside, CA 92506. Planrooms: ib reprographics (951) 682-1850 [http://www.ibrepro.com/](http://www.ibrepro.com/)

**MANDATORY PRE-PROPOSAL CONFERENCE:** **04/07/16 at 1:00 PM,** University of California, Riverside, Architect & Engineers, 1223 University Avenue, Conference Room Suite 210-16, Riverside, CA 92507.

**PROPOSALS DUE:** Technical Proposal, **5/02/16 at 2:00 PM** and Lump Sum Base Price Proposal, **5/03/16 at 2:00 PM** received only at UC Riverside, Architects & Engineers, 1223 University Avenue, Suite 240, Riverside, CA 92507, (951) 827-4064.

Proposal Security in the amount of 10% of the Lump Sum Base Proposal, excluding alternates, shall accompany each bid. The surety issuing the Bid Bond shall be, on the bid deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120).

All insurance policies required to be obtained by Design Builder 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 rating by Standard and Poor's or Moody's.

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.

No contractor or subcontractor may be listed on a Bid for this project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 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 (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The successful proposer will be required to have the following California contractor's license at the time of the proposal opening: General Building "B"

Carmen Long, (951) 827-4064, [carmen.long@ucr.edu](mailto:carmen.long@ucr.edu) . Bid Board: [http://pdc.ucr.edu/business/contractors.html](http://pdc.ucr.edu/business/contractors.html)

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
Advertisement Date: April 5, 2015