

## **ADVERTISEMENT FOR BIDS**

Subject to conditions prescribed by the University of California, Los Angeles, sealed bids for a CM at Risk contract are invited from prequalified CM/Contractors for the following work:

GAYLEY TOWERS REDEVELOPMENT  
Project Number 908052.01

**DESCRIPTION OF WORK:** The proposed Project involves the demolition of an existing University-owned six-level, approximately 57,075 gross square foot (GSF) apartment building on the approximately 20,831 square foot (sf) (0.48 gross acre) project site, and construction of an eight-story, approximately 112,000-gsf co-living style of housing with communal living and study spaces on each floor. Co-living housing is a hybrid of dorm-style housing with community bathrooms and shared spaces for students to cook, eat, study, and socialize. The proposed Project would provide 187 bedrooms and up to 545 beds in triple-occupancy rooms, of which at least 65 percent (358 beds) would be offered as affordable beds. When compared to the existing building, the proposed Project would result in a net increase of 445 beds (residents), and a net increase of approximately 54,925 GSF of development.

The proposed Project would include a central courtyard, which would be enclosed on all sides and open to the sky, and other landscape and hardscape elements would be installed. On-site vehicular parking for residents would not be provided. A service drive/garage accessed from Gayley Avenue, which would be located at the northwest corner of the building, would provide a single parking space for service vehicles and deliveries and allow direct access for trash removal. On-site alternative transportation facilities would include a bike storage room on the ground level, as well as a designated area for scooter parking. Pedestrian access to the proposed building would be provided from the existing sidewalk on the south side of Gayley Avenue.

The site work will include demolition, excavation, site clearing, shoring and installation of concrete shear walls. A hazardous materials report will be available for information, abatement of hazardous materials will include select areas of roofing, sheet vinyl flooring, disposal of fluorescent bulbs. The building will consist of concrete foundations, post tensioned elevated slabs and metal wall framing. Exterior finishes will include glazing systems and integrally colored cementitious plaster while interior finishes will include gypsum board, painted wall board, painted concrete, luxury sheet vinyl flooring at dorm rooms, carpet at common areas and ceramic tile at wet areas. A large subterranean vault will be constructed to house LADWP electrical service equipment to support the electrical needs of the building. Municipal utility connections will include sewer, electrical, domestic and fire water. A gas service is not anticipated as the building will be fully electrified. The project work hours will adhere to Los Angeles City noise ordinances.

The Project site is not identified on any lists of hazardous waste sites compiled pursuant to California Government Code Section 65962.5.

Anticipated Contract Value: \$83,500,000

### **BIDDING DOCUMENTS:**

1. Bidding Documents will be available beginning on September 8, 2023 and will be issued at:  
UCLA Online Planroom  
Website: <https://www.uclaplanroom.com/>
2. Bidders may view the Bidding Documents online at the UCLA Online Planroom website and download the documents at no cost to user.

**PREQUALIFIED CM/CONTRACTOR BIDDERS:** University has prequalified CM/Contractor Bidders for this Project and posted a list of said firms on the UCLA Online Planroom website.

**BID DEADLINE:** Bids will be received only at the following location:

Contracts Administration  
University of California, Los Angeles  
1060 Veteran Avenue, Suite 125  
Box 951365  
Los Angeles, California 90095-1365  
310-825-7015

and must be received at or before:

2:00 p.m., October 12, 2023

**MANDATORY PRE-BID CONFERENCE & JOB WALK:** A mandatory Pre-Bid Conference and mandatory Pre-Bid Job Walk will be conducted on September 15, 2023 beginning promptly at 10:00 a.m. Only prequalified bidders who participate in both the Conference and the Job Walk, in their entirety, will be allowed to bid on the Project as prime contractors.

**Mandatory Pre-Bid Conference via ZOOM:** The mandatory Pre-Bid Conference will be conducted via ZOOM and shall begin promptly at 10:00 a.m. Participants must log onto the ZOOM meeting at or before 10:00 a.m. (See ZOOM meeting instruction below.) Persons logging in later than said time will not be allowed to bid on the Project as prime contractors.

Join Zoom Meeting: <https://ucla.zoom.us/j/99455734509>  
Meeting ID: 994 5573 4509

One tap mobile

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1 346 248 7799 US (Houston)  
1 602 753 0140 US (Phoenix)  
1 720 928 9299 US (Denver)  
1 301 715 8592 US (Washington DC)  
1 312 626 6799 US (Chicago)  
1 470 250 9358 US (Atlanta)  
1 646 558 8656 US (New York)  
1 651 372 8299 US (Minnesota)  
1 786 635 1003 US (Miami)

Find your local number: <https://ucla.zoom.us/u/adJIVa17XH>

**Mandatory Site Visit:** The mandatory Job Walk will be conducted at the project site and shall begin promptly at 1:00 p.m. Participants shall meet at 565 Gayley Ave, Los Angeles, CA 90024. Bidders to park on street or in property's parking lot as space allows. Bidders to meet for the job walk in the parking lot at the building's east entrance or before 1:00 p.m. Persons arriving later than said time will not be allowed to bid on the Project as prime contractors. Refer to the UCLA Campus Map at [www.ucla.edu/map](http://www.ucla.edu/map)). For further information, contact William Chung at (310) 267-4018.

**NOTE: Bidders are advised that parking may be difficult. Bidders should allow ample time to drive to the above location in heavy traffic, find a parking space, walk to the building, and arrive in the designated Meeting Room prior to the required time. It is currently anticipated that the Conference/Job Walk will last at least 2 hours.)**

**LICENSE REQUIREMENTS:** The successful Bidder will be required to have the following California current and active contractor's license at the time of submission of the Bid:

B License (General Building)

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 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.

In addition, the University is committed to promoting and increasing participation of small business enterprises (SBEs) and disabled veteran business enterprises (DVBES) relating to all goods and services covered under the awarded agreement, subject to any and all applicable obligations under state and federal law, and University policies. The awarded contractor shall make best efforts to provide qualified SBEs and DVBES with the maximum opportunity to participate. Please email [ContractsAdministration@capnet.ucla.edu](mailto:ContractsAdministration@capnet.ucla.edu) for further information.

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 \$15 per hour) and shall comply with all applicable federal, state and local working condition requirements.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
(Visit our website at: <https://www.uclaplanroom.ucla.edu>)