ADVERTISEMENT FOR PREQUALIFICATION

Subject to conditions prescribed by PCL Construction, Inc (hereafter “CM/Contractor”), responses to the CM/Contractor’s prequalification documents for Construction contracts are sought from prospective subcontractor bidders (hereafter “subcontractors”) for the following project:

Gayley Towers Redevelopment
UCLA Project Number 908052.01
University of California, Los Angeles

GENERAL 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 the 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 Overall Contract Value: $83,500,000

Subject to the conditions in the prequalification documents, prospective bidders for the bid packages (BPs) listed herein are required to successfully prequalify in order to submit a Bid for any of the listed BPs noted below. In addition, pre-qualified prospective bidders will be required to possess the current and active California State Contractor’s License as identified below:
Description of Bid Package – The scope of work includes but is not limited to the **Furnish and Install a complete Plumbing System with all fixtures, equipment, accessories, etc.**

**PREQUALIFICATION DOCUMENTS:** On **Wednesday, May 08, 2024**, prequalification documents will be available to intending subcontractor bidders online at [www.smartbidnet.com](http://www.smartbidnet.com). Each bidder must contact PCL Construction Services, Inc. to obtain access to view and download the prequalification documents. Access requests are to be sent to Omkar Shirke via email (oshirke@pcl.com).

**MANDATORY PREQUALIFICATION TELE-CONFERENCE:** A mandatory prequalification conference will be held via Microsoft Teams on: (See table below). The purpose of the conference will be to provide verbal instruction and clarification on the prequalification process. It is critical that the conference attendee be a staff member of the subcontractors’ firm who will be actively involved in responding to this Prequalification, and who is knowledgeable of the firm’s potential response to the prequalification criteria. **In addition to meeting all other pre-qualification requirements specified herein, prospective bidders are only required to attend (1) one mandatory prequalification teleconference.**

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<thead>
<tr>
<th>Option</th>
<th>Date</th>
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<tbody>
<tr>
<td>OPTION 01</td>
<td>Monday, May 13, 2024 at 10:00 AM</td>
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<tr>
<td>OPTION 02</td>
<td>Thursday, May 16, 2024 at 11:00 AM</td>
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<tr>
<td>OPTION 03</td>
<td>Monday, May 20, 2024 at 10:00 AM</td>
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<td>OPTION 04</td>
<td>Thursday, May 23, 2024 at 11:00 AM</td>
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<td>OPTION 05</td>
<td>Monday, June 03, 2024 at 10:00 AM</td>
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<tr>
<td>OPTION 06</td>
<td>Thursday, June 06, 2024 at 11:00 AM</td>
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Join on your computer or mobile app:

**Join the meeting now**

Meeting ID: 276 478 505 335

Passcode: wSw57h

Dial in by phone

+1 206-899-2742, 937778985# United States, Seattle

(844) 260-0293, 937778985# United States (Toll-free)

Find a local number

Phone conference ID: 937 778 985#
RFI PROCEDURE: Any questions related to the prequalification documents or process shall be submitted in the form of an RFI. All Prequalification RFI’s are to be emailed to Omkar Shirke, Project Manager, at oshirke@pcl.com.

The deadline for Prequalification RFI submission is Friday, May 24, 2024 at 05:00 PM.
SUBMITTAL DEADLINE: Each intending bidder’s completed prequalification documents (see included instructions for requirements) must be received via email addressed to oshirke@pcl.com (cc Geddely Aguilar gaguilar@pcl.com) by no later than:

**Friday, May 31, 2024 at 05:00 PM—Friday, June 07, 2024, at 05:00 PM**

**Note:** Only emailed PDF submittals will be accepted. Oral, telephonic, hard copy, facsimile, or telegraphic Prequalification Questionnaires are invalid and will not be accepted. CM/Contractor reserves the right (but is not obligated) to request, receive, and evaluate supplemental information after the above time and date at its sole determination.

Any person or entity not satisfied with the outcome of the prequalification must file a written notice challenging the outcome within 10 calendar days from the date of the CM/Contractor’s written notice regarding prequalification determination as further detailed in the Prequalification Questionnaire. Any assertion that the outcome of the prequalification process was improper will not be a ground for a bid protest.

The dates, times, and location set for receiving and opening of bids will be set forth in an Advertisement for Bids.

The CM/Contractor reserves the right to reject any or all responses to Prequalification Questionnaires and to waive non-material irregularities in any response received.

All information submitted for prequalification evaluation will be considered official information acquired in confidence, and the CM/Contractor 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 CM/Contractor 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 Prequalified 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.

**END OF ADVERTISEMENT**