



University of California
San Francisco

ADVERTISEMENT FOR DESIGN BUILDER PREQUALIFICATION

Subject to conditions prescribed by the **University of California, San Francisco (University)**, responses to the University's prequalification documents for a **design build** are sought from bidders for the following:

PROJECT TITLE: Hunters Point Piping

PROJECT NUMBER: PRJ-000454

BUILDING/SITE NAME: Hunters Point

BUILDING/SITE ID: Hunters Point Building 830 / 3011 **CAMPUS/ZONE** Outlaying Areas

SITE ADDRESS: 75 Crisp Road, San Francisco, CA 94124

PREQUALIFICATION OF PROSPECTIVE BIDDERS:

This prequalification is for a general contractor who after selection will assume the role of Design-Builder. The University intends to use design-build delivery method for this Project. Successful candidates will select their design partner at a later stage, and the Design-Build team will be evaluated during the RFP process. The contract will require the successful Proposer to enter into the contract and to provide both design and construction services. The University's primary objective in utilizing the design build approach is to bring the best available integrated design and construction experience to this project.

University desires to select a cooperative, highly functional Proposer to provide a "design-build" project that fully meets University's established program needs, Target Cost, schedule, on-going operations, design standards and site development guidelines. The design-build delivery approach is intended to allow designers and contractors to work together to address each of these challenges concurrently, to produce an effective and comprehensive design concept that meets all these needs.

The University has determined that proposers who submit proposals on this project must be prequalified. Prequalified proposers will be required to have the following California Contractor's License Classification(s) that must be current, valid and in good standing with the California Contractor's State License Board:

B - General Building

GENERAL PROJECT INFORMATION:

Project Type: Underground piping

Project Size: Approximately 1,425 LF

Estimated Construction Cost: \$800,000

Required Specialty Items: Underground piping, trenching and excavation

Jurisdiction: Building Permit Services & Designated Campus Fire Marshal

Estimated Bidding Date: December, 2025

Estimated Construction Start: March, 2026

The bidding and construction dates are approximate. Exact bidding dates, times and locations will be set forth in the "Announcement to Prequalified Proposers".



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PREQUALIFICATION SCHEDULE:

Date of this Advertisement: 11/14/2025

Date Prequalification Documents Available: 11/14/2025

Date Questions about this Prequalification Due: 11/21/2025, 2:00 PM

THIS Prequalification MUST be Submitted by: 12/02/2025, 2:00 PM

The University reserves the right to request, receive, and evaluate supplemental information after the above time and date at its sole determination.

GENERAL DESCRIPTION OF WORK:

UCSF is implementing project at 75 Crisp Road, a UCSF-owned and IND-operated facility located within the U.S. Navy's Hunters Point Naval Shipyard. The property is landlocked, surrounded on all sides by non-UCSF property. Direct access is via Crisp Road which is a US Navy right-of-way, not a city road.

Currently, the site is served by a water line that runs east-west along the south side of UCSF property before turning southwest across U.S. Navy property and then along city managed Palou Avenue. At Palou Ave UCSF water meter and backflow connects to the SF Water/SFPUC. Due to ongoing concerns with water quality and service consistency, UCSF is implementing this project to design and install a new water line, water meter and backflow preventer along Crisp Road.

See Attachment A – Design Development Drawings and Technical Specifications. No change of use or room layout. Final approved and issued Permit drawings will be provided by the Awarded Design Build Contractor. Working Drawings (CDs/Permit Set) will be included in the Awarded Design Build Contractor's scope of work. HCAI is not required for this project.

Project Timeline: The construction start date is anticipated in March 2026, and substantial completion is expected by August 2026. The University will look to the Design Build Contractor expedited schedule options.

TECHNICAL DESCRIPTION OF WORK:

Preliminary project scope has been identified as below; however, the qualified firm should review the final issued bidding packet as the basis of the budget when submitting for bids.

1. Complete project design documents, including but limited to, CDs/Permit sets, Specifications and any other required supported documents and/or bid alternates.
2. Obtain approved permit from UCSF Authority having Jurisdiction/AHJ (Building Permit Services/BPS and Designated Campus Fire Marshal/DCFM).
3. Geotechnical soil testing analysis confirmation by DB Contractor's Subcontractor. Existing Geotechnical soils reports will provided by the University for reference use.
4. Removed soils not able to be reused, shall be off-hauled per UCSF EH&S protocols and in coordination with UCSF EH&S.
5. Install new waterline per permitted drawings and specifications, as well as, all pertinent regulatory authorities, including but limited to, SF Water/SFPUC and US Navy entities.



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6. All shutdowns shall be per UCSF standard, as well as all required coordination with UCSF facility management and UCSF end user.
7. Provide ongoing cost and schedule updates and project management per UCSF contract.

The building systems below are assumed to remain as-is or as-is with minor modifications to connect with the new water line. Permitted set and subsequent project submittals will validate scope.

1. Plumbing system
2. Fire water system
3. Water filtration systems

PROCEDURES:

The prequalification process will result in the selection of finalists who will be prequalified and will be issued proposal documents for this Project. The prequalified proposers will submit price and technical proposals. The technical proposals will be scored according to an established scoring system. The price will be divided by the score to determine a price per technical point. The prequalified proposer submitting the lowest price per technical point will be the apparent low proposer for the Project.

Submittal of prequalification documents is described in more detail below. After receipt of the prequalification documents, the University will review and determine a preliminary point score for each submittal. Requests for clarifying information and additional data will be made at this time, if required. After receipt and review of the clarifications and additional data each prequalification submittal will receive a final point score.

Scoring of proposers will be determined by the application of an established rating system. Detailed submittal requirements are contained in the Prequalification Questionnaire.

Proposers who receive the top four points totals and a minimum of 150 points based on the established rating system will be invited to participate in the Request for Proposal (RFP) process.

Proposers will be notified whether or not they have been prequalified.

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 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 contact REOutreach@ucsf.edu for further information.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.



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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 register with 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 (DIR).

Register with DIR at <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

The successful Prequalified Proposer 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.

PREQUALIFICATION PROCEDURES:

The prequalification questionnaire will be submitted via BuildingConnected by completing the questionnaire found in the project Bid Form Tab.

To request an invitation to the prequalification, go to UCSF BuildingConnected Plan Room
<https://app.buildingconnected.com/public/654ab4b90da0a10035053c78> join the “Bid Opportunity” and change your status to bidding.

Questions or requests for clarification and/or interpretation of the Prequalification Documents must be submitted using BuildingConnected by posting on the Message Board.

The University reserves the right to reject any or all responses to Prequalification Questionnaires and any or all proposals and to waive non-material irregularities in any response or proposal received.

Proposal Security in the amount of 10% of the target cost, excluding alternates, shall accompany each proposal. The surety issuing the Bid Bond shall be, on the proposal deadline, listed in the latest published State of California, Department of Insurance, list of “Insurers Admitted to Transact Surety Insurance in this State.”

All insurance policies required to be obtained by Proposer 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 ratings by Standard and Poor's or Moody's. The Certificate of Insurance shall be issued on the University's form.

Prospective proposers desiring to be prequalified are informed that they will be subject to and must fully comply with all of the proposal conditions including 100% payment and 100% performance bonds.

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.
