



ADVERTISEMENT FOR PREQUALIFICATION

UCSF PRO-000002
HBW PROJECT #35003
March 2026

UCSF Health Helen Diller Hospital

Subject to conditions prescribed by Herrero Boldt Webcor (HBW), responses to the Prequalification Documents for a Best Value contract are sought from prospective Bidders for the following project:

Project Name: UCSF Health Helen Diller Hospital
Project Number: 35003
Bid Package: LS.BP84– Elevator Smoke Curtains
Jobsite Address: 501 Parnassus Avenue, San Francisco, CA 94143

1. PREQUALIFICATION OF PROSPECTIVE BIDDERS

HBW has determined that Bidders who submit bids on this project must be prequalified.

- **Prequalification Package:** LS.BP84– Elevator Smoke Curtains

Prequalified Bidders will be required to have the following California contractor's license(s):

- **License Classification:** C-61 / D28 - DOORS, GATES AND ACTIVATING DEVICES.

2. GENERAL DESCRIPTION OF WORK

UCSF Health is investing in a new hospital in pursuit of their mission to provide top-quality care to all patients and support research and education. The new hospital will be located at 501 Parnassus Avenue, San Francisco, CA 94143. HBW has been contracted for General Contracting for this project called UCSF Health Helen Diller Hospital (UCSF Health HDH, or

HDH) and related Moffitt & Long Hospital renovations. The HDH project has multiple phases of procurement during the Preconstruction Services portion of the project.

UCSF Health's goal is to maximize innovation, quality, productivity, flexibility, and collaboration to create value for cost through use of the current, best-in-class project delivery model for large healthcare programs.

Constraints: The project site is constrained and within a densely built environment. Construction will take place immediately adjacent to and within existing acute care facilities, in close proximity to neighbors, and bordered by the Mount Sutro Preserve. The Contractor must coordinate with surrounding UC and non-UC projects with concurrent timelines.

The project will be delivered using an Integrated Form of Agreement (IFOA) project delivery model, incorporating lean project delivery process, tools, and behaviors. The project delivery team will be co-located in a “Big Room” for the duration of the project. UCSF and HBW have chosen to employ a Collaborative Design System strategy. The Trade Partner for LS.BP84– Elevator Smoke Curtains will be working under a subcontract with HBW and will not be party to the IFOA.

All HDH scopes of work shall comply with Department of Health Care Access and Information (HCAI), formerly known as OSHPD, regulations and requirements, pursuant to California Building Standards Code.

The AFPQ#84 is to prequalify trades for LS.BP84– Elevator Smoke Curtains which will be published separately. LS.BP84’s scope of work will include furnishing and installing of Elevator Smoke Curtains. The qualified Bidder will also be expected to provide an appropriate level of assistance with detailing in conjunction with the design team.

The Elevator Smoke Curtains design is based on the use of Smoke Containment Systems products.

The estimated construction cost for the bid package is \$650,000.

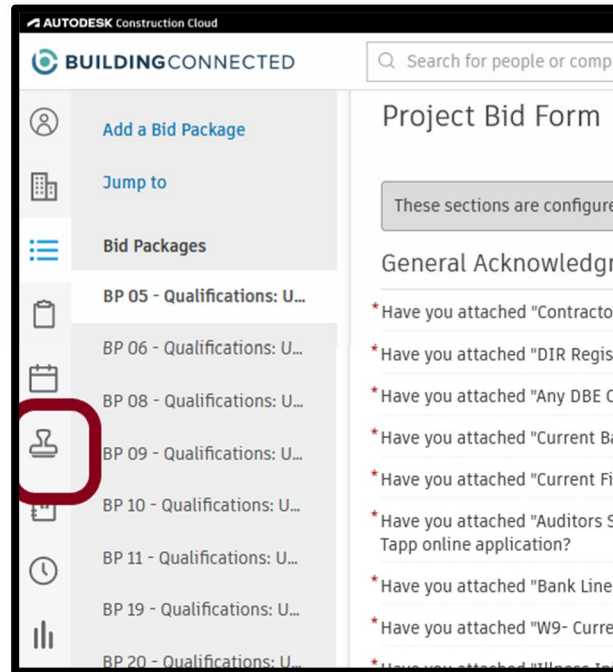
3. TRADE PREQUALIFICATIONS INFORMATION & PROCESS

HBW seeks Trade Partners with significant experience in academic health care projects for public institutions and have determined that Bidders who plan to participate in this project must be prequalified by HBW in order to submit a bid.

To allow HBW to evaluate Bidders, each Bidder must submit a completed **Prequalification Package** before the **Prequalification Deadline**. If the prequalification is not submitted with all required qualifying information, the Bidder will be deemed not qualified and will not be allowed to submit a bid for this project.

Step 1: Submission of Prequalification Application on Trade Tapp

Bidders shall use the link stated in Section 4.1, part of this document, to submit the documents required for Prequalification through the BuildingConnected Trade Tapp online application on or before deadline stated under Section 4.1.



The information shall include general and specific experience, claim and surety history, financials, ability to meet schedule and budget requirements, experience in management and coordination, and requisite experience on projects of similar size, scope and complexity.

Documents required to be submitted are:

- Current Contractor's License
- DIR Registration
- Disadvantage/Small Business Enterprise (DBE) Certificates, if applicable
- California Sellers Permit – if applicable
- Current Backlog/Work in Process (WIP) Breakdown
- Current Financial Statement
- Auditors Statement with last Audited/Compiled/Reviewed financial statement
- Current Bank Line of Credit Letter
- W9
- Injury Illness Prevention Plan and Code of Safe Practices
- Experience Modifier Rate (EMR) Letter

- OSHA 300 & 300 A Logs for last 3 years
- Insurance Certificate – General Liability, Auto, & Workers Comp
- Current Surety Capacity Letter with Bond Rates

Bidders must hold valid contractor licenses, be registered with the Department of Industrial Relations (DIR) and must provide the ability to obtain corporate surety (payment & performance) bonds, and insurance in order to be eligible for the Qualifications evaluation. This project is subject to the General Prevailing Wages, see <https://www.dir.ca.gov/oprl/dprevagedetermination.htm>.

Step 2: Prequalification Questionnaire Form

- Bidder must complete the “Prequalification Questionnaire Form” available on BuildingConnected in the “Files” tab.
- The completed “Prequalification Questionnaire Form” must be uploaded through the “Bid Form” tab on BuildingConnected before the “Advertisement for Prequalification” deadline stated below.

Step 3: Bid Form

- The “**General Acknowledgements**” Part of “Bid Forms” must be filled out by Bidder.



Evaluation Process:

Trade Contractors are evaluated based on all information submitted in steps 1, 2, and 3 above and those deemed prequalified to perform work will be invited to submit a bid for LS.BP84.

If the Bidder has previously completed a Bidder Prequalification through the HBW BuildingConnected Trade Tapp online application within the past 12 months, it does not

need to resubmit and can skip Step 1 stated above; however, Bidder must complete **Step 2 -BuildingConnected “Prequalification Questionnaire Form”** & Step 3 – Bid Form before the Prequalification Deadline.

**Only Prequalified Bidders will be allowed to submit bids for
LS.BP84 – Elevator Smoke Curtains**

4. PREQUALIFICATIONS SCHEDULE & PROCEDURE

4.1 Package Publication Date & Location

Prequalification Package will be published on an electronic system called BuildingConnected by:

Thursday, March 26, 2026, 5:00 PM

Prequalification Documents will be available on BuildingConnected at the link below:

[LS.BP84-AFPQ: Elevator Smoke Curtains - Advertisement for Prequalification](#)

Prospective bidders can log on to BuildingConnected and retrieve the Prequalification Questionnaire by project name and number.

If you have any questions regarding accessing the project and/or BuildingConnected, contact Natalie Watkins at nwatkins@webcor.com / (510) 219-6718 AND Chanelle Jones at cjones@webcor.com / (510) 604-9812.

The subject line of the email should state **BuildingConnected Question** and include **Project Number/Name** and **Bid package Name/Number**.

4.2 Deadline for Submission of Prequalification Documents

Submission of Prequalification Documents shall be through the Trade Tapp on BuildingConnected on or before:

Thursday, April 16, 2026, 5:00 PM

HBW reserves the right to request, receive, and evaluate supplemental information after the above time and date at its sole determination to finalize the prequalification process.

Revision to Prequalification Schedule: During the Prequalification process HBW may establish a new Proposal Deadline no earlier than 24 hours from

the prior Deadline, if no material changes are made to the prequalification criteria or Bid Form, and no earlier than 72 hours if material changes are made. In such event HBW will, at a minimum, notify applicants through the BuildingConnected of the revisions and new deadlines.

4.3 Announcement of Prequalification Outcome

Bidders will be notified of the prequalification status by:

Thursday, April 30, 2026, 5:00 PM

- When the Bidding Documents become available, lump sum bids submitted directly to HBW and the University will be received ONLY from prequalified Contractors. Only bidders who have been prequalified by the University shall be invited to participate in a competitive bid for this project.
- HBW reserves the right to reject any or all responses to Prequalification Questionnaires and to waive non-material irregularities in any response received.

4.4 Advertisement for BID Package LS.BP84– Elevator Smoke Curtains.

Bidding Documents will be publicly published within six (6) months of the announcement of the outcome of this Advertisement for Prequalification. Dates, times, and location set for receiving and opening of the bids will be set forth in the Advertisement for Bids.

5. OTHER IMPORTANT INFORMATION

Project Specific Insurance: Project will be insured under a University Controlled Insurance Program (UCIP) providing worker's compensation and employer's liability insurance coverage, commercial general liability insurance coverage, and excess liability insurance coverage for Work performed on or at the Project site ("UCIP Coverages"). All insurance policies required to be obtained by successful Bidder shall be subject to approval by University and HBW 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.

Public Work Requirements:

- **Prevailing wage:** The successful Bidder and its sub-tier Trade Partners will be required to follow the non-discrimination requirements set forth in the proposal documents and to pay prevailing wage rates as a minimum at the location of the work.

- **Equal Opportunities:** 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 trade partners 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.
- **California Labor Code** 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 Proposal 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.

REGISTER AT THIS LINK:

<https://www.dir.ca.gov/public-works/contractor-registration.html>

6. PROTEST

If the prospective Bidder is determined by HBW not to be prequalified, the prospective Bidder may request a review by HBW and the University. Any such request must be received by HBW and the University within three (3) calendar days after receipt by the prospective Bidder of the determination. The decision resulting from such review is final and is not appealable within the University of California. Any person or entity not satisfied with the outcome of the prequalification must file a writ challenging the outcome within 10 calendar days from the date of the University's written notice regarding prequalification determination. Any assertion that the outcome of the prequalification process was improper will not be a ground for a bid protest. However, HBW reserves the right to accept late submissions and to request, receive, and evaluate supplemental information after the above time and date at its sole determination.

Prequalification Protests must be emailed to UCSF Health at contract.services@ucsf.edu and HBW at bshambaugh@webcor.com, attention Bradley Shambaugh .

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