



University of California
San Francisco

ADVERTISEMENT FOR CONTRACTOR PREQUALIFICATION

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

PROJECT TITLE: MB GH HVAC Optimization
PROJECT NUMBER: PRJ-000184
BUILDING/SITE NAME: Genentech Hall
BUILDING/SITE ID: 3002 **CAMPUS/ZONE** Mission Bay / East Zone
SITE ADDRESS: 600, 16th Street, San Francisco, CA, 94158

PREQUALIFICATION OF PROSPECTIVE BIDDERS:

The University has determined that bidders who submit bids on this project must be prequalified. Prequalified bidders 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: Research Laboratory
Project Size: 400,000 sq. ft.
Estimated Construction Cost: \$4,300,000
Required Specialty Items:N/A
Jurisdiction: Building Permit Services & Designated Campus Fire Marshal
Estimated Bidding Date: January 2026
Estimated Construction Start: February 2026

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

PREQUALIFICATION SCHEDULE:

Date of this Advertisement: 12/03/2025
Date Prequalification Documents Available: 12/03/2025
Date Questions about this Prequalification Due: 12/10/2025, 2:00 PM
THIS Prequalification MUST be Submitted by: 12/18/2025, 2:00 PM

GENERAL DESCRIPTION OF WORK:

The scope of work consists of implementation of energy performance improvement measures related to HVAC and lighting. This project will significantly improve the building energy performance and reduce energy consumption. This will primarily be a lighting retrofit project with a small HVAC scope.



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More specifically, the work involves:

Lighting System Retrofit. The lighting scope includes the upgrade for all floors of the existing building. The scope of work includes the retrofit of lighting fixtures and controls in the respective scope areas. Existing electrical panel boards are to be re-used. The lighting control system shall be installed to meet the Title 24 requirements.

Minimum airflow adjustments for non-lab areas (office/administrative areas, mechanical and electrical rooms). This includes adjusting VAV boxes to a new minimum as specified in the schedules. HVAC system test and balance will be required after the work is completed.

Demand Control Ventilation including installation of CO2 sensors to rooms. Sensors will need to be mounted at the height of the breathing zone, connected to the associated VAV box, and programmed to override the existing sequence of operation setting the VAV box from the minimum CFM to zero CFM when the room is unoccupied.

BID PROCEDURES:

The University will receive bids directly and **ONLY** from prequalified Contractors. Prequalified Contractors will be issued a complete set of bidding documents. Prospective bidders desiring to be prequalified are informed that they will be subject to and must fully comply with all the bid conditions including 100% Payment and Performance Bond.

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.

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 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.



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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.

If the prospective Bidder is determined by the University not to be prequalified, the prospective Bidder may request a review by the Facility. Any such request must be received by the Facility within 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, the University 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.

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

All information for prequalification evaluation will be considered official information acquired in confidence and the University will maintain its confidentiality to the extent permitted by law.

PREQUALIFICATION QUESTIONNAIRE:

The University will only be evaluating the following information from the BuildingConnected prequalification questionnaire and may request additional information.

Each prospective Bidder must answer all of the following questions and provide all requested information. Any prospective Bidder failing to do so will be deemed to be not responsive and not prequalified with respect to this Prequalification. All Bidders that have submitted a Prequalification Questionnaire will be notified in writing of whether or not they have successfully achieved Prequalification status. Prospective Bidders that affirmatively respond, submit all required information and supporting data to obtain a **total of at least 110 out of a possible 125 points, AND obtain a PASS in the criteria listed below** are determined to have accurately responded to the questions and will be prequalified. Only those Bidders that have been determined to be prequalified will be eligible to submit a bid for this Project.

A Surety Company that is authorized by the Insurance Commissioner to transact business in the State of California as an admitted surety insurer to be used for this project (as defined in the California Code of Civil Procedure Section 995.120). **(Pass/Fail)**



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The ability to obtain insurances in the minimum required limits stated here for General Liability:

\$1,000,000 - Bodily Injury and Property Damage Each Occurrence - Combined Single Limit

\$2,000,000 - Products - Complete Operations Aggregate

\$1,000,000 - Personal and Advertising Injury

\$2,000,000 - General Aggregate

\$1,000,000 - Business Automobile Liability Insurance - Limits of Liability - Each Accident - Combined Single Limit for Bodily Injury and Property Damage

\$1,000,000 - Worker's Compensation Employers Liability Each Employee

\$1,000,000 - Worker's Compensation Employers Liability Each Accident

\$1,000,000 - Worker's Compensation Employers Liability Policy Limit

Workers' Compensation Experience Modification Rate (EMR) less than or equal to **1.0** as an average of the last three recorded years. If no EMR rating, please explain. **(5 Points)**

Total Bonding Capacity: \$8,600,000 or greater. **(Pass/Fail)**

Per Project Bonding Capacity: \$4,300,000 or greater. **(Pass/Fail)**

Local office: Within 100 Miles from local office to project site. **(Pass/Fail)**

Have not had California Contractor's License suspended or revoked within the past five years. **(10 Points)**

Have not had any Cal-OSHA fines in the Serious, Repeat or Willful categories within the past five years. **(10 Points)**

Have not been disqualified or otherwise barred from doing business with a public agency (e.g., federal, state, county, city, University of California System, California State University System, school district,) within the last five years. This includes the entity or any member of the entity if a joint venture or partnership under its current name or under any other alias. **(Pass/Fail)**

Have not been found in a final decision of a court to have submitted a false claim to a public agency (e.g., federal, state, county, city, University of California System, California State University System,) within the last five years. This includes the entity or any member of the entity if a joint venture or partnership under its current name or under any other alias. **(Pass/Fail)**

Have not been terminated for cause by an Owner after construction commenced within the last five years. **(Pass/Fail)**

CONSTRUCTION EXPERIENCE QUESTIONNAIRE:

The entity is required to submit one (1) similar project by completing the questionnaire found in the project's Bid Form Tab in BuildingConnected. The University reserves the right to request additional information about the submitted construction experience. The similar projects shall be of similar scope and values as this project. Any exceptions to this are noted below:

A. The project must meet the following requirements:



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1. Projects completed of similar scope and values as described under the General Description of Work at an institutional building such as a **Medical Center, Medical Office Building, or University Campus**. Similar scope is defined as:
 - A. Lighting system retrofit work which includes the retrofit of lighting fixtures and controls as specified in drawings and photometric plans. The lighting control system shall be installed to meet the Title 24 requirements. **(50 points)**
 - B. Minimum airflow adjustments which includes adjusting VAV boxes to a new minimum as specified in the schedules followed up with HVAC system test and balance after the work is completed. **(5 points)**
 - C. Demand Control Ventilation including installation of CO2 sensors to rooms. Sensors will need to be mounted at the height of the breathing zone, connected to the associated VAV box, and programmed to override the existing sequence of operation setting the VAV box from the minimum CFM to zero CFM when the room is unoccupied. **(5 points)**
2. Projects must have had a MEP (Mechanical Electrical Plumbing) coordinator who is familiar with the operation of mechanical and lighting systems and can assist and coordinate to troubleshoot issues that arise during the commissioning process. Please confirm there was a MEP coordinator on the project and provide a description of his role in the project that enabled the project to be commissioned and completed successfully. **(10 points)**
3. Projects completed in and/or serving a fully occupied building of at least 50,000 square feet gross at an institutional building such as a Medical Center, Medical Office Building, or University Campus. **(10 points)**
4. Total project contract is \$4,000,000 or greater at time of completion. **(10 points)**
5. Projects completed in the past 10 years. **(10 points)**
