



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: PHTS MSB ANIMAL TOWER - ELEVATOR REPAIR

PROJECT NUMBER: PRJ-000331

BUILDING/SITE NAME: Medical Sciences Building Animal Tower

BUILDING/SITE ID: 2252

CAMPUS/ZONE: Parnassus Heights / West Zone

SITE ADDRESS: 513 Parnassus Avenue, San Francisco, CA 94143

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

This prequalification applies for all future Elevator Modernization Bid Packages. However, the University reserves the right to solicit separate prequalification(s) for future Bid Packages under the CAMPUS WIDE ELEVATOR MODERNIZATION ELEVATOR RELATED UPGRADE project.

MODERNIZATION ELEVATOR RELATED UPGRADE PROJECT.GENERAL PROJECT INFORMATION:

Project Type: Renovation/Remodel

Project Size: Upgrades on 14 floors

Estimated Construction Cost: \$1,000,000

Required Specialty Items:N/A

Jurisdiction: Building Permit Services & Designated Campus Fire Marshal

Estimated Construction Start: April / May 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: 10/22/2025

Date Prequalification Documents Available: 10/22/2025

Date Questions about this Prequalification Due: 10/30/2025, 2:00 PM

THIS Prequalification MUST be Submitted by: 11/06/25, 2:00 PM

GENERAL DESCRIPTION OF WORK:

UCSF Real Estate has an elevator modernization program that includes approximately 15 elevators in 4 buildings at various UCSF locations in San Francisco. The elevator program will modernize these elevators over a span of 5



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years. UCSF will be bidding out 5 different packages for these 5 buildings. The next bid will be for the Medical Sciences Building Animal Tower, Parnassus Heights Campus.

The General Contractor will be responsible to complete the installation of required "Elevator Related Upgrade" (ERU) work for the various elevator modernizations. The referred ERU work is identified as the peripheral work (architectural, structural, mechanical, plumbing, electrical, fire and life safety) that is required for an elevator modernization but are excluded from the already awarded C11 Contractor's (Otis) scope of work. The existing electrical system and existing fire life safety system will be upgraded as required to comply with current codes related to the replacement of existing elevators (by others) in the Medical Sciences Building Animal Tower building. Work includes but is not limited to flooring , structural steel, framing, painting, ceilings, electrical, mechanical, HVAC, smoke curtains, fire alarms, fire sprinklers, concrete, and miscellaneous remodeling.

Replacement by others consists of the two passenger elevators E-7 and E8.

TECHNICAL DESCRIPTION OF WORK:

The complete scope of the Make-Ready project includes but not limited to:

- Fire-rated patching or infill at hoistways and elevator machine rooms, where required.
- Fire sprinkler, smoke detector, and heat detector work, including access panels, in hoistways and machine rooms, where required.
- New smoke doors or curtains at elevator entrances where required.
- New or upgraded ventilation and/or air conditioning as required at elevator machine rooms, to keep elevator equipment within the manufacturer's listed temperature range.
- New or upgraded power and lighting at hoistways, elevator machine rooms, and related utility spaces as required.
- New emergency communications where required, not including work in the hoistways, elevator cars, and equipment furnished by the separate Elevator Modernization project.
- New signage at pits, hoistways and elevator machine rooms where required.
- New painting in elevator lobbies, machine rooms and elevator pits.
- Disconnecting and sealing existing sump drains.
- Install new and/or relocate existing light switches and power outlets.
- Relocate existing miscellaneous signage.
- Work includes but is not limited to flooring , structural steel, framing, painting, ceilings, electrical, mechanical, HVAC, smoke curtains, fire alarms, fire sprinklers, concrete, and miscellaneous remodeling.

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.



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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.

PREQUALIFICATION PROCEDURES:

The prequalification questionnaire will be submitted via Building Connected 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 Building Connected 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.



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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 (i.e. answer YES) to all questions requiring a “yes” or “no”, submit all required information and supporting data, obtain a total of at least **80** out of a possible **100** points, AND are determined to have accurately responded to the questions 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)**

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: \$2,000,000 or greater. **(Pass/Fail)**

Per Project Bonding Capacity: \$1,000,000 or greater. **(Pass/Fail)**

Local office: Within 100 Miles of the Project Site. **(Pass/Fail)**

Had California Contractor's License suspended or revoked. **(10 Points)**

Had any Cal-OSHA fines in the Serious, Repeat or Willful categories within the past five years. **(10 Points)**

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)**



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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)**

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 (2) similar project(s) 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. Each of the (2) similar projects must meet the following requirements:

- i. Projects completed of similar scope and values as described under the General Description of Work. Similar scope is defined as the installation of electrical systems and existing fire life safety system will be upgraded as required to comply with current codes related to the replacement of existing elevators. Work includes but is not limited to flooring, structural steel, framing, painting, ceilings, electrical, mechanical, HVAC, smoke curtains, fire alarms, fire sprinklers, concrete, and miscellaneous remodeling. at an institutional building such as a Medical Center, Medical Office Building, or University Campus or similar (refer to General Description of Work).
- ii. Projects completed in and/or serving a fully occupied building of at least 50,000 square feet gross.
- iii. Cost of electrical work is \$300,000 or greater at time of completion.
- iv. Cost of overall remodeling project work is \$1,000,000.00 or greater at time of completion
- v. Projects completed in the past 10 years.

B. From the projects submitted, the following requirement must also be met:

- i. One (1) of the projects must have included work performed at a UCSF building or similar. ie: federal, state, county, city, UC System, California State University System building, at an existing facility without interrupting the facility operations.
