**ANNOUNCEMENT TO PREQUALIFIED BIDDERS**
**AND ADVERTISEMENT FOR BIDS**

Sealed bids for a LUMP SUM subcontract are invited from Bid Package: 2210 – Plumbing subcontractors (hereinafter "Subcontractors") for the following work:

**PH HSE6 QMAC**
**UCSF Project Number: PRJ-000582**
**Dome Construction Corporation Project Number: 250604**
**UNIVERSITY OF CALIFORNIA, SAN FRANCISCO**

**PH HSE6 Lab Renovations**
**UCSF Project Number: PRJ-000583**
**Dome Construction Corporation Project Number: 250605**
**UNIVERSITY OF CALIFORNIA, SAN FRANCISCO**

University has bid and awarded a Guaranteed Maximum Price (GMP) Agreement to Dome Construction (hereafter "Contractor"). Contractor is responsible for bidding and awarding all subsequent subcontractor packages, including this package. The successful Subcontractor Bidder shall sign a Subcontract Agreement directly with the Contractor and shall be bound by all the terms of the contract between University and Contractor. Refer to "Exhibit 1 – Guaranteed Maximum Price Agreement" which contains the contract between University and Contractor, attached to the subcontract bidding documents and incorporated by this reference.

Dome Construction (Contractor) will award to the successful bidder two (2) Lump Sum contracts for the Work to be performed. The Work will consist of Precon/Construction: PH HSE6 QMAC (PRJ-000582) & Precon/Construction: PH HSE6 Lab Renovations (PRJ-000583). Two (2) separate Bid Forms are required to be submitted. It is understood that the selected contractor can share management resources to concurrently manage both projects but will keep costs and accounting separate for each individual project.

**DESCRIPTION OF WORK:**

General Description - PH HSE6 QMAC (PRJ-000582):

The Quantitative Metabolite Analysis Center (QMAC) will house instrumentation, a faculty director and staff to provide a metabolomic analytical platform for UCSF scientists. The QMAC will serve as a collaborative laboratory, or CoLab, a research model, supporting the philosophy open science. The lab will be 3,100 sq ft of existing wet labs, dry lab and associated administrative office space has been identified in the northeast corner of the sixth floor of the Health Sciences Building (513 Parnassus Avenue, San Francisco, CA 94143) on the Parnassus Campus to house the QMAC and its program including a Mass Spectrometry Instrumentation Room, a Dry Research Lab, Fume Hood and Equipment Rooms and Faculty Offices.

The scope of work required to renovate the space to meet the needs of QMAC includes complete demolition and hazmat abatement, followed by the build-out including rated and non-rated interior partitions, mechanical / electrical / plumbing, building controls, fire alarm, fire sprinklers, doors, finishes, casework, modular lab bench systems, and

data. The scope will include coordination & installation of lab equipment and furnishing, seismic bracing of equipment, and systems commissioning. Laboratory utilities will include O2, CO2, vacuum, DI water, med gas.

General Description - PH HSE6 Lab Renovations (PRJ-000583):

The Surgery Lab will be located adjacent to QMAC and generally includes the demolition and hazmat abatement and build-out of the remaining floor space of approximately 8,300 sq ft on the sixth floor of the Health Sciences Building (513 Parnassus Avenue, San Francisco, CA 94143) on the Parnassus Campus; including but not limited to all new interior partitions, doors, finishes, casework, modular lab bench systems, ceilings, MEP, data, life safety infrastructure and equipment. The project program requirements include wet and dry lab spaces, micro-surgery room, histology, tissue culture rooms, specialized equipment rooms, cold room, conference rooms, collaborative space, and faculty offices.

The scope will include coordination & installation of lab equipment and furnishings, seismic bracing of equipment and systems commissioning. Laboratory utilities will include O2, CO2, vacuum, DI water, med gas. Equipment will include fume hoods, bio-safety cabinets, ULT freezers and incubators.

Bid Package #: 2210 – Plumbing

**BID PACKAGE DESCRIPTION OF WORK (applies to both PRJ-000582 & PRJ-000583)**

This Bid Package consists of: Reconfiguration of Existing Plumbing & Installation of New Plumbing within a Fully Operational mixed-use Research Facility. A brief outline of the various Plumbing Scope of Work Components is listed below, please refer to your trade specific Exhibit 4 Scope of Work document, the drawings & specifications for additional information. Since this project takes place within an Operational & Occupied Building, the awarded subcontractor must account for Workflow Adaptions to Mitigate Impacts to Existing Building Operations.

- Design-Assist & Pre-Construction Services for Construction Document Preparation
    - Attendance of Coordination Meetings
    - Design Feedback, Validation and Constructability Review
    - BIM Modeling & Clash Detection
    - Field Coordination, Routing & Fabrication Drawings
    - Budget Estimating along with Draft Schedule & Logistics Plan Reviews
    - Long Lead Material Tracking & Submittal Creation for Early Procurement
    - (E) System Shutdown Planning & MOP Development
- Existing Plumbing Safe-off, Cut & Cap for Demo
- Furnish & Installation of Plumbing Fixtures & Equipment (i.e. Sinks, Faucets, Meters, Etc.)
- Furnish & Installation of Process & Lab Equipment (i.e. MilliQ, PR Valves, Changeover Manifolds, ES/EW, Etc.)
- Domestic & Process Plumbing Fixture & Equipment Mounting/Supports/Trimout/Connections
- Plumbing Trimout/Connections Mechanical & Laboratory Equipment as applicable
- Rework of Existing & Furnish of New Sanitary & Lab Waste/Vent Piping
- Rework of Existing & Furnish of New Domestic Water Piping (i.e. DCW, DHW, LCW, LHW/R, Etc.)
- Rework of Existing & Furnish of New Lab Process Piping (i.e. DI, CO2, N2, CDA, VAC, Etc.)
- Pipe Insulation per NIH Standards (i.e. domestic cold/hot, industrial/lab cold/hot)
- Pressure Testing & Sanitization of All Piping Systems per Code/Dwg/Spec Requirements
- Deferred Submittal Seismic & Anchorage Calculations
- Concrete Slab/Deck Coring for (N) Piping
- System Start Up, Testing and Commissioning Support

The estimated construction cost of this bid package: $1,075,000

- PRJ-000582: $ 395,000
- PRJ-000583: $ 680,000

The following contractors have been prequalified to bid on this project and Dome Construction and University will **ONLY** receive bids from the following:

- Silicon Valley Mechanical
- Southland Industries
- Western Allied Mechanical
- Bellanti Plumbing Inc.
- LJ Kruse
- ACCO Engineered Systems
- Therma

Only prequalified Bidders will be allowed to submit a Bid on this project to Dome Construction and University.

**PROCEDURES:**

Bidding Documents will be available to bidders **1/29/26** on BuildingConnected.

**A Mandatory Pre-Bid Conference** will be conducted on **2/3/26 beginning promptly at 8:30am**. This Pre-Bid Conference shall be held via Microsoft Teams - the dial in number is (**415-906-0886**) with Phone Conference ID (**791 033 1**). Failure to participate in the Pre-Bid Conference will disqualify your company from submitting a bid on the Project so please make all arrangements to attend. For further information, contact Spencer Velloza at 415-308-4357 or svelloza@domebuilds.com.

Microsoft Teams Meeting Invite will be forwarded to all invited Trades

**A mandatory Pre-Bid Job Walk** will be conducted on **2/5/26** beginning promptly at **9:00am**. Participants shall meet on the steps, in front of the **UCSF, Medical Sciences Building, 513 Parnassus Avenue, San Francisco, CA 94143**. Only Subcontractor bidders who participate in both the Conference and the Job Walk in its entirety will be allowed to bid on the Project. For further information, contact Spencer Velloza at 415-308-4357 or svelloza@domebuilds.com.

**Requests for information (RFI)** must be received in BuildingConnected on or before **2/9/26** at **2:00pm**. Use the "Message" button to send questions.

All bids should be submitted using BuildingConnected as this is an electronically sealed bid project. If you have any issues using BuildingConnected, please visit BuildingConnected **Support Hub** and click the "?" symbol at the bottom left corner. From there, you can access their Knowledge Base, start a live chat, or send a message to the BuildingConnected team.

**BID DEADLINE:** Bids will be received in BuildingConnected on or before **2/24/26** at **2:00pm.**

**Bids cannot contain exclusions or qualifications. The Bidders must submit their Bids based on the project Bidding Documents only. Any proposed modification to the Bidding Documents must be submitted as a pre-bid RFI and distributed to all Bidders to be accepted. Bids with qualifications and exclusions will be rejected. Subcontractor acknowledges this by submitting a Bid**.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with 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 contract between University and Contractor, 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.

**REGISTER AT THIS LINK**: http://www.dir.ca.gov/Public-Works/PublicWorks.html
[The contractor registration link is on the right side.]

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 and shall comply with all applicable federal, state and local working condition requirements.

The successful Bidder will be required to have the following California current and active contractor's license at the time of submission of the Bid:

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|---|---|
| **LICENSE CLASSIFICATION:** | **Plumbing Contractor** |
| **LICENSE CODE:** | **C-36** |

THE REGENTS OF UNIVERSITY OF CALIFORNIA
University of California, San Francisco
January 2026