

**Advertisement for Proposals**  
**UCSF – Parnassus Research and Academic**  
**Building (PRAB)**

**GENERAL INFORMATION**

Hensel Phelps Construction Co. will be seeking bid proposals from prospective pre-qualified Bidders for the following bid packages:

- **Bid Package 05.2 – Turnkey Building Concrete + Site Retaining Walls**
- **Bid Package 06.3 – Egress Stair + Misc. Mtl. Package I of II**
- **Bid Package 06.4 – Window Washing and Fall Protection**
- **Bid Package 07.1 – Roofing & Roof Accessories**
- **Bid Package 07.3 – Exterior Metal Wall Panels**
- **Bid Package 07.4 – Expansion Joints**

on the University of California San Francisco (UCSF) Parnassus Research & Academic Building (PRAB) project located in San Francisco, California.

Applicants must hold a valid California contractor's license that must be current and in good standing with the California Contractor's State License Board and is the appropriate License(s) approved by CSLB specific to the trades you are proposing on. Applicants must also meet project insurance requirements and obtain corporate surety (payment and performance) bonds to be eligible going forward. The awarded Subcontractor(s) will be required to participate in a University Controlled Insurance Program and a Subcontractor Default Insurance Program managed by Hensel Phelps.

The University of California, San Francisco (UCSF) is the leading university dedicated to advancing health worldwide through preeminent biomedical research, graduate-level education in the life sciences and health professions, and excellence in patient care. UCSF has long been in a unique position to set the bar high—nationally and worldwide—to deliver state-of-the-art places of collaboration to advance clinical and translational research in the field of medicine. The Parnassus Research and Academic Building (PRAB) will serve as the catalyst for a much-needed transformation of the Parnassus campus as part of the larger Comprehensive Parnassus Heights Plan (CPHP).

The PRAB project will be built on the original site of the now demolished 1917 UC Hall (UCH) building as a seismic replacement project. The new structure will be a nine (9) story structure + penthouse above grade and one (1) basement level. The site is bound by Parnassus Avenue on the north side, the future Fourth Avenue extension on the west, Clinical Sciences Building (CSB) on the east, and the new Promenade to the south. The Promenade will be bordered to the south by the Construction Logistics Site, Koret Way, and the Dentistry Building. UC Hall is located at the UCSF Parnassus Campus, 505 Parnassus Avenue, San Francisco, CA 94143.

- **Bid Package 05.2 – Turnkey Building Concrete + Site Retaining Walls**
  - 321,000 GSF Structural Steel building, foundations, basement walls, SOG, SOMD, curbs, etc.
- **Bid Package 06.3 – Egress Stair + Misc. Mtl. Package I of II**
  - Structural and decorative metal components for: stairs, systems, elevators, railings, supports and more.
- **Bid Package 06.4 – Window Washing and Fall Protection**
  - Installation of various davit arms, fixed bases, tracks, and other equipment for window w and fall protection.
- **Bid Package 07.1 – Roofing & Roof Accessories**
  - TPO Membrane, Hot Fluid-App Waterproofing, Pavers, Hatches, Safety Rails, Leak Prevention and more.
- **Bid Package 07.2 – Miscellaneous Metals Part II of II**
  - Structural and decorative metal components for: systems, elevators, railings, supports and more.
- **Bid Package 07.3 – Exterior Metal Wall Panels**
  - Design, construct, and install panel systems along with details like, insulation, barriers, caulking and more.
- **Bid Package 07.4 – Expansion Joints**
  - Construction of both horizontal and vertical seismic joints for site and bridges.

The UCSF PRAB Project construction value is anticipated to be \$635 million dollars.

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PREQUALIFICATION SCHEDULE

**Applicants must fill out the pre-qualification forms completely. All pre-qualification forms must be submitted to Hensel Phelps Construction Co. (Attn: Erik Johnson) no later than February 22, 2024, 5:00 PM PST. (E-mail Submission is acceptable – [ejohnson@henselphelps.com](mailto:ejohnson@henselphelps.com))**

Those Applicants who meet the pre-qualification criteria and are deemed pre-qualified to perform work on their respective trades will be invited to participate in the Bid Package Process and will receive a Building Connected invite to download the bid documents. The awarded Subcontractor will be tied to the prime contract. Applicants who do not submit the pre-qualification application or do not meet the prequalification criteria will be precluded from submitting a proposal.

Applicants shall submit, and be evaluated on, information with respect to their experience on campus/laboratory projects of similar size, scope, and complexity. The information shall include general and specific experience, claim and surety history, financial information, ability to meet schedule and budget requirements and skills in general management and coordination.

In the event an RFQ Proposer is deemed unqualified, the Proposer may submit a protest within three (3) calendar days after receipt of the notice of non-qualification. The notice of protest must include a written statement specifying in detail each one of the grounds asserted for the protest. The protest must be signed by an individual authorized to represent the Proposer, and must cite the law, rule, local ordinance, procedure and or RFQ provision on which the protest is based. In addition, the protestor must specify facts and evidence sufficient for Hensel Phelps to determine the validity of the protest. Hensel Phelps's decision on the validity of a protest will be final.

The PRAB Building is a public works project subject to section 1771 of the California Labor Code and 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 PRAB project will have a Community Workforce Agreement (Labor agreement).

Hensel Phelps Construction Co. is an Equal Employment Opportunity employer.