

ANNOUNCEMENT TO PREQUALIFIED PROPOSERS

Subject to conditions prescribed by the University of California, San Francisco, sealed proposals for a Progressive Design Build contract are invited from prequalified Proposers for the following work:

PH Central Campus Site Improvements

Project No.: PRJ-000418 / Contract No.: PRJ-000418-CC-001

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO

Description of Work

The Parnassus Central Campus Site Improvements (PCCSI) project will further the vision outlined in the Comprehensive Parnassus Heights Plan (CPHP). It aims to provide extensive site improvements in the central core of the Parnassus Heights Campus with three key objectives:

1. Establishing utility infrastructure to support the Parnassus Research and Academic Building (PRAB) and future west campus developments as identified in the CPHP.
2. Creating a pedestrian connection between the PRAB Promenade and Saunders Court on the site of the existing School of Nursing (SON) Building and Koret Way, inclusive of landscape and hardscape enhancements.
3. Ensuring compliance with the UCOP Seismic Policy through the demolition of the SON Building.

The CPHP has highlighted the lack of comfortable, landscaped areas and public spaces which are crucial for improving quality of life, workplace satisfaction, and therapeutic benefits for all user groups. At present, the seismically non-compliant SON Building divides the campus, isolating the west campus from the central campus community. This program aims to decant and demolish the SON Building, install essential utilities, and provide a new landscaped link between the current research community around Saunders Court and our latest addition, the PRAB. The PCCSI project represents a significant step towards actualizing a campus-wide vision, focusing on enhancing utility, service, and pedestrian pathways across the Parnassus Heights campus. The project's core values will nurture an environment that is welcoming to all, connected in multifaceted ways, and adaptive for an evolving campus and future.

The detailed technical scope of work includes, but is not limited to, the following scopes of work:

- Demolition of the SON Building (constructed in 1972, consisting of seven floors totaling approximately 83,000 GSF), including interior abatement and demolition followed by full building demolition, and rebuilding a portion of the exterior envelope of Clinical Sciences Building (CSB) where the SON Building currently connects with the south side of CSB. Some SON Building elements may remain.
- Structural retrofitting of the existing utility chase wall at the south and southwest corner of SON Building, likely to remain post-demolition.
- Partial demolition and building enclosure modification of the Campus Support Services Building (formerly Laboratory of Radiobiology or LabRad).
- Rerouting or protecting existing utilities as required.
- Site Excavation/Stabilization.
- Utility Infrastructure to support PRAB prior to equipment start up and future west campus development.
 - Chilled water, connecting to existing infrastructure at the Hooper Pad
 - Domestic water, connecting to existing infrastructure at the Hooper Pad
 - Non-Potable water, connecting to existing infrastructure at the Hooper Pad
 - Non-Potable water Storage tank(s) and pump(s).
- Landscape and accessible hardscape
- Identification and removal of defunct utility infrastructure to support the above scope, including at Hooper Pad.

- Close Coordinate with PRAB project team, PH Logistics Team, and other affected projects for utility support and other activities during all phases of project delivery.

The University will award to the successful Design Builder a contract for the Work to be performed in three (3) phases. The Work Phases are identified as follows: Phase 1 Preliminary Plans 2 Design/Preconstruction, and Phase 3 Construction. The University's Milestone Exhibit 6B of the Agreement is a preliminary schedule of the anticipated Contract Time for the completion for each Phase.

Note that bidding of all sub-trade work will be conducted by the Design Builder exclusive of Self-Performed work the Design Builder is bidding.

Procedures:

Proposal Documents will be available to Proposers on **December 27, 2023** at **2:00PM** on BuildingConnected. Visit the University of California Public Plan Room at <https://app.buildingconnected.com/public/654ab4b90da0a10035053c78>

The following Design Builders are prequalified to submit proposals on this project:

Clark Construction Group, LLC
Hensel Phelps - Northern California Region
Herrero Builders, Inc.
Nibbi Brothers
Suffolk Construction Company, Inc.

Mandatory Pre-Proposal Project Site Visit and meeting. A mandatory pre-proposal site visit and meeting will be conducted on **January 08, 2024**, beginning promptly at 3:00pm. Only proposers who participate in the pre-proposal project site visit and meeting, in its entirety, will be allowed to propose on the project. Participants must arrive at or before 3:00pm. Persons arriving later than 3:00pm will not be allowed to submit proposals as design builder on the project. Participants shall meet at UCSF ICDC, Floor P6, Conference Room F-31A, 521 Parnassus Avenue, San Francisco, CA 94143.

Proposers shall come prepared with questions concerning needed clarifications and are encouraged to have their select key subconsultants also attend the pre-proposal site visit and meeting.

Proposals must be received in BuildingConnected on or before **Thursday, January 25, 2024 at 2:00PM.**

Interviews will be scheduled with each Proposer during the week of February 05, 2024.

Upon completion of scoring the interviews, Proposers will be notified via email by BuildingConnected at least 24 hours in advance, of the date, time and location of the Proposal opening.

Proposal Security (Bid Bond) in the amount of **10% of the Project Budget**, excluding alternates, shall accompany each bid. The surety issuing the Bid Bond shall be, on the bid deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)

All insurance policies required to be obtained by Design Builder shall be subject to approval by University 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.

The successful Proposer and its Subcontractors will be required to follow the nondiscrimination requirements set forth in the proposal documents and to pay prevailing wage rates at the location of the work.

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 Proposer may be required to show

evidence of its equal employment opportunity policy. The successful Proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Proposal Documents and to pay prevailing wage at the location of the 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 Design Builder 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.

The successful Proposer 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.

The successful Proposer will be required to have the following California contractor's license at the time of the proposal opening:

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|--------------------------------|-------------------------|
| LICENSE CLASSIFICATION: | General Building |
| LICENSE CODE: | B |

Project Budget: \$70,000,000

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
University of California, San Francisco
December 2023