



Parnassus Research and Academic Building (PRAB)

Breakout Room 1, Conference Room 1

We go big by starting small.

UCSF Real Estate

4/20/2023



Our Team at Today's Event

Don Hill

Hensel Phelps Construction Company

Project Manager

Ron Blaj

UCSF Campus Design & Construction

Director, Major Capital Projects

Deepa Balgi

HGA Architects

Science & Technology Principal + PRAB Project Manager

John Whitaker

Hensel Phelps Construction Company

PRAB Senior Project Manager





What You Will Learn

- Size, scope, and schedule of the project.
- Project Delivery Model is Progressive Design-Build.
- The Design-Build Team is led by Hensel Phelps & includes HGA / Snohetta who lead the Design Team
 - Several large Trade Partners are also on-board
- Many bidding opportunities still exist, including those listed below – please take a handout for more information
 - Earthwork
 - Concrete & Other Structural work
 - All building finish scopes
 - Hardscaping, landscaping, and other sitework
 - Small portions of the scopes that have already been awarded



The Bid Package Handout *(don't worry ... hard copies avail.)*

 HENSEL PHELPS <small>Plan. Build. Manage.</small>		BID PACKAGE SCHEDULE			
Project: UCSF PRAB Architect: HGA + Snohetta Communication Website: https://realstate.ucsf.edu/advertisement-bids		Project Managers: John Witaker Don Hill Steve Frautschy		Project Number: J6022172 Revision Date: 04.19.2023	
				Scope Complete In Progress Not Started	
Bid Pack ID	Scope	Awarded Contractor	BP ISSUE DATE	CPM START DATE	
RFQ-01	Geotechnical Engineer	RSC	3/26/2022		
RFQ-01	Hazardous Materials and Environmental Engineer	Langan	4/4/2022		
RFQ-01	Structural (By HGA)	Degross	4/11/2022		
Design	Chemical Inventory/Analysis (By HGA)	GRU Group - Ent	5/14/2022		
Design	Fire & Life Safety (By HGA)	GHF	5/29/2022		
Design	Vertical Transportation (By HGA)	Snake Hennessy	6/12/2022		
Design	Landscape Architect (By HGA)	Plural	6/1/2022		
Design	Conservancy Consultant	Thornton Tomasetti	6/1/2022		
Design	Traffic Consultant	Fehr & Peers	8/4/2022		
Design	Fire Life Safety Consultant	GHF	8/1/2022		
Design	Construction Logistics Consultant	Urban Design	8/1/2022		
BP-01	Demolition & Abatement	Ferme	1/6/2024		
Design	Waterproofing (By HGA)	RJH	2/7/2023		
Design	Acoustic & Vibration (By HGA)	Seller	3/7/2023		
Design	Kitchen Design (Food Service) (By HGA)	Orlando Espinosa + Associates	2/14/2023		
Design	Historic Preservation (By HGA)	ARG	2/15/2023		
Design	Pipe Maintenance (By HGA)	SRS	7/15/2023		
Design	Accessibility / Universal Design (UD) (By HGA)	Jensen Hughes	3/20/2023		
Design	Wind Strike Mitigation (By HGA)	H. T. Harvey & Associates	3/20/2023		
Design	Waterproofing - Signage (By HGA)	GHF Group - Ent	3/21/2023		
Design	Wind Analysis (By HGA)	CFP	3/22/2023		
RFQ-01	Site Logistics (Van Trail)	Hemmel Project	3/22/2023		
Design	Traffic Engineers (By HGA)	Fehr & Peers	3/28/2023		
Design	Logistics (By HGA)	Atip	4/4/2023		
RFQ-01	Fire Suppression	Corco	1/16/2023		
RFQ-02	Shoring & Underpinning	Condon Johnson	1/26/2024		
RFQ-01	Special Systems (Electronic Safety, Security, etc.)	Gayle MJP	4/18/2024		
RFQ-02	Structural Steel	Chim	6/24/2024		
RFQ-01	Mechanical & Plumbing	CMJ	8/10/2024		
RFQ-01	Electrical	LEI	8/10/2024		
RFQ-02	Drywall & Framing	Level 5	10/11/2024		
RFQ-02	Exterior Glazing	ADA	2/26/2025		
RFQ-02	L&L Carwork & Equipment	RSC	3/13/2025		
RFQ-01	Civil Engineering (By HGA)	KRFF			
Design	Shading Study (By HGA)	Prevision Design			
Design	MUNI Street Light Poles (By HGA)	Urban Design			
BP-01	Tower Cranes		5/11/2023	4/19/2024	
General Conditions					
	Construction Heat		5/11/2023	3/27/2024	
	Earthwork (Mass Excavation)		12/11/2023	1/11/2024	
BP-01	Earthwork (Final Grading)		12/11/2023	1/11/2024	
BP-04	Deep Foundations		12/11/2023	4/26/2024	
BP-04	Underground Utilities		12/11/2023	1/26/2024	
BP-05	Building Concrete - Foundation Reinforcing		12/11/2023	7/29/2024	
BP-05	Building Concrete (SOG, Walls, SOO, Curbs, and Pads)		12/11/2023	10/4/2024	
BP-05	Building Concrete - Reinforcing		12/11/2023	10/6/2024	
BP-05	Waterproofing		12/11/2023	7/1/2024	
BP-06	Metal Decking		12/11/2023	9/10/2024	
BP-06	Applied Fireproofing		12/11/2023	8/27/2024	
BP-06	Elevators		12/11/2023	12/18/2025	
Stework	Site Concrete, Retaining Walls, & Stairs		3/9/2024	1/1/2025	
Stework	Site Concrete Retaining Walls & Stairs Reinforcing		3/9/2024	1/1/2025	
Specialties	Expansion Joints		3/9/2024	1/1/2025	
Specialties	Sign and Communicating Signs		3/9/2024	4/2/2025	

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Bid Pack ID	Scope	Awarded Contractor	BP ISSUE DATE	CPM START DATE
	Monument Signs		3/9/2024	4/29/2025
Buildout	Rough Carpentry (Maybe Rolled Up)		3/9/2024	4/11/2025
Buildout	Building Insulation (Maybe Rolled Up)		3/9/2024	4/11/2025
Buildout	Overhead Doors & Grilles		3/9/2024	4/11/2025
Specialties	Fire/Smoke Curtains		3/9/2024	4/11/2025
	Miscellaneous Metals		3/9/2024	4/11/2025
Specialties	Operable Partitions		3/9/2024	4/11/2025
Specialties	Interior Metal Wall Panels (Maybe Rolled Up)		3/9/2024	6/19/2025
Waterproofing	Roofing		3/9/2024	6/19/2025
Waterproofing	Roof Accessories		3/9/2024	6/19/2025
Waterproofing	Flashing & Sheet Metal		3/9/2024	6/19/2025
Waterproofing	Sealants		3/9/2024	7/12/2025
Specialties	Window Washing and Fall Protection		3/9/2024	6/27/2025
Specialties	Entrance Floor Grilles & Mats		3/9/2024	10/4/2025
Buildout	Doors, Frames, & Hardware		6/7/2024	4/11/2025
Specialties	Toilet Partitions		6/7/2024	4/11/2025
Specialties	Wall & Door Protection		6/7/2024	4/11/2025
Specialties	Toilet & Bath Accessories		6/7/2024	4/11/2025
Specialties	Fire Protection Specialties		6/7/2024	4/11/2025
Specialties	Lockers		6/7/2024	4/11/2025
Specialties	Waste Storage Shelving		6/7/2024	4/11/2025
Buildout	Interior Glazing		6/7/2024	4/11/2025
Buildout	Non-L&L Casework		6/7/2024	5/15/2025
Specialties	Access Flooring T17		6/7/2024	5/15/2025
Specialties	Window Treatments		6/7/2024	7/18/2025
Finishes	Architectural Woodwork		6/7/2024	6/7/2025
Finishes	Tile		6/7/2024	10/27/2025
Finishes	Heritage		6/7/2024	10/27/2025
Finishes	Interior Metal Wall Panels T17		6/7/2024	10/27/2025
Finishes	Acoustical Ceiling & Wall Panels		6/7/2024	10/27/2025
Finishes	Painting & Wall Coverings		6/7/2024	10/27/2025
Finishes	Historic		6/7/2024	10/27/2025
Finishes	Lead Applied Flipping		6/7/2024	10/27/2025
Finishes	Stone Masonry T17		6/7/2024	10/27/2025
Buildout	M/Work		6/7/2024	10/27/2025
Stework	Landscape & Irrigation		6/7/2024	11/1/2026
Specialties	Fire Control Doors		6/7/2024	1/1/2026
Finishes	Ornamental Metals		6/7/2024	1/16/2026
Specialties	Visual Display Units		6/7/2024	1/16/2026
Specialties	Storage		6/7/2024	1/15/2026
Stework	Site Concrete Handicaps & Curb and Gutter		6/7/2024	5/22/2026
Stework	Pavement Markings		6/7/2024	5/22/2026
Stework	Fences and Gates		6/7/2024	5/22/2026
Stework	Site Fencing		6/7/2024	5/22/2026
Specialties	Non-L&L Furniture, Furnishing, & Accessories		6/7/2024	5/26/2026
	Final Cleaning		6/7/2024	6/1/2026

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About the Project

- PRAB is a large development on Parnassus Avenue, toward the west end of the UCSF Parnassus Heights Campus
- The PRAB Project consists of these major components:
 - Demolition of an existing building.
 - Construction of a new 311,000-square-foot, nine-story building.
 - Five floors and two partial floors dedicated to state-of-the-art research; a floor dedicated to the relocated UCSF School of Nursing; other educational, administrative, and support spaces; and frontage improvements to Parnassus Avenue.
 - The site is heavily sloped and very challenging.
 - The Project Budget exceeds \$800 million, and the Construction Budget is \$600M. Design is advancing rapidly. With phased construction, Demolition is now starting. Construction is expected to span from 2024 through mid-2027. Move-in and activation is scheduled for 2027.
 - The PRAB project has a goal that 10% of the design and construction is to be performed by Small Business Enterprises (SBE) and/or Disabled Veteran Business Enterprises (DVBE).



Next Steps

- Please refer to the Handout for upcoming bidding opportunities.
- Multiple Bid Packages will be issued (approximately 12, each covering multiple scopes listed on the Handout). Bid Packages will be managed through BuildingConnected.
- To learn more about becoming a Supply Chain Partner with:
 - Hensel Phelps – contact Don Hill (DHill@henselphelps.com) or Steve Frautschy (SFrautschy@henselphelps.com)
 - HGA – contact Deepa Balgi (DBalgi@hga.com)
 - UCSF – contact Shawn Mazzeo (Shawn.Mazzeo@ucsf.edu) or Ron Blaj (Ron.Blaj@ucsf.edu)
- Identify any potential hurdles and discuss how to overcome them
- It's your time ... please ask us any questions!

Thank you!

Please continue to the next breakout session.

UCSF Design & Construction Day