



University of California
San Francisco

ADVERTISEMENT FOR CM/CONTRACTOR PREQUALIFICATION

Subject to conditions prescribed by the **University of California, San Francisco (University)**, responses to the University's prequalification documents for a **Construction Manager at Risk (CM@Risk)** contract are sought from bidders for the following:

PROJECT TITLE: PH DOMESTIC WATER MAINS REPLACEMENT - PHASE 2
PROJECT NUMBER: PRJ-000326
BUILDING(S)/SITE NAME: LONG HOSPITAL, MSB, HSE, HSW, PCUP, ACC, KORET WAY/PARNASSUS HEIGHTS CAMPUS
BUILDING/SITE ID: N/A
CAMPUS/ZONE PARNASSUS HEIGHTS / WEST ZONE
SITE ADDRESS: PARNASSUS HEIGHTS CAMPUS

PREQUALIFICATION OF PROSPECTIVE BIDDERS:

The University has determined that bidders who submit bids on these projects must be prequalified for Level 1 submission of Prequalification Documents. The top three (3) scorers will be deemed prequalified to proceed to Level 2, the Interview. The University may interview more than three (3) bidders at its discretion.

No Level 1 prequalification documents will be accepted after the Prequalification deadline. However, the University reserves the right to request, receive, and evaluate supplemental information after the Prequalification Deadline.

At the University's discretion, Level 2 Interviews may be conducted after review of the Level 1 Prequalification Documents for those prospective bidders that pass Level 1.

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:

A - General Engineering

or

B - General Building

GENERAL PROJECT INFORMATION:

Project Type: Replacement-Construction Utility Project

Project Size: N/A

Estimated Construction Cost: \$5,700,000

Required Specialty Items: N/A

Jurisdiction: State Fire Marshal, UCSF Building Permit Services, California Department of Health Care Access and Information (HCAI)/Office of Statewide Hospital Planning and Development (OSHPD)

Estimated Bidding Date: May 2024

Estimated Construction Start: Pre-con work starts May 2024; Construction start estimated to start August 2024

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".



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PREQUALIFICATION SCHEDULE:

Date of this Advertisement: 04/9/2024

Date Prequalification Documents Available: 04/9/2024

Date Questions about this Prequalification Due: 04/17/2024, 2:00 PM

THIS Prequalification MUST be Submitted by: 04/24/2024, 2:00 PM

GENERAL DESCRIPTION OF WORK:

The Parnassus Heights Water Mains Replacement Program addresses the corroded, end-of-life condition of the domestic water mains system at the Parnassus Heights Campus. UCSF has determined that this Program is mission-critical to its operations, requiring replacement, to avoid disruption of services which could occur should the water mains break.

The Parnassus Heights campus site is the oldest of the UCSF campus sites, comprising approximately 107 acres of land. Approximately 6,100 linear feet of water main lines support the campus and can be defined in 20 segments. This project comprises 7 of the 20 segments. Note that 11 of the 20 segments are covered in the scope of other projects, including Phase 1 of the Water Mains Replacement Program.

This Phase includes the following piping segments:

- Segment 4: interior, Health Sciences East (HSE) Building
- Segment 5: exterior, from Parnassus Ave to School of Dentistry
- Segment 6, 18: exterior, along Koret Way Parking Lot/roadway near Koret Vision Center
- Segment 8: exterior, through Health Sciences West
- Segment 10: interior, from Health Sciences East Building , through Medical Sciences Building and continuing through Moffitt/Long Hospital (OSHPD AHJ)
- Segment 12: interior through Central Utilities Plant (PCUP), exterior across the driveway to Moffitt/Long Hospital (OSHPD AHJ)
- Segment 13: interior, through Ambulatory Care Center Garage to Millberry Union.

The successful CM/Contractor shall be responsible for providing Preconstruction Services (Phase 1), and

Construction Work (Phase 2):

- (i.) Phase 1: Provide Pre-Construction Services to support the Design Team for the validation and constructability of the project designs.

The scope of work shall include estimating, scheduling, logistics reviews, validation of design/drawing and specifications completeness, coordination reviews. During the design phase, awarded CM contractor will work with the design team and University to identify all risks associated with the project to provide an accurate construction estimate and schedule. Estimates based on preliminary estimates provided by subcontractors will be deemed not acceptable.

Awarded CM contractor will perform pre-qualifications of Subcontractors, preparation of Instructions to Bidders, and Subcontractor bid solicitations by competitive bidding of multiple trade packages. The CM Contractor shall be responsible for coordination of the Work among the Design Team, Subcontractors and other University trade partners that provide goods and services to the Project.

- (ii.) Phase 2: Construction Services: Construction Services of the Project including but not limited to General Conditions for the Project sites and construction delivery, scheduling, coordination of the Work with



University and various other construction projects underway on campus; subcontractor management and coordination with subcontracts to CM Contractor; risk mitigation; quality control; management of submittals, RFI's, cost control; code compliance; safety; start-up, testing and commissioning; change order management and closeout.

The purpose of the project is to construct the following:

- Install new domestic water piping in multiple segments through several buildings on the campus. Buildings fall under OSHPD jurisdiction (PCUP, Moffitt/Long (M/L) Hospitals) and under UCSF Building Permit Services (BPS) jurisdiction.
- This project will replace high- and low-pressure domestic water mains routed in HSE, HSW, MSB and M/L Hospitals and ACC.

TECHNICAL DESCRIPTION OF WORK:

The purpose of the project is to do the following:

Excavation and replacement of domestic water piping and appurtenances. Exterior piping may require separate trench to avoid damage to existing piping during replacement, Interior piping may be routed near the existing piping, requiring new supports and bracing.

1. SEGMENT 4- HEALTH SCIENCES EAST
 - 6" low pressure (LP) domestic water line
2. SEGMENT 5 -FROM PARNASSUS AVE TO DENTAL CLINICS
 - 6" low pressure (LP) domestic water line
3. SEGMENT 6 -ALONG KORET WAY ROAD, NEAR PARKING AREA
 - 6" low pressure (LP) domestic water line connects to new piping installed in Koret Way. Requires coordination with PRAB project team.
4. SEGMENT 8 -HEALTH SCIENCES WEST
 - 6" low pressure (LP) domestic water line passing through HSW. This work will mainly be in interstitial and mechanical spaces in the building. Piping will exit HSW building on west side of the building and be capped for connection for a future project. (PCCSI)
5. SEGMENT 10 HEALTH SCIENCES EAST (HSE) to MEDICAL SCIENCES BUILDING (MSB) to MOFFITT/LONG HOSPITAL
 - 8" high pressure (HP) domestic water line from HSE, thru MSB, continuing thru Moffitt/ Long Hospital. This will include work in-ceiling of rooms and in interstitial spaces.
6. SEGMENT 12 -BETWEEN CENTRAL UTILITIES PLANT (PCUP) & LONG HOSPITAL (UNDER THE LOADING DOCK LANE)
 - 8" low pressure (LP) domestic water line between PCUP and Moffitt/Long Hospital, under ground below the access lane to Moffitt/Long Hospital loading dock. This will require coordination with deliveries at the existing hospital and construction activities associated with the new NHPH hospital.
7. SEGMENT 13 AMBULATORY CARE CENTER



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- 4" low pressure (LP) domestic water piping through garage to Millberry Union mechanical room.

The existing domestic water piping planned for replacement are at the end-of-life condition. Methods of Procedure shall be submitted for each segment to describe the means to mitigate risk and potential failure during the replacement.

BID PROCEDURES:

When the Bidding Documents become available from the University, bids submitted directly to the University will be received ONLY from Prequalified CM Contractors. Only Bidders who have been prequalified by the University shall be invited to participate in a Best Value bid for this project.

The successful bidder will be selected through a Best Value (BV) contractor selection process. The lowest responsible bidder will be selected on the basis of the Best Value to the University. The Best Value to the University will be determined using objective criteria described in the Bidding Documents with the resulting selection representing the best combination of price and qualifications.

Information submitted by the bidder shall not be open to public inspection to the extent that information is exempt from disclosure under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of the Title of the Government Code).

In the CM@Risk, Best Value Contract Documents, there are two Phases which will be further defined during the bidding period:

Phase 1 – Pre-Construction Services

Phase 2 – Construction Services

Bid Security will be in the amount of 10% of the Anticipated Contract Value and shall accompany each bid. The Surety issuing the Bid Bond, the Payment Bond and the Performance Bond shall be on the bid deadline an admitted surety insurer as defined in the California Code of Civil Procedures Section 995.120. Full Performance and Payment Bonds will be required upon award of each project for Phase 2 Work in the Program.

Prospective CM Contractors will be subject to, and must fully comply with, all of the bidding conditions, including 100% Payment Bonds and 100% Performance Bonds as Phase 2 Work is awarded.

All insurance policies required to be obtained by Contractor shall be subject to approval by University for form and substance. The Certificate of Insurance shall be issued on the University's form. 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.

UCSF embraces an environment of diverse clientele, faculty, staff, students, researchers, practitioners, and professional support services. The University believes a workforce of differing backgrounds, professional and life experiences and perspectives offers superior innovative, critically analyzed, and complete solutions to our unique business challenges. We are interested in organizations and proposed team members that respect and support the UCSF diversity mission: "We're committed to building a broadly diverse community, nurturing a culture that is welcoming and supportive, and engaging diverse ideas for the provision of culturally competent education, discovery, and patient care." <http://diversity.ucsf.edu>

Every effort will be made to ensure that all persons have equal access to contracts and other business



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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.

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 UCSF SBE Representative 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 BuildingConnected.

To request an invitation to the prequalification go to UCSF BuildingConnected Plan Room <https://app.buildingconnected.com/public/55b2899376365309004aefcc>, join the "Bid Opportunity" and change your status to bidding.

If your company has not completed the company qualification for UCSF within the last year we will send you an invitation to either revise your qualification or complete for the first time.

Note, if required, that project specific information and/or construction experience is submitted by completing the questionnaire found in the project's Bid Form Tab in BuildingConnected and company qualification is submitted by completing the questionnaire found in the Qualifications menu in the BuildingConnected site.

Questions or requests for clarification and/or interpretation of the Prequalification Documents must be submitted using BuildingConnected 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.



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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.

PREQUALIFICATION QUESTIONNAIRE:

The University will only be evaluating the following information from the BuildingConnected prequalification questionnaire and may request additional information.

TO BE CONSIDERED PREQUALIFIED THE ENTITY MUST HAVE:

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).

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.

Total Bonding Capacity: \$15,000,000 or greater.

Per Project Bonding Capacity: \$6,800,000 or greater.

Local office: Within 100 Miles of the Project Site.



TO BE CONSIDERED PREQUALIFIED THE ENTITY MUST NOT HAVE:

Had California Contractor's License suspended or revoked within the past five years.

Had any Cal-OSHA fines in the Serious, Repeat or Willful categories within the past five years.

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.

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.

Been terminated for cause by an Owner after construction commenced within the last five years.

CONSTRUCTION EXPERIENCE QUESTIONNAIRE:

Prospective contractors 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.

The entity is required to submit two (2) similar projects by completing the questionnaire found in the project's Bid Form Tab in BuildingConnected. Submitted projects must have been COMPLETED within the last 10 years from submission date of this Prequalification Document. 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 two similar projects must meet the following requirements:
 - i. Projects completed of similar scope as described under the General Description of Work and Technical Description of Work.
 - ii. Replacement of operational critical domestic water piping systems with minimum pipe diameter of 6 inches preferred.
 - iii. Trenching projects completed in roads requiring traffic control and coordination with other utility owners, governmental agencies, and the general public.
 - iv. Plumbing projects completed in existing occupied buildings and coordination with building occupants.
 - v. At least one project completed under HCAI/OSHPD jurisdiction preferred.
Familiarity with OSHPD Infection Control procedures.
 - vi. Cost of construction work is \$6,000,000 or greater at time of completion.
