



University of California
San Francisco

ADVERTISEMENT FOR CONTRACTOR PREQUALIFICATION

Subject to conditions prescribed by the **University of California, San Francisco (University)**, responses to the University's prequalification documents for a **Lump Sum** are sought from bidders for the following:

PROJECT TITLE: Remediation of Vacated Buildings at ZSFG Campus
PROJECT NUMBER: PRJ-000439
BUILDING/SITE NAME: ZSFG Campus
BUILDING/SITE ID: 1,3,9,10,20,30,40,80,90,100 **CAMPUS/ZONE** ZSFG
SITE ADDRESS: 1001 Potrero Avenue

PREQUALIFICATION OF PROSPECTIVE BIDDERS:

The University has determined that bidders who submit bids on this project must be prequalified. 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:

B - General Building

GENERAL PROJECT INFORMATION:

Project Type: Renovation/Remodel Research Laboratory Office Space
Project Size: 235,000 sq. ft
Estimated Construction Cost: \$2,400,000
Required Specialty Items: Hazardous Materials
Jurisdiction: UCSF Campus Fire Marshal
Estimated Bidding Date: January, 2024
Estimated Construction Start: February, 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".

PREQUALIFICATION SCHEDULE:

Date of this Advertisement: 11/15/2023
Date Prequalification Documents Available: 11/15/2023
Date Questions about this Prequalification Due: 11/22/2023, 2:00 PM
THIS Prequalification MUST be Submitted by: 12/8/2023, 2:00 PM

GENERAL DESCRIPTION OF WORK:

Remediation of 235,000 sq. ft of laboratory and office spaces.

TECHNICAL DESCRIPTION OF WORK:

The buildings that have and will continue to be vacated are Buildings 1, 3, 9, 10, 20, 30, 40, 80, 90, 100. The work is not expected to be conducted under OSHPD/HCAI requirements. The awarded contractor will provide construction



University of California
San Francisco

services to return designated spaces to an “office-like” shell. Primary work is to remove all components of existing wet and dry lab spaces, although leaving floors, ceiling and walls intact and repair or replace where necessary. The balance of the work will involve varying degrees of tenant finish/improvement including patching and painting walls and window frames to match existing, repair/replace ceiling tile & grid and replacing flooring in kind. Work also includes removal of any remaining laboratory equipment that is secured to infrastructure, demolition of laboratory casework and cutting and capping of all lab utilities and systems. Significant pieces of equipment to be removed (and disposed of) that are connected to infrastructure to remain include walk-in cold rooms (expected 5), autoclaves (expected less than 10) and fume hoods (expected ~20). Asbestos discovery and testing and following proper abatement procedures may be required. Asbestos may be encountered where lab benches are removed (or at removal location of significant equipment) disturbing flooring and ceiling as well as other areas. Cut and cap of rooftop equipment such as fans servicing lab equipment is expected. This may involve roof repair or patching.

BID PROCEDURES:

The University will receive bids directly and **ONLY** from prequalified Contractors. Prequalified Contractors will be issued a complete set of bidding documents. Prospective bidders desiring to be prequalified are informed that they will be subject to and must fully comply with all the bid conditions including 100% Payment and Performance Bond.

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 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.

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.



University of California
San Francisco

PREQUALIFICATION PROCEDURES:

The prequalification questionnaire will be submitted via BuildingConnected by completing the questionnaire found in the project Bid Form Tab.

To request an invitation to the prequalification go to UCSF BuildingConnected Plan Room <https://app.buildingconnected.com/public/654ab4b90da0a10035053c78>, join the “Bid Opportunity” and change your status to bidding.

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 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:

\$2,000,000 - Bodily Injury and Property Damage Each Occurrence - Combined Single Limit

\$4,000,000 - Products - Complete Operations Aggregate

\$1,000,000 - Personal and Advertising Injury

\$4,000,000 - General Aggregate

\$1,000,000 - Business Automobile Liability Insurance - Limits of Liability - Each Accident - Combined Single Limit for Bodily Injury and Property Damage



University of California
San Francisco

\$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: \$5,000,000 or greater.

Per Project Bonding Capacity: \$2,500,000 or greater.

Local office: Within **75 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 [2] similar project(s) by completing the questionnaire found in the project's Bid Form Tab in BuildingConnected. 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 [2] similar projects must meet the following requirements:
 - i. Projects completed of similar scope and values as described under the General Description of Work. Similar scope is defined as the demolition and tenant improvement of vacated space at an institutional building such as a Medical Center, Medical Office Building, or University Campus or similar (refer to General Description of Work).



University of California
San Francisco

- ii. Work consists of removing lab equipment listed above and cutting/capping utilities servicing that equipment.
- iii. Projects completed in the past 10 years.

B. From the projects submitted, the following requirements must also be met:

- i. One (1) of the projects must have included working in an occupied space where occupancy is defined as staff working within the immediate floors above or below.
- ii. One (1) of the projects must have been completed in a partially occupied building of at least 25,000 gross square feet.
- iii. One (1) of the projects must have included a total of 75,000 gross square feet.
