



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: FIN - MB BH EMERGENCY BOILER 2 REPLACEMENT AND FLUE

PROJECT NUMBER: C2276492

BUILDING/SITE NAME: Byers Hall

BUILDING/SITE ID: 3034 **CAMPUS/ZONE** Mission Bay / East Zone

SITE ADDRESS: 1700 4th Street, San Francisco, CA 94158

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:

C-4 - Boiler, Hot Water Heating and Steam Fitting

GENERAL PROJECT INFORMATION:

Project Type: Boiler Replacement, Exhaust Fan, Boiler Flue, and Controls

Project Size: 1,000 SF

Estimated Construction Cost: \$600,000

Required Specialty Items: N/A

Jurisdiction: Building Permit Services & Designated Campus Fire Marshal

Estimated Bidding Date: September 2025

Estimated Construction Start: December 2025

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: 8/6/2025

Date Prequalification Documents Available: 8/6/2025

Date Questions about this Prequalification Due: 8/13/2025, 2:00

PM THIS Prequalification MUST be Submitted by: 8/21/2025, 2:00

PM

GENERAL DESCRIPTION OF WORK:

The project consists of replacing the existing non-condensing gas-fired boiler with a new high-efficiency condensing gas-fired boiler. The scope includes the removal and replacement of the existing boiler flue and the installation of a new exhaust system serving the replacement boiler. To ensure uninterrupted building operations during the construction period, a temporary boiler shall be provided and maintained for the duration of the work.



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TECHNICAL DESCRIPTION OF WORK:

Project scope is listed below; however, a qualified firm should review the final bidding packet as the basis of the budget when submitting for bids.

1. Boiler Replacement: Remove the existing non-condensing gas-fired boiler and replace it with a new high-efficiency condensing gas-fired boiler, complete with all necessary piping, controls, and accessories.
2. Controls Integration: Implement Sequence of Operations for the new boiler system, integrating with the existing boiler for optimal performance and efficiency.
3. Temporary Boiler: Furnish, install, and maintain a temporary boiler to provide uninterrupted heating during the cutover and commissioning phase, minimizing impact to building operations.
4. Boiler Flue Replacement: Replace the boiler flue serving both the existing and new boiler from the mechanical room to the roof, ensuring compliance with all code requirements.
5. Flue Pathway Support & Finish Work: Provide anchor and support for the flue at every floor level within the existing shaft. Perform all required patching and painting to match existing finishes. Secure all work areas during construction to maintain building safety and operations.
6. Roof Exhaust Replacement: Replace the boiler flue exhaust assembly at the roof, including all associated flashing, weatherproofing, and structural support as required.

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).



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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 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.

Each prospective Bidder must answer all of the following questions and provide all requested information. Any prospective Bidder failing to do so will be deemed to be not responsive and not prequalified with respect to this Prequalification. All Bidders that have submitted a Prequalification Questionnaire will be notified in writing of whether or not they have successfully achieved Prequalification status. Prospective Bidders 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



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to the questions will be prequalified. Only those Bidders that have been determined to be prequalified will be eligible to submit a bid for this Project.

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). **(Pass/Fail)**

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 **1.00** as an average of the last three recorded years. If no EMR rating, please explain. **(Pass/Fail)**

Total Bonding Capacity: \$5,000,000 or greater. **(Pass/Fail)**

Per Project Bonding Capacity: \$2,000,000 or greater. **(Pass/Fail)**

Local office: Within 100 Miles of the Project Site. **(Pass/Fail)**

Had California Contractor's License suspended or revoked within the past five years. **(Pass/Fail)**

Had any Cal-OSHA fines in the Serious, Repeat or Willful categories within the past five years. **(5 Points)**

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. **(Pass/Fail)**

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. **(Pass/Fail)**

Been terminated for cause by an Owner after construction commenced within the last five years. **(Pass/Fail)**

CONSTRUCTION EXPERIENCE QUESTIONNAIRE:

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



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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 value equivalent to \$600,000 as described under the General Description of Work. A similar scope is defined as the replacement of an existing boiler or equivalent mechanical installation serving a research facility and flue for exhaust.
 - ii. Projects completed in and/or serving a fully occupied research building of at least 200,000 square feet gross.
 - iii. The project must also show the utilization of a temporary boiler or MEP system for the Facilities while the new equipment is under construction.
 - iv. Projects completed in the past 3 years.
- B. From the projects submitted, the following requirements must also be met:
 - i. One of the projects must be in a research facility and show project did not have interrupted building operations.
