



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 **Design Build** are sought from bidders for the following:

PROJECT TITLE: FIN- MB Helen Diller FLS Safety Negative Pressure

PROJECT NUMBER: C660659

BUILDING/SITE NAME: Helen Diller

BUILDING/SITE ID: 2316 **CAMPUS/ZONE** Mission Bay / East Zone

SITE ADDRESS: 1450 3rd St San Francisco, 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:

B- General Contractor

GENERAL PROJECT INFORMATION:

Project Type: HVAC, Fire Alarm, Controls

Project Size: 160,540 SF

Estimated Construction Cost: \$1,070,000

Required Specialty Items: Fume Hoods and Biosafety Cabinets and work in animal research areas

Jurisdiction: UCSF Building Permit Services & Designated Campus Fire Marshal

Estimated Bidding Date: 4/2025

Estimated Construction Start: 7/2025

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: 3/12/2025

Date Prequalification Documents Available: 3/12/2025

Date Questions about this Prequalification Due: 3/20/2025, 2:00 PM

THIS Prequalification MUST be Submitted by: 3/27/2025, 2:00 PM

GENERAL DESCRIPTION OF WORK:

REDUCE EXHAUST AIRFLOW AND INCREASE SUPPLY AIRFLOW TO 5TH FLOOR ANIMAL HOLDING AREAS DURING A 5TH FLOOR FIRE ALARM. REDUCE 4TH FLOOR EXHAUST AIRFLOW IN LABORATORIES DURING A 4TH FLOOR FIRE ALARM. REDUCE EXHAUST AIRFLOW IN LABORATORIES DURING FIRE ALARMS AND OTHER CORRECTIVE WORK ON THE 2ND AND 3RD FLOORS. REDUCE



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NEGATIVE PRESSURIZATION IN THE ATRIUM DURING AN ATRIUM FIRE ALARM. CREATE SLIGHT POSITIVE PRESSURIZATION IN THE ATRIUM DURING NORMAL OPERATION.

TECHNICAL DESCRIPTION OF WORK:

5th floor: Reprogram fire alarm sequences. Modify 5th floor cage wash system emergency shutdown wiring and reprogram fire alarm sequences to reduce cage wash room exhaust during fire alarm. Reduce airflow at BSL-2 suite during exhaust fans during 5th floor fire alarm. Replace constant volume Phoenix air valve controllers with new two-position air valve controllers that can be remotely monitored and reset at biosafety cabinets and other non-tracking general exhaust valves. **4th Floor:** Reprogram supply and exhaust terminal units so that exhaust air tracks supply air in each of the 14 zones. Replace constant volume Phoenix air valve controllers with new two-position air valve controllers that can be remotely monitored and reset at fume hoods and other non-tracking general exhaust valves. **2nd and 3rd Floors:** Replace constant volume Phoenix air valve controllers with new two-position air valve controllers that can be remotely monitored and reset at exhaust valves. Reprogram main laboratory air handling units so that during a fire alarm on the 2nd floor, main supply fans go to a pre-programmed speed. 1st floor reprogram main laboratory air handling unit to go to a pre-programmed fan speed during a fire alarm on the 1st floor. Atrium Fire Alarm: Replace atrium outside air dampers and actuators. Remove existing actuators, lock existing outside air dampers wide open, abandon in place. Provide new outside air dampers and actuators, with integral end switches. Remove existing filter banks at outside air intake louvers, do not replace. New outside air dampers shall be directly controlled and monitored by the fire alarm system. Provide monitoring at existing fire fighter's control panel and BAS. Wire new end switches so that status of each switch can be monitored. New end switches shall be monitored by fire alarm system and BAS.

When all corrective actions and control sequences are completed, test building automation system and building fire alarm sequences to demonstrate that differential pressures and door opening forces are acceptable, as described on sheet M7.1

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



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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.

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/654ab4b90da0a10035053c78>, 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 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.



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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 **1.00** as an average of the last three recorded years.

Total Bonding Capacity: \$10,000,000 or greater.

Per Project Bonding Capacity: \$3,000,000 or greater.

Local office: Within 50 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.



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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 250 out of a possible 300 points**, AND are determined to have accurately responded to the questions will be prequalified.

The entity is required to submit 3 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 3 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 separation and programming of building automation and fire alarm systems, installation of ventilation ducts, dampers, actuators and filters. Modification and programming of Phoenix valve controllers, reprogram terminal units, reprogram air handling units. Functional testing of building automation and fire alarm systems.
 - ii. Projects completed in and/or serving a fully occupied research building of **at least 100,000 square feet gross**.
 - iii. Projects with complicated phasing in continuously occupied research space.
 - iv. Cost of project work is **\$1,000,000 or greater** at time of completion.
 - v. Projects completed **in the past 5 years**.
