



## 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:** PH MU H-M3 DOMESTIC HOT WATER HEATER REPLACEMENT

**PROJECT NUMBER:** PRJ-000394

**BUILDING/SITE NAME:** MILLBERRY UNION BUILDING

**BUILDING/SITE ID:** 2212 **CAMPUS/ZONE** PARNASSUS

**SITE ADDRESS:** 500 Parnassus, San Francisco, CA 94143

### 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

*Or*

C-36 - Plumbing

*Or*

**B – General Building Contractor**

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### GENERAL PROJECT INFORMATION:

**Project Type:** Deferred Maintenance

**Project Size:** 500 sqft

**Estimated Construction Cost:** \$700,000

**Required Specialty Items:** N/A

**Jurisdiction:** Building Permit Services & Designated Campus Fire Marshal

**Estimated Bidding Date:** February, 2024

**Estimated Construction Start:** April, 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:** 11/17/2023

**Date Prequalification Documents Available:** 11/17/2023

**Date Questions about this Prequalification Due:** 11/29/2023, 2:00 PM

**THIS Prequalification MUST be Submitted by:** ~~12/07/2023~~ **1/03/2024**, 2:00 PM

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GENERAL DESCRIPTION OF WORK:

Replace two (2) 8,000-gal steam operated water heaters located in the P8 level of the Millberry Union building and associated appurtenances. All piping (steam, hot water, condensate, cold water) will be removed to the corresponding main. The new water heaters will be steam-to-water semi instantaneous type. Provide BMS Controls to monitor the new hot water system. Connect the new water heaters and new circulation pump to the existing electrical grid.

~~Open a new 42" wide doorway through the east concrete wall of the mechanical room. The new door will be metal with closer and 90 minute fire rated. Patch and paint to match existing finishes.~~

All work must be carried out without hot water service interruption, unless authorized by the University.

All work must be performed by the applicable specialty licensed Contractor.

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TECHNICAL DESCRIPTION OF WORK:

**General:** The Contractor shall furnish all material, equipment and labor necessary to complete this project in accordance with the project plans and specifications.

**Permits:** The Contractor is responsible for letters of certification and compliance with laws and regulations applicable to the performance of this work.

**Removal/Demo Work:** The Contractor shall:

- De-energize and disconnect electrical and plumbing system following the applicable lock-out/tag-out procedures.
- Install isolation valves at connection points or as described in the plans.
- Dispose of or salvage material in accordance with applicable laws and regulations.
- Properly seal any gaps, holes or voids created by the removal of all components.

**New Work:**

- The Contractor shall install all components to meet the manufacturer's recommendations.
- Piping, pump, heaters must be seismically anchored per the California Building Code requirements.
- All piping and plumbing shall be leak free. Valves, strainers, unions, flanges requiring access for maintenance shall be installed so that they are accessible.
- Clean and disinfect water piping as directed by the project specifications.
- Asbestos or lead containing materials are prohibited.
- Upon completion of work, the Contractor will conduct a system performance test in the presence of the University's representative.



#### 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.

#### 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/55b2899376365309004aefcc>, 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.

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

**Per Project Bonding Capacity:** \$1,000,000 or greater.

**Local office:** Within 100 Miles of the Project Site.



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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 percent of the total designated points**, AND are determined to have accurately responded to the questions will be prequalified.

The entity is required to submit two (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 installation of Domestic Water Heating systems at an institutional building such as a Medical Center, Medical Office Building, or University Campus or similar (refer to General Description of Work).
  - ii. Projects completed in operating facilities.
  - iii. Cost of plumbing and/or Boiler, Hot Water Heating and Steam Fitting work is ~~\$700,000~~ \$500,000 or greater at time of completion.
  - iv. Projects completed in the past 5 years.

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