



## **ADVERTISEMENT FOR SUBCONTRACTOR PREQUALIFICATION**

Subject to conditions prescribed by Swinerton, responses to the prequalification documents for a Design Build contract are sought from prospective bidders for the following project:

Project Title: Peninsula Outpatient Center  
UCSF Project Number: PRO-000051  
UNIVERSITY OF CALIFORNIA, SAN FRANCISCO MEDICAL CENTER

### **PREQUALIFICATION OF PROSPECTIVE BIDDERS**

Swinerton Builders has entered into a CM-at-Risk contract with the University of California, San Francisco Medical Center for this project. Swinerton has determined that the Building Management Systems trades who submit bids on this project must be prequalified and will be conducting the prequalification process. Prequalified bidders will be required to have at least one of the following California contractor's license(s):

#### **C-10 Electrical and/or C-20 HVAC**

### **GENERAL DESCRIPTION OF WORK**

Tenant improvement of a recently constructed 50,000 sq. ft, core and shell 4-story building. The renovated space will provide UCSF with an ambulatory surgery center, imaging services, cancer clinic and an infusion center to include a licensed compounding pharmacy.

During phase 1 preconstruction, design build services for Building Management System "BMS" will include a complete BMS design including all head end equipment, controls interfaces, programming logic, commissioning interface, training and documentation.

During phase 2 Construction, contractor will furnish all labor, material, and equipment to complete all Building Management System described and shown in the contract documents and in conjunction with the design build scope outlined.

The project is to be constructed in accordance with the current California Building Code (CBC) and all other applicable codes, laws, and regulations including Title 22, Title 24, the NFPA Life Safety Code and the California Health and Safety Code.

The estimated construction cost range for the project is \$40,000,000 - \$55,000,000. The estimated costs specific for each trade scope is as follows:

**Bid Package 22.2 Building Management Systems:** Phase 1 Preconstruction \$15,000  
Phase 2 Construction \$845,000

### **PREQUALIFICATION SCHEDULE**

# SWINERTON



Project Title: Peninsula Outpatient Center

UCSF Project No.: PRO-000051

Prequalification Documents will be available beginning **Friday September 9, 2022** at 10:00 AM through the online bidding system, prospective bidders are required to join the project and register at:

[Swinerton Builders Public Plan Room \(buildingconnected.com\)](https://buildingconnected.com)

Once registered, prospective bidders can log on to Building Connected and retrieve Prequalification Questionnaire by project name and number. Contact **Lauren Morgan** ([lauren.morgan@swinerton.com](mailto:lauren.morgan@swinerton.com)) with any questions. The subject line of the email should state *Building Connected Question* and include *Project Number/Name*.

Prequalification Questionnaires will be submitted and processed electronically through the Swinerton's online bidding system, Building Connected and must be submitted on or before **Thursday, September 22, 2022 at 5:00 PM**.

Swinerton and the University reserve the right to request, receive, and evaluate supplemental information after the above time and date at its sole determination.

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 Swinerton's written notice regarding prequalification determination. Submit your writ to the attention of Lauren Morgan, Estimator, Swinerton via email with read receipt delivery to: [lauren.morgan@swinerton.com](mailto:lauren.morgan@swinerton.com). Any assertion that the outcome of the prequalification process was improper will not be a ground for a bid protest. However, Swinerton and 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 dates, times, and location set for receiving and opening of bids will be set forth in the Announcement to Prequalified Bidders and Advertisement for Bids. Swinerton and the University reserves the right to reject any or all responses to Prequalification Questionnaires and to waive non-material irregularities in any response received.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with Swinerton 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 the 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 registered with the Department of Industrial Relations pursuant to Labor Code sections 1725.5 and 1771.1

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations

The successful Prequalified 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, \$14 per hour as of 10/1/16, and \$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements. 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).



## **BID PROCEDURES AND SCHEDULE**

When the Bidding Documents become available, bids submitted directly to Swinerton will be received ONLY from prequalified Contractors. Only bidders who have been prequalified by Swinerton shall be invited to participate in a competitive bid for this project.

Prequalified Contractors will be issued a complete set of bidding documents through the online bidding system, Building Connected.

The lowest responsible bidder will be selected on the basis of “best value” to Swinerton. The objective criteria and methodology used to determine best value are described in the Bidding Documents. The best value to Swinerton is the selection resulting in the best combination of price and qualifications which will be calculated on a “cost per point” basis.

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 100% Performance Bond.

## **PREQUALIFICATION SCHEDULE (The following dates are approximate)**

|                           |  |
|---------------------------|--|
| <b>September 9, 2022</b>  | Prequalification documents available to Bidders                                    |
| <b>September 22, 2022</b> | Submittal of completed Prequalification Questionnaire and associated documents     |
| <b>September 27, 2022</b> | Bidders will be notified by letter via email whether or not they are prequalified. |

## **PROPOSED BIDDING SCHEDULE**

The following dates are approximate. Exact dates, times, and location will be set forth in an “Advertisement for Bids”.

|                         |  |
|-------------------------|--|
| <b>October 3, 2022</b>  | Bidding Documents available to prequalified Bidders. |
| <b>October 18, 2022</b> | Submittal of sealed bids from prequalified Bidders.  |