



# ADVERTISEMENT FOR PROPOSAL OF DESIGN BUILD SUBCONTRACTORS

February 4, 2022

**PRO-000002**

## **New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights**

The University of California, San Francisco (UCSF) Health is seeking a Design Build Subcontractor to help build the New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights, commonly referred to as the New Hospital at Parnassus Heights (NHPH). Sealed proposals for design build contracts are invited from proposers for the following trade (refer to the RFP Scope document for trade description of work):

- BP #09: Fire Protection Systems

### **PROJECT DESCRIPTION**

#### **New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights**

**UCSF Project. No: PRO-000002**

**HBW Project No: 35000.00**

The construction cost for the project is estimated at \$2.0 billion. UCSF Health's goal is to maximize innovation, quality, productivity, flexibility, and collaboration to create value for cost through use of the current, best-in-class project delivery model for large healthcare programs. Core team members (GC, AOR, Engineers, Trade Contractors, and Subconsultants) are required to co-locate with the project team during design and construction services.

UCSF has a master program that will serve as the starting point for design. The project includes NHPH as well as renovation of existing space within Moffitt and Long Hospitals. NHPH will connect to both Moffitt and Long Hospitals. New construction will not exceed 900,000 BGSF and renovations may be approximately 200,000 SF. Renovations of the existing Parnassus Central Utility Plant (PCUP), loading dock, Medical Center Way, and site utilities may be incorporated into the scope of the NHPH Program. Langley Porter Psychiatric Institute (LPPI) will be demolished before this project can begin.

### **PROPOSAL PACKAGE DESCRIPTION**

Herrero Boldt Webcor (HBW) has been contracted for General Contracting for the UCSF New Hospital Parnassus Heights and related Moffitt & Long Hospital renovations (NHPH). The NHPH project has multiple phases of Procurement during the Preconstruction Services. See Exhibit A2 NHPH Program Summary.

All NHPH scope of work shall comply with Department of Health Care Access and Information (HCAI) formerly known as OSHPD regulations and requirements, pursuant to California Building Standards Code.

The current target value construction costs for Design Assist/Design Build proposer scopes is as follows:

- **BP #09: Fire Protection Systems:** **\$ 13,600,000**

HBW intends to contract with the successful proposer using a two-phase process.

### **Phase 1 – Design / Preconstruction Phase**

It is expected that this Proposer will provide preconstruction services included but not limited to Design Build (BIM modeling and completing drawings for EOR signature for design assist elements or complete modeling, drawings and stamping of the design build elements), drawing review, budget updates and value analysis suggestions throughout Target Value Design, coordination and design recommendations.

### **Phase 2 – Construction Phase**

Once the University and HBW have agreed upon a Target Cost, HBW will issue a change order reconciling Phase 2 Construction Costs as well as scope. To award the construction phase of the project, the Proposer shall meet the following standards

- Budget is achieved or improved upon (Target).
- Schedule is met or improved upon.
- Staff participation and commitment is maintained.
- Proposer is consistently responsive and is adding value through the preconstruction process.

The successful proposer shall be responsible for providing the Design Build and Preconstruction Services during Phase 1 and Construction Work during Phase 2. HBW may direct proposer to commence work with respect to certain Early Construction Packages in the renovations prior to the exercise of the Phase 2 Option, but Construction Work under Phase 2 will only commence if the University/HBW elects to exercise its Phase 2 Option.

### **QUALIFICATIONS/REQUEST FOR PROPOSAL PROCEDURE**

Qualifications and Request for Proposal (RFP) will be issued in two separate packages through an electronic system called BuildingConnected on February 4, 2022 accessible through the following link:

<https://app.buildingconnected.com/public/5430e7ba5cdc2e0300dd8923>

The public plan room is here.

- **UCSF - NHPH - BP09 –Fire Protection Systems – Trade Qualifications**
- **UCSF – NHPH - BP09 –Fire Protection Systems – Request for Proposal (RFP)**

If you do not have access to the Qualifications/RFP via BuildingConnected or you have any questions regarding BuildingConnected or the procedure, please contact Leila Lilazi at [llilazi@webcor.com](mailto:llilazi@webcor.com). Subject line of the email should state “**UCSF NHPH – BuildingConnected Qualifications or RFP Question.**” Failure to do this could result in delayed response.

Addenda and other changes to the RFP will also be distributed to the Proposers will be posted on the BuildingConnected.com website.

## **TRADE QUALIFICATIONS INFORMATION**

The University and HBW seeks Subcontractors with significant experience in public works, academic health care projects for public institutions and have determined that Proposers who plan to participate in the best value process for this project must be qualified by HBW in order to submit Proposals.

To allow University/HBW to evaluate Proposers, each Proposer must submit a completed Proposer Qualifications before the Proposer Qualifications deadline. If the Proposer Qualifications is not submitted with all required qualifying information, Proposer will be deemed not qualified and will not be allowed to submit a Proposal.

Subcontractors must hold valid contractor licenses, be registered with the Department of Industrial Relations (DIR) and must provide the ability to obtain corporate surety (payment & performance) bonds, and insurance in order to be eligible for the Qualifications evaluation. This project is subject to the General Prevailing Wages, see <https://www.dir.ca.gov/oprl/dprevwagedetermination.htm>.

Trade Subcontractors that are evaluated and deemed qualified to perform work will be invited to submit a Proposal(s) for Proposal Packages. The information shall include general and specific experience, claim and surety history, financials, ability to meet schedule and budget requirements, experience in management and coordination, and requisite experience on projects of similar size, scope and complexity. Subcontractors who do not submit the Qualifications information will not be permitted to Proposal the project. For Qualifications Deadline please see RFP schedule in this document.

Applicants shall submit the documents required for Qualifications on BuildingConnected as on or before deadline stated under “Qualifications/RFP Schedule” part of this document and follow up with HBW to complete the procedure.

Documents required to be submitted are:

- Current Contractor’s License
- DIR Registration
- Disadvantage/Small Business Enterprise (DBE) Certificates
- California Sellers Permit – if applicable
- Current Backlog/Work in Process (WIP) Breakdown
- Current Financial Statement
- Auditors Statement with last Audited/Compiled/Reviewed financial statement –
- Bank Line of Credit Letter
- W9
- Injury Illness Prevention Plan and Code of Safe Practices
- Jobsite COVID Protocol
- Experience Modifier Rate (EMR) Letter
- OSHA 300 & 300 A Logs for last 3 years
- Insurance Certificate – General Liability, Auto, & Workers Comp
- Surety Capacity Letter with Bond Rates

### **BP09 – RFP – Fire Protection Systems – Qualifications**

- The “Qualifications Instruction” for completing trade qualifications process has been issued on BuildingConnected under “Qualifications- Attachment 1” as part of the Qualifications package.
- The “Qualifications Application Summary” has been issued on BuildingConnected under “Qualifications- Attachment 2” as part of the Qualifications package.
- Only Qualified trades could submit the RFP of this proposal package.

## **QUALIFICATIONS & RFP SCHEDULE**

February 04, 2022, 5:00 PM	Fire Protection (BP) 09 Systems RFP Advertisement
February 11, 2022,10:00 PM	Mandatory Pre-Proposal Meeting
February 16, 2022, 5:00 PM	Qualifications Document Submission Due
February 25 2022, 5:00 PM	Announcement of Qualified firms
March 02, 2022, 5:00 PM	Request for Clarification is Due
March 16, 2022,12:00 PM	Request for Proposal Documents Due
March 18-22, 2022, Time TBD	Interviews with Short-listed Proposers are Held
March 28, 2022,10:00 AM	Proposal Opening <i>(Agenda to be announced before the meeting)</i>
April 11, 2022,12:00 PM	Announcement of RFP Outcome

## **MANDATORY PRE-PROPOSAL MEETING**

A mandatory Pre-Proposal Conference will be held virtually on **February 11, 2022 at 10:00AM** at the link provided below. Participants must arrive at or before **10:00AM**. Persons arriving later than **10:00AM** will not be allowed to participate in the Pre-Proposal Meeting. Information for that Pre-Proposal Meeting will be made available on BuildingConnected 24 hours prior to the meeting. Only those proposers who participate in the Pre- Proposal Meeting, in its entirety, will be allowed to propose on the project.

### **Online Meeting Info:**

<https://webcor.zoom.us/j/99617261765?pwd=WTdhTXUrREZGMFcvMTBWZEZzeVRzdz09>

**Meeting ID:** 996 1726 1765

**Password:** 653235

### **The agenda of this meeting will be:**

- A - Technical & Price Proposal Walk-through.
- B - Subcontractor questions and answers.
- C - Original Price Proposal Review Period.
- D - Overview of University Controlled Insurance Program (UCIP).
- E - Community Construction Outreach Program (CCOP) goals and expectations.

Participants must log in and chat their name, Company and contact information. Proposers shall come prepared with questions concerning needed clarifications and shall send their project manager, design professional, and other professionals intended to work on the project to attend this meeting. Although only written responses to questions issued via Addendum will be considered formal responses and direction to Proposers.

## **OTHER INFORMATION:**

Prior to the Proposal Deadline and after proposal opening, HBW may establish a new Proposal Deadline no earlier than 24 hours from the prior Proposal Deadline, if no material changes are made to the proposal documents, and no earlier than 72 hours if material changes are made. In such event HBW will, at a minimum, notify all persons or entities known by HBW to have received a complete set of Request for Proposal Documents and who has provided an electronic email address for receipt of any written pre-proposal communications.

Project will be insured under a University Controlled Insurance Program ("UCIP") providing workers' compensation and employer's liability insurance coverage, commercial general liability insurance coverage, and excess liability insurance coverage for Work performed on or at the Project site ("UCIP Coverages"). All insurance policies required to be obtained by successful Proposer shall be subject to approval by University for form and substance. All such policies shall be issued by a company rated by Best as A- or better with a financial classification of VIII or better, or have equivalent rating by Standard and Poor's or Moody's.

The successful proposer and its sub-tier subcontractors will be required to follow the nondiscrimination requirements set forth in the proposal documents and to pay prevailing wage rates at the location of the work.

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 Proposer may be required to show evidence of its equal employment opportunity policy. The successful Proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Proposal 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 Proposal for, or engage in the performance of any portion of this project unless registered with the 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.

REGISTER AT THIS LINK: <https://www.dir.ca.gov/public-works/contractor-registration.html>  
[The contractor registration link is on the right side.]

The successful Proposer 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 \$13 per hour as of 10/1/15, \$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.

The successful Proposer will be required to have the following California current and active contractor's license at the time of submission of the Proposal:

BP#09:

License Classification: Fire Protection Contractor

License Code: C16

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