

**ADVERTISEMENT FOR CM/CONTRACTOR PREQUALIFICATION**

Subject to conditions prescribed by the University of California, San Francisco Medical Center, responses to the University's prequalification documents for a CM/Contractor (CM at Risk) contract are sought from prospective bidders for the following project:

**Project Title: Mount Zion Outpatient Center – Site Preparation Package**  
**Project Number: PRO-000082**  
**UNIVERSITY OF CALIFORNIA, SAN FRANCISCO MEDICAL CENTER**

**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(s):

**General Contractor, B License**

The responsible bidder will be selected on the basis of the Best Value to the University. The objective criteria and methodology used to determine Best Value will be described in the Bidding Documents. The Best Value to the University is the selection resulting in the best combination of price and qualifications.

**GENERAL DESCRIPTION OF WORK:**

The UCSF Mount Zion site includes 7 above grade buildings, 1 below grade building, underground foundations of a ninth building that was demolished and a service yard at the center of the campus. It is bounded by Divisadero, Sutter, Scott and Post Streets. The Site Preparation scope includes demolition of three of the existing buildings of which one shares a wall with an HCAI-1 building that remains. The Bulk O2, Trash Compactor and EH&S Staging areas will need to be relocated within the existing Service Yard. After completion of the Site Preparation work, and under a separate contract not included in this project, construction for an Outpatient Center (OPC) with approximately 220,000 sf of building that includes one level below grade and up to eight levels above grade will commence. The entire OPC will be an HCAI-3 building.

The Site Preparation Package includes, but is not limited to the following scopes of work:

**Hazardous Materials Abatement and Demolition**

**Building C – Helman Building**

- Seven Stories including B1 basement level
- Shoring and Possible Underpinning of existing HCAI-1 structures (A&D Buildings)
- Bracing of existing Basement Walls, Shoring and Possible Underpinning of existing B1 Level
- New Rated Separation Wall at B1 Level between existing HCAI-1 structures (A&D Buildings)
- Infill of remaining building façade openings post building connections removal
- ~82,000gsf – includes ~13,400gsf basement

**Building E1/E2 – Brunn**

- E1 is two story, E2 is one story. No basement
- Removal of all existing foundation systems

- ~14,200gsf

#### Building G – Dialysis

- Single story. No basement.
- Removal of all existing foundation systems
- ~3,570gsf

#### Adjacent Site and Parking Lot Demolition and/or reconfiguration

- Potential Relocation & Rerouting of Existing Utilities
- Disconnecting and Securing existing building Utility Connections
- ~ 15,550sf

### **Other Related Scopes of Work**

#### Relocation of Bulk Oxygen Service Yard

- Remove existing O2 Enclosure Yard
- Construct New Tank Yard and Associated Connections
- Structural Supports and Anchorage

#### Relocation of Existing Trash Compactor

- Associated MEP Connections
- Structural Supports and Anchorage

#### New EH&S Storage/Processing Facility

- Install new Enclosure
- Associated Connections
- Structural Supports and Anchorage
- ~ x sf

Various Improvements to Existing Service Yard and Surface Lots. Coordination of all work and phases required to ensure continuous access and function of Existing Service Yard and ongoing operations of remaining HCAI-1 facilities on the Mount Zion Campus.

Design and Preconstruction services will include, at a minimum, estimating, scheduling, constructability review, and bidding subcontractor design assist, design build and construction bid packages, in addition to collaborating with other Project Team Members in good faith to achieve Best Value based on the University's Target Value Design and utilization of lean project delivery methods.

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 \$15,000,000 - \$20,000,000. Target Cost will be determined when Bidding Documents are issued.

## **PREQUALIFICATION PROCEDURES AND SCHEDULE**

Prequalification Documents will be available beginning **Tuesday, January 10, 2023** through the online bidding system, Building Connected. Prospective bidders are required to register as a supplier and complete the registration form at:

<https://app.buildingconnected.com/public/5549acff1c9ba80b00866b7b>.

Once registered, prospective bidders can log on to Building Connected and retrieve Prequalification Questionnaire by project name and number. Contact **Alison Kang** at [alison.kang@ucsf.edu](mailto:alison.kang@ucsf.edu) with any questions. The subject line of the email should state *Building Connected Question* and include *Project Number/Name*. Any questions or requests for clarification or interpretation of the Prequalification Documents must be submitted in writing by **2:00 PM, Wednesday, January 25, 2023**.

Prequalification Questionnaires must be submitted on or before **2:00 PM, Friday, February 3, 2023** and will be submitted and processed electronically through the University's online bidding system, Building Connected, <https://app.buildingconnected.com/public/5549acff1c9ba80b00866b7b>.

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. Submit your writ to the attention of James Pease, Executive Director, Health Design & Construction via email with read receipt delivery to: [Contract.Services@ucsf.edu](mailto:Contract.Services@ucsf.edu). 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 dates, times, and location set for receiving and opening of bids will be set forth in the Advertisement for Bids. 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 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 the work.

The work described in this Advertisement for Prequalification is a public work project 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

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).

**PREQUALIFICATION SCHEDULE**

<b>January 10, 2023</b>	Prequalification documents available to Bidders.
<b>January 25, 2023</b>	<b>Final date to submit questions</b>
<b>February 3, 2023</b>	Submittal of completed Prequalification Questionnaire and associated documents.
<b>Mid/Late February 2023</b>	Bidders will be notified by letter whether or not they are prequalified.