



**ADVERTISEMENT FOR DESIGN BUILD SUBCONTRACTORS (C10, C20 AND C36)  
PREQUALIFICATION**

Subject to conditions prescribed by the University of California, San Francisco Medical Center (University) and Rudolph and Sletten, Inc., responses to the prequalification documents are sought from Proposers (HVAC, Plumbing and Electrical) for the following Project:

**PRECISION CANCER MEDICINE BUILDING (PCMB) AT MISSION BAY**  
Project No.: 15-870; R&S Job No.: 10576600  
**UNIVERSITY OF CALIFORNIA, SAN FRANCISCO MEDICAL CENTER**

**Prequalification of Prospective Proposers**

The University has entered into a Design Build contract with Rudolph and Sletten, Inc. for this project. Rudolph and Sletten, Inc. is conducting the prequalification process for the Mechanical (HVAC), Plumbing, and Electrical (MEP) trades for this project. This prequalification is for Phases 1 and 2 Preconstruction, which incorporates, design, engineering, preconstruction and BIM and Phase 3 Construction. The MEP subcontractors, who after selection, will assume the role of a design build subcontractor. The Design Build Subcontract will require the successful Proposer to enter into the contract and to provide both design and construction services. The University's primary objective in utilizing the **Design-Build** approach is to bring the best available integrated design expertise and construction experiences to this Project. The University and Rudolph and Sletten, Inc. has determined that proposers for MEP trades on this project must be prequalified to be eligible to participate in the Request for Proposal (RFP) process. Prequalified proposers will be required to have the following California contractor's license(s), as applicable to your scope: **Warm-Air Heating Ventilation & Air Conditioning (HVAC) C20, Plumbing C36 and Electrical C10**

**General Description of the Project**

Design and build a new Precision Cancer Medicine Building (PCMB) at Mission Bay. The PCMB will be devoted to UCSF's precision cancer program, including cancer specialty clinics, infusion center, radiation oncology therapy, pharmacy, lab, MRI, LINAC and other related programs. The building is proposed to be six (6) stories and approximately 170,000 GSF. The site is located at the corner of 3<sup>rd</sup> Street and 16<sup>th</sup> Street in San Francisco, CA. The building will be physically connected to the existing UCSF Ron Conway Family Gateway Medical Building (Gateway Medical Building) and will share a lobby. Currently, one existing linear accelerator in the Gateway Medical Building is located within the PCMB site. The PCMB's utilities will be partly fed from the existing Energy Center, which is under OSHPD jurisdiction. The estimated construction cost with fees (specific to scope) is as follows:

HVAC:	\$15,000,000.00
Plumbing:	\$ 8,000,000.00
HVAC & Plumbing:	\$23,000,000.00
Electrical:	\$20,000,000.00 - \$25,000,000.00

A Target Cost will be established for each trade bid package when the Request for Proposal (RFP) is issued and will be included as the maximum amount the University will spend on the Project.

### **Design-Build Process**

The successful Proposers will provide services of Performance Criteria, Preliminary Design, Detailed Design Documents and Construction Document preparation for the project, including but not limited to:

- HVAC Bid Package 1A
  - Including: duct work, piping, controls, test and balance and insulation
- Plumbing Bid Package 1B
  - Including: waste and vent, domestic water, medical gas, steam, gas, process systems and other site utility services.
- HVAC and Plumbing Bid Package 1C
  - Including: 1A and 1B scopes combined.
- Electrical Bid Package 1D
  - Including: power and lighting, telecommunications, security, nurse call, fire alarm, audio-visual and Distributed Antenna System.

All trade packages will include interdisciplinary construction coordination drawings as well as engineering calculations, including site, utilities, structural, mechanical and electrical systems necessary for a complete Project. Additionally, the successful Proposers shall be responsible for performing all work required to construct the Project as described and specified in the Contract Documents.

The Project will require the Design Builder's team, including the Design Builder, all design consultants, design build subcontractors and other subcontractors working on the Project (Design Build Team) be co-located for the duration of their work at the UCSF Integrated Center for Design and Construction (ICDC), 601-16<sup>th</sup> Street, San Francisco, CA 94158 on the Mission Bay Campus.

### **Prequalification Schedule**

Prequalification documents will be available beginning Friday, July 15, 2016 at 1 PM by request via email:

HVAC and Plumbing Proposers contact: John Powell [john.powell@rsconst.com](mailto:john.powell@rsconst.com)  
Electrical Proposers contact: Ben Hancock [ben.hancock@rsconst.com](mailto:ben.hancock@rsconst.com)

Please reference Project No. 15-870 UCSF PCMB in the subject line and include the company name, contact person, address, phone, and fax number.

By Thursday, July 28, 2016 3 PM, provide two (2) hard copies and one (1) electronic copy on a flash drive/thumb drive of the completed Prequalification questionnaire and associated documents to Rudolph and Sletten, Inc. Attention: Ernie Duran, 601-16<sup>th</sup> Street, San Francisco, CA 94158. The envelope must clearly identify the Bid Package that you are requesting prequalification for. Rudolph and Sletten, Inc. will not accept completed Prequalification questionnaires via FAX or email.

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 Rudolph and Sletten'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, Rudolph and Sletten, Inc. and the University reserves the right to accept late submissions and to request, receive, and evaluate supplemental information under prequalification after the above time and date at its sole determination.

The dates, times, and location set for receiving and opening proposals will be set forth in the Announcement to Prequalified Proposers and Advertisement for Proposals.

### **Prequalification Policies**

Rudolph and Sletten, Inc. and the University reserves the right to reject any or all responses to the Prequalification Questionnaire 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 Proposer may be required to show evidence of its equal employment opportunity policy. The successful Proposers and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Request for 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.

The successful Prequalified 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, \$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

All information submitted for prequalification evaluation will be considered official information acquired in confidence, and the University will maintain its confidentiality to the extent permitted by law.