



**ADVERTISEMENT FOR SUBCONTRACTOR
QUALIFICATIONS AND ADVERTISEMENT FOR
PROPOSAL OF DESIGN ASSIST/DESIGN BUILD
SUBCONTRACTORS
(DA/DB PROPOSERS)**

**Block 34 at Mission Bay – Clinical Building
BP #6, #7, #9, #10**

PROJECT NOTICE

Subject to conditions prescribed by the University of California, San Francisco Medical Center (University) and Clark Construction Group - California, LP (Clark), sealed qualifications and proposals for design build contracts are invited from proposers for the following trade:

- Bid Packages (BP)
 - #6 – Design-Assist Pile Foundations
 - #7 – Design-Build Metal Stud Framing/Drywall with Design Assist Firestopping
 - #9 – Design-Build Building Envelope
 - #10 – Design-Build Building Maintenance System

BLOCK 34 at MISSION BAY CLINICAL BUILDING

UCSF Project No.: **PRO-000003**

Clark Project No.: **#113915**

University of California, San Francisco Medical Center

PROJECT DESCRIPTION

Clark Construction Group - California, LP has been contracted for CM at Risk services for the Block 34 at Mission Bay - Parking Structure and Clinical Building. The Clinical Building has multiple phases of Procurement during the six months of Preconstruction Services. Exhibit 4D Design Assist/Design Build Responsibility Matrix of the Project Manual specifies the procurement type of proposers.

Block 34 at Mission Bay – Clinical Building

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The Block 34 Clinical Building will be approximately 185,900 GSF with the following programmed elements:

- Ambulatory Surgery Center with 14 operating rooms, two (2) procedures rooms, and 35 recovery bays.
- Clinics Program to include adult primary and secondary multi-specialty clinics. The Clinics will also include an Urgent Care component and Outpatient Rehabilitation Therapy.
- Pharmacy on Ground Floor.
- The remaining portion of the building will be comprised of additional clinical services, office and administrative support space, and space for future expansion.

Clinical Building shall comply with OSHPD 3 regulations and requirements, pursuant to California Building Standards Code.

The Parking Structure and Clinical Building are anticipated to be built in two distinct, non-sequential phases. Both buildings are included in the Block 34 project but have separate project identifiers for finance.

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

- | | |
|--|---------------|
| • #6 – Pile Foundations | \$ 2,250,000 |
| • #7 – Metal Stud Framing/Drywall with Firestopping | \$ 12,250,000 |
| • #9 – Building Envelope | |
| ○ 9A – Exterior Glazing & Unitized Fiber Cement Panels | \$ 11,750,000 |
| ○ 9B – Rainscreen Fiber Cement Panels | \$ 2,150,000 |
| ○ 9C – Metal Panels | \$ 475,000 |
| • #10 – Building Maintenance System | \$ 250,000 |

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

Clark 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 (complete modeling, drawings and stamping of the design build elements), drawing review, budget updates, value analysis suggestions, coordination and design recommendations. Reference Section 1.3 of the Construction Manager at Risk Agreement for the detailed scope of services required for preconstruction.

Phase 2 – Construction Phase

Once the University and Clark have agreed upon a GMP, Clark 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:

- Target Budget is achieved or improved upon.
- Schedule is met or improved upon.

- Staff participation and commitment is maintained.
- Proposer is consistently responsive and is adding value through the preconstruction process.

QUALIFICATION REQUIREMENTS

The University and Clark Construction have determined that Proposers who plan to participate in the Best Value proposal process for this project must be qualified in order to submit Proposals.

The Proposal process will be conducted in two steps:

Step 1 – Proposer Qualifications - Submittal of Proposer Qualification Form (included) and relevant experience for minimum of three (3) Projects. This process is described in more detail below.

Step 2 – Request for Proposal - Submittal of Technical Elements (identified below) and Fee and Labor Rates.

PROPOSER QUALIFICATIONS

To allow University/Clark Construction to evaluate Proposers, each Proposer must submit a completed Proposer Qualification Form and Relevant Project Experience before Proposer Qualification deadline. If the Proposer Qualification Form and Relevant Project Experience is not submitted with all required qualifying information, Proposer will be deemed not qualified to continue to Step 2 of the process and will not be allowed to submit a Proposal. Upon receipt of the Proposer's Qualifications for the above listed trades, it is the intention of Clark to select up to six (6) qualified proposers for each trade to continue and submit a Request for Proposal.

A. BP #6: Pile Foundations – Design Assist

To be allowed to submit a proposal, Proposer must complete the following:

1. Proposer Qualification Form, including the following project experience:

Minimum of three (3) relevant projects completed (or currently 90%+ complete) in the past five (5) years that are similar in size, complexity, and value to the Block 34 at Mission Bay - Parking Structure project. A higher rating will be given to projects that have more of the following characteristics:

- a. Design Assist Delivery for Foundations/Shoring
- b. Integrated Project Delivery / LEAN Methods
- c. Demonstrated experience achieving cost targets using Target Value Design
- d. Of similar size and complexity
- e. Same team and experience working together
- f. Located within the 90 mins drive time to the Project
- g. Working within an active campus, urban setting
- h. Similar building systems construction

B. BP #7: Metal Stud Framing/Drywall – Design-Build, with Firestopping – Design Assist

To be allowed to submit a proposal, Proposer must complete the following:

1. Proposer Qualification Form, including the following project experience:

Minimum of three (3) relevant projects completed (or currently 90%+ complete) in the past five (5) years that are similar in size, complexity, and value to the Block 34 at Mission Bay - Parking Structure project. A higher rating will be given to projects that have more of the following characteristics:

- a. Design Build/Design-Assist Delivery for Metal Stud Framing/Drywall Finishes and Firestopping
- b. Integrated Project Delivery / LEAN Methods
- c. Demonstrated experience achieving cost targets using Target Value Design
- d. Of similar size and complexity
- e. Same team and experience working together
- f. Located within the 90 mins drive time to the Project
- g. Working within an active campus, urban setting
- h. Similar building systems construction
- i. Utilizing BIM for Facilities Management

C. BP #9: Building Envelope – Design-Build

To be allowed to submit a proposal, Proposer must complete the following:

1. Proposer Qualification Form, including the following project experience:

Minimum of three (3) relevant projects completed (or currently 90%+ complete) in the past five (5) years that are similar in size, complexity, and value to the Block 34 at Mission Bay - Parking Structure project. A higher rating will be given to projects that have more of the following characteristics:

- a. Design Build Delivery for Building Envelope
- b. Integrated Project Delivery / LEAN Methods
- c. Demonstrated experience achieving cost targets using Target Value Design
- d. Of similar size and complexity
- e. Same team and experience working together
- f. Located within the 90 mins drive time to the Project
- g. Working within an active campus, urban setting
- h. Similar building systems construction
- i. Utilizing BIM for Facilities Management

D. BP #10: Building Maintenance System – Design-Build

To be allowed to submit a proposal, Proposer must complete the following:

1. Proposer Qualification Form, including the following project experience:

Minimum of three (3) relevant projects completed (or currently 90%+ complete) in the past five (5) years that are similar in size, complexity, and value to the Block 34 at Mission Bay - Parking Structure project. A higher rating will be given to projects that have more of the following characteristics:

- a. Design Build Delivery for Building Maintenance System

Block 34 at Mission Bay – Clinical Building

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- b. Integrated Project Delivery / LEAN Methods
- c. Demonstrated experience achieving cost targets using Target Value Design
- d. Of similar size and complexity
- e. Same team and experience working together
- f. Located within the 90 mins drive time to the Project
- g. Working within an active campus, urban setting
- h. Similar building systems construction

QUALIFICATION / RFP PROCEDURES

Proposer Qualifications and Request for Proposal (RFP) will be issued through an electronic system called BuildingConnected on February 4, 2021, accessible through the following link:

<https://app.buildingconnected.com/public/5579ca47675b720a008b2c5a>

The public plan room is here.

Please select: “UCSF Block 34 – Clinical Building - 90% DD Issuance”

If you do not have access to the project via Building Connected please contact, Rachel Browne, rachel.browne@clarkconstruction.com. If you have any questions regarding Building Connected please contact Rachel Browne.

Subject line of the email should state “UCSF B34 – Building Connected Question”. Failure to do this could result in delayed response.

A mandatory Pre-Proposal Conference will be held virtually on 02/11/21 and 2/12/21. Information for the Pre-Proposal Conferences will be made available on Building Connected 24 hours prior to the meeting. **Please note that individual meeting invites will not be sent out; proposers must follow the link provided through a future Addendum.** Participants must arrive early or on-time. Persons arriving later than the posted time will not be allowed to participate in the Pre-Proposal Conference. Only those proposers who participate in the Pre-Proposal Conference, in its entirety, will be allowed to propose on the project. Proposers need only attend one of the Pre-Proposal Conferences.

Participants must log in and provide their name, Company, and contact information through the provided Google Form. The Google Form will be provided in the chat window. 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.

Any requests for information (RFI) regarding the Proposer Qualifications (RFQ) must be received in Building Connected before 02/10/21 @ 2:00PM PT.

Any requests for information (RFI) regarding the RFP must be received in Building Connected before 03/02/21 @ 2:00PM PT.

(STEP 1):

Proposer Qualification Form and Relevant Experience (PROPOSER QUALIFICATION) must be received in Building Connected before 02/17/21 @ 2:00 PM PT.

(STEP 2):

Request for Proposals (Technical Submittal and Price Proposal) must be received using Building Connected on or before 03/10/21 @ 2:00 PM PT.

QUALIFICATION / RFP SCHEDULE

REQUEST FOR PROPOSAL RELEASE DATE	02/04/21
PROPOSER QUALIFICATIONS DEADLINE FOR RFIS	02/10/21 @ 2:00PM PT
MANDATORY PRE-PROPOSAL CONFERENCE #1	02/11/21 @ TBD PT
MANDATORY PRE-PROPOSAL CONFERENCE #2	02/12/21 @ TBD PT
PROPOSER QUALIFICATIONS RESPONSES DUE	02/17/21 @ 2:00PM PT
ANNOUNCE QUALIFIED PROPOSERS	02/18/21
REQUEST FOR PROPOSAL DEADLINE FOR RFI'S	03/02/21 @ 2:00PM PT
REQUEST FOR PROPOSAL RESPONSES DUE	03/10/21 @ 2:00PM PT
INTERVIEWS	03/15/21-03/17/21
PROPOSAL OPENING	03/19/21 @ 1:00PM PT
NOTIFICATION OF AWARD	03/29/21
CONSTRUCTION START	08/27/21

OTHER INFORMATION

Prior to the Proposal Deadline and after proposal opening, Clark 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 Clark will, at a minimum, notify all persons or entities known by Clark 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.

All insurance policies required to be obtained by Design Build Proposer shall be subject to approval by Clark Construction and the 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: <http://www.dir.ca.gov/Public-Works/PublicWorks.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 appropriate current and active license(s) issued by the State of California Contractors State License Board for the Work to be performed. The State of California Business and Professions Code, Division 3, Chapter 9, known as the "Contractor's License Law," establishes licensing requirement for contractors. Appropriate current and active license(s) classification may include, but are not limited to, B and C classifications.

END OF ADVERTISEMENT