

## **ANNOUNCEMENT TO PREQUALIFIED PROPOSERS**

Subject to conditions prescribed by the University of California, Los Angeles, sealed proposals for a progressive design build contract are invited from prequalified proposers for the following work:

CHS NIH GMP  
Project Number 944022.01

### **DESCRIPTION OF WORK:**

UCLA's David Geffen School of Medicine (DGSOM) proposes to build a 14,000 GSF Human Gene & Cell Therapy Facility (HGCTF) on Level B of the Center for Health Sciences (CHS) based on an existing program and conceptual plan and will be partially funded by a National Institutes of Health (NIH) C06 grant awarded in 2020. The main space type of the facility is Good Manufacturing Practices (GMP) space, consisting of a series of individual lab rooms dedicated solely to production of biological products for human administration. Strict environmental controls, with HEPA-filtered air, proper air pressure gradients, and humidity control, are required.

The footprint of the proposed HGCTF facility falls within the boundaries of the former (decommissioned) hospital's operating and recovery rooms which have undergone partial/as-needed demolition and abatement in recent seismic upgrade projects. The existing floor height is 13'-6".

Prior studies have evaluated options for routing exhaust shafts from Level B to the roof and identified viable options for exhausting the GMP as well as providing supply air.. Further validation and confirmation of these recommendations, including impacts to occupied spaces on the levels above are required. The University may elect to pursue implementation of the exhaust solution for the GMP, which may include 1 or more exhaust locations, and may develop future exhaust locations, in a phased approach.

The Project shall include validation of the facility program and concept layout for the new GMP facility, and the HVAC solution for supplying and exhausting the facility, as well as implementation of the final approved Construction Documents.

The facility is to be designed and constructed in accordance with the NIH Design Requirements Manual and UCLA's Campus Standards. Key design milestone submissions will be subject to technical review by NIH Office of Research Facilities (ORF) and UCLA campus engineering review.

The implementation of the project is dependent upon the availability of funding and approval by the Regents of the University of California. The design shall comply with the University of California Policy on Sustainable Practices to achieve a minimum LEED Silver Rating.

Target Cost: \$22,000,000.00

### **PROCEDURES:**

Proposal documents will be available beginning on July 9, 2021 and will be issued at:

UCLA Online Planroom  
Website: <https://www.uclaplanroom.com/>

Proposers may view the proposal documents online at the UCLA Online Planroom website and download the documents at no cost to user.

University has prequalified design builders for this Project and posted a list of said firms on the UCLA Online Planroom website.

Proposals will be received only at the following location:

Contracts Administration  
University of California, Los Angeles  
1060 Veteran Avenue, Suite 125  
Box 951365  
Los Angeles, California 90095-1365  
310-825-7015

and must be received at or before:

2:00 p.m., August 12, 2021

**NOTE:** PLEASE BE ADVISED THAT THE UCLA CONTRACTS ADMINISTRATION OFFICE IS CURRENTLY CLOSED BUT WILL BE OPEN FOR RECEIPT OF BIDS FOR THIS PROJECT APPROXIMATELY 30 MINUTES PRIOR TO THE ABOVE-SPECIFIED BID DEADLINE. BIDDERS SHALL PLAN THEIR BID SUBMISSION ACCORDINGLY.

**MANDATORY PRE-BID CONFERENCE & JOB WALK:** A mandatory Pre-Bid Conference will be conducted on July 15, 2021. The mandatory Pre-Bid Conference will be conducted via ZOOM and shall begin promptly at 10:00 a.m. Only prequalified bidders who participate in both the Conference and the Job Walk, in their entirety, will be allowed to bid on the Project as prime contractors.

**Mandatory Pre-Bid Conference via ZOOM:**

Join Zoom Meeting: <https://ucla.zoom.us/j/96569182180>  
Meeting ID: 965 6918 2180

**Dial by your location**

1 213 338 8477 US (Los Angeles)  
1 669 219 2599 US (San Jose)  
1 971 247 1195 US (Portland)  
1 253 215 8782 US (Tacoma)  
1 346 248 7799 US (Houston)  
1 602 753 0140 US (Phoenix)  
1 720 928 9299 US (Denver)  
1 301 715 8592 US (Washington DC)  
1 312 626 6799 US (Chicago)  
1 470 250 9358 US (Atlanta)  
1 646 558 8656 US (New York)  
1 651 372 8299 US (Minnesota)  
1 786 635 1003 US (Miami)

Find your local number: <https://ucla.zoom.us/u/adJIVa17XH>

**Mandatory Site Visit:** A mandatory Pre-Bid Job Walk will be conducted on July 16, 2021. The mandatory Job Walk will be conducted at the project site and shall begin promptly at 8:00 a.m. Only prequalified bidders who participate in both the Conference and the Job Walk, in their entirety, will be allowed to bid on the Project as prime contractors. Participants shall meet at: Center for Health Sciences, Level 1 Main Lobby, 10833 Le Conte Avenue, Los Angeles, CA 90095 at or before 8:00 a.m. Persons arriving later than said time will not be allowed to bid on the Project as prime contractors. Refer to the online UCLA Campus Map at [www.ucla.edu/map](http://www.ucla.edu/map) . For further information, contact Phiroze Titina at: 323-208-1737.

**MANDATORY ONE ON ONE DISCUSSION MEETINGS:** Mandatory one on one discussions will be conducted on July 29, 2021 and July 30, 2021. Specific times and locations will be scheduled with each proposer and only proposers who participate in a one on one discussion, in its entirety, will be allowed to propose on the Project. Proposers shall come prepared with questions concerning needed clarifications and shall only send their project manager, design professional, or other professional intended to work on the project. For further information, contact Phiroze Titina at: [Ptitina@ad.ucla.edu](mailto:Ptitina@ad.ucla.edu).

***(NOTE: Proposers are advised that parking may be difficult. Proposers should allow ample time to drive to the above Site Visit location in heavy traffic, find a parking space and arrive in the designated location prior to the applicable required time. It is currently anticipated that the Site Visit will last at least 2 hours.)***

**LICENSE REQUIREMENTS:** The successful proposer will be required to have the following California current and active contractor's license at the time of proposal opening:

B License (General Building)

Proposal Security in the amount of 10% of the Lump Sum Base Proposal shall accompany each proposal. The surety issuing the Bid Bond shall be, on the proposal deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120).

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 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 section 1725.5 and 1771.1.

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

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA  
(Visit our website at: <https://www.uclaplanroom.ucla.edu>)