

**ADVERTISEMENT FOR PREQUALIFICATION**  
**(Prime Contractor)**

**\*\*\* MODIFIED BY ADDENDUM 1,2 &3\*\*\***

Subject to conditions prescribed by the University of California, Los Angeles, responses to the University's prequalification documents for a CM at Risk contract (on which the University is considering utilizing Best Value Selection methodology) are sought from prospective CM/Contractor bidders (hereafter "bidders") for the following project:

Mid-Wilshire Medical Office Building Seismic and Program Improvements  
Project Number 908736.01  
UNIVERSITY OF CALIFORNIA, LOS ANGELES

**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):

B License (General Building)

**GENERAL DESCRIPTION OF WORK:** The 5 story Medical Office Building (MOB) is located at 5901 West Olympic Boulevard, approximately 6 miles east of the UCLA Campus and is approximately 95,607 GSF. The proposed project would include seismic improvements on all floor levels and interior tenant improvements of approximately 34,000 GSF of space on floors 1-3. The MOB has a current Seismic Performance Rating of V. Upon completion of the work, the MOB would achieve a Seismic Performance Rating of IV or better and bring the facility into compliance with the UC Seismic Safety Policy.

The proposed seismic work will include the installation of approximately 52 seismic dampers placed at specified locations on the inside perimeter of the building's exterior walls. The dampers will be installed diagonally and attached at the bottom and top of the existing steel column bays requiring incidental fireproofing at beam and column modifications. Steel reinforcing plates will be added to existing steel beams and columns to support the installation of seismic damper brackets. Additional seismic reinforcing is required at the existing rooftop mechanical penthouse and at the building foundation at locations along the 1st floor seismic dampers.

In addition to the seismic work, the tenant improvements will renovate existing vacated space on floors 1-3, including new interior partitions, floor and ceiling finishes, and new LED light fixtures. Work would also include the restoration of interior building finishes impacted by the installation of the seismic braces such as floor covering, gypsum board column enclosures, window treatments and ceiling finishes. Limited MEP upgrades will be performed to support new clinical spaces including digitally controlled VAV boxes, modified medium and low pressure ducting along with code compliant plumbing and electrical fixtures.

Site and building accessibility improvements would include path of travel upgrades along the city sidewalk and building entrance, installation of new ADA handrails and guardrails at existing interior stairs. New accessible signage, restrooms and a drinking fountain are also anticipated.

Fire and Life Safety upgrades will convert two existing dry standpipes to wet standpipes along with a new automatic fire sprinkler system on the floors 1-3 to support the new tenant improvements. The relocation of existing Fire Department Connection from east side of the building will be brought closer to Olympic Blvd. The installation of a fire water jockey pump and replacement of the emergency generator is also anticipated.

Estimated Construction Cost: \$39,000,000.00

**PREQUALIFICATION SCHEDULE:** On August 15, 2023, prequalification documents will be available to intending bidders online at <https://www.uclaplanner.com> and will be issued at no cost at:

Contracts Administration  
University of California, Los Angeles  
1060 Veteran Avenue, Suite 125  
Box 951395  
Los Angeles, California 90095-1395  
310-825-7015

**MANDATORY PREQUALIFICATION CONFERENCES:** A Mandatory Prequalification Conference will be conducted via ZOOM on ~~August 29, 2023~~ **August 30, 2023** beginning promptly at 10:00 a.m. **and again on September 6, 2023 beginning promptly at 11:00 a.m.** Only bidders who participate in at least one of the Conferences in its entirety will be allowed to submit prequalification documents and, if prequalification is achieved, bid on the Project as CM/Contractors. Participants must arrive at or before the above-specified time. Persons arriving later than said time will not be allowed to submit prequalification documents or submit bids as prime contractors. For further information, contact University's Project Manager William Chung at: 310-267-4018.

*NOTE: Attendee shall be a staff member of the prime contractor bidder's firm who will be actively involved in responding to this Prequalification, and who is highly knowledgeable of the firm's potential response to the prequalification criteria.*

**Mandatory Pre-Bid Conference via ZOOM:** Participants must log onto the ZOOM meeting at or before 10:00 a.m. (See ZOOM meeting instruction below.) Persons logging in later than said time will not be allowed to bid on the Project as prime contractors.

~~Join Zoom Meeting: <https://ucla.zoom.us/j/02715584497>  
Meeting ID: ~~027 1558 4497~~~~

Join Zoom Meeting: <https://ucla.zoom.us/j/98635539276>  
Meeting ID: 986 3553 9276

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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>

**SUBMITTAL DEADLINE:** Each Bidder's completed Prequalification Questionnaire and associated documents must be received at the above-listed University Contracts Administration office in a sealed envelope, or uploaded to the UCLA Planroom website, no later than:

~~3:00 p.m. September 12, 2023~~  
**3:00 p.m. September 20, 2023**

NOTE: Only hard copy submittals or submittals uploaded to the UCLA Planroom website will be accepted. Oral, telephonic, electronic mail (e-mail), facsimile, or telegraphic Prequalification Questionnaires are invalid and will not be accepted. Only University's Prequalification Questionnaire (and associated documents) will be accepted. University reserves the right (but is not obligated) to request, receive, and evaluate supplemental information after the above time and date at its sole determination.

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. Any assertion that the outcome of the prequalification process was improper will not be a ground for a bid protest.

The dates, times, and location set for receiving and opening of bids will be set forth in an 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.

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.

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.

In addition, the University is committed to promoting and increasing participation of small business enterprises (SBEs) and disabled veteran business enterprises (DVBES) relating to all goods and services covered under the awarded agreement, subject to any and all applicable obligations under state and federal law, and University policies. The awarded contractor shall make best efforts to provide qualified SBEs and DVBES with the maximum opportunity to participate. Please email [ContractsAdministration@capnet.ucla.edu](mailto:ContractsAdministration@capnet.ucla.edu) for further information.

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 successful Prequalified Bidder 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 \$15 per hour) and shall comply with all applicable federal, state and local working condition requirements.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

(Visit our website at: <https://www.uclaplanroom.com>)