

**ADVERTISEMENT FOR PREQUALIFICATION**  
**(Subcontractor-HVAC)**

Subject to conditions prescribed by the University of California, Los Angeles, responses to the CM/Contractor's prequalification documents for a lump sum contract are sought from prospective HVAC subcontractors (hereafter "subcontractors") for the following project:

Mid-Wilshire Medical Office Building Seismic and Program Improvements  
Phase 2B – BP 23A - HVAC  
Project Number 908736.01  
UNIVERSITY OF CALIFORNIA, LOS ANGELES

**PREQUALIFICATION OF PROSPECTIVE SUBCONTRACTORS:** The CM / Contractor has determined that HVAC subcontractors who submit bids on this Bid Package must be prequalified.

**Disclaimer – Prequalification Requirement**

Subcontractors are hereby notified that this prequalification for the *UCLA Mid-Wilshire MOB Seismic and Program Improvement Phase 2B* project is a separate and distinct process from any prior phases. Subcontractors who are prequalified for Phase 2A are required to submit a new prequalification application for phase 2B.

Prequalification status for Phase 2A does not carry over, and will not be considered for Phase 2B. All interested subcontractors must complete and submit the Phase 2B prequalification documentation in accordance with the requirements and deadlines set forth in the project's solicitation documents.

Failure to complete the prequalification process for Phase 2B will result in disqualification from consideration for this phase of the Project.

**LICENSE:** Prequalified subcontractors will be required to have the following California contractor's license(s):

C-20 License (Warm-Air Heating, Ventilating, and Air-Conditioning), C-38 License (Refrigeration), and C-4 License (Boiler, Hot Water Heating, and Steam Fitting)

**DESCRIPTION OF WORK:**

Overall Description: 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, work would also include partial restoration of interior building

finishes impacted by the installation of the seismic braces. Limited MEP investigation and safe-off work is anticipated. 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.

The Anticipated Contract Value is \$39,100,000.

**Bid Package 23A: HVAC:**

The anticipated mechanical work will include removal and capping of existing systems no longer required for the overall mechanical design, new routing of ductwork and piping per the updated building layout and concurrent replacement of a DD-VAV HVAC system with a VAV hot water reheat system, installation of new return air system including (3) blower fans, and addition of a Daikin split system serving new MPOE and MDF rooms. All associated ductwork, piping, insulation, fire/sound caulking, seismic, TAB, and water treatment is included within the scope of this bid package. Ligature resistant requirements are anticipated for finish products in behavioral health areas.

Estimated Construction Cost for this Bid Package is \$4,300,000.

**PREQUALIFICATION SCHEDULE:** On April 21<sup>st</sup> 2025, prequalification documents will be available to intending subcontractors online at Swinerton's public plan room, hosted via BuildingConnected at

<https://app.buildingconnected.com/projects/67f15aeb497c8a0032c41008/bid-packages>

Subcontractors will need to register for a free BuildingConnected account to access if they do not already have one. This prequalification opportunity is named as "UCLA Mid-Wilshire MOB Seismic and Program Improvements - Phase 2B - Prequalification" in BuildingConnected.

**MANDATORY PREQUALIFICATION CONFERENCE:** A Mandatory Prequalification Conference will be conducted on April 28, 2025 beginning promptly at 10:00 a.m. Only subcontractors who participate in the Conference in its entirety will be allowed to submit prequalification documents and, if prequalification is achieved, submit Bid Package bids to the CM / Contractor for this Bid Package.

**Mandatory Prequalification Conference via Microsoft Teams:** The mandatory Prequalification Conference will be conducted via Microsoft Teams and shall begin promptly at 10:00 a.m. Participants must log onto the Microsoft Teams meeting at or before 10:00 a.m. (See Microsoft Teams meeting instructions below.) Persons logging in later than said time will not be allowed to bid on this Bid Package. For further information, contact Swinerton's estimating team, Yohan Kwak (Yohan.Kwak@swinerton.com) and William Nutting (william.nutting@swinerton.com).

**Join Microsoft Teams Meeting:**

[https://teams.microsoft.com/l/meetup-join/19:meeting\\_M2MwMTdjNzYtYWwOS00NmYyLWJjZTUtMjdjYWQ3MDdiZGlz@thread.v2/0?context={\"Tid\":\"5d793645-a4cb-4dc9-90f2-c691a6fb6f16\",\"Oid\":\"f4186f39-8a6d-4a65-bd2c-4a199f8afb2a\"}](https://teams.microsoft.com/l/meetup-join/19:meeting_M2MwMTdjNzYtYWwOS00NmYyLWJjZTUtMjdjYWQ3MDdiZGlz@thread.v2/0?context={\)

**Meeting ID:** 251 114 821 438

**Passcode:** Dj3V8eU6

**Dial in by phone**

+1 925-412-3623,847737989# United States, Concord

Phone conference ID: 847 737 989#

**NOTE:** *Attendee shall be a staff member of the subcontractor'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.*

**SUBMITTAL DEADLINE:** Each subcontractor's completed Prequalification Questionnaire and associated documents must be uploaded to Swinerton's BuildingConnected project site, no later than:

3:00 p.m., May 30<sup>th</sup>, 2025

**NOTE:** Only submittals uploaded to Swinerton's BuildingConnected project website will be accepted. Submissions via email or through UCLA's public portal will not be accepted. For access to BuildingConnected, follow link to <https://app.buildingconnected.com/projects/67f15aeb497c8a0032c41008/bid-packages> . Subcontractors will need to register for a free BuildingConnected account to access if they do not already have one. For questions regarding access, please reach out to Yohan Kwak (Yohan.Kwak@swinerton.com) and William Nutting (William.Nutting@swinerton.com) via email. Swinerton 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 5 calendar days from the date of the CM / Contractor'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 CM / Contractor 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 subcontractor may be required to show evidence of its equal employment opportunity policy. 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 subcontractor 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>)