

ADVERTISEMENT FOR PREQUALIFICATION
(Subcontractor-Electrical)
Re-Solicitation

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 Electrical subcontractors (hereafter "subcontractors") for the following project:

Mid-Wilshire Medical Office Building Seismic and Program Improvements
Phase 2B – BP 26A - Electrical
Project Number 908736.01
UNIVERSITY OF CALIFORNIA, LOS ANGELES

PREQUALIFICATION OF PROSPECTIVE SUBCONTRACTORS: The CM / Contractor has determined that Electrical 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.

Disclaimer – Re-Solicitation

Subcontractors who have attended the prequalification conference and finished the questionnaire for phase 2B prior to re-solicitation will be required to attend the new prequalification conference and submit a new prequalification application for phase 2B.

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

C-10 License (Electrical)

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 26A: Electrical, Low Voltage, and Fire Alarm:

The anticipated electrical work for this tenant improvement project involves demolition of vacated tenant space in Level 1 of the medical office building, some areas of the exterior landscape, and limited corridor spaces on levels 2 and 3. The demolition work includes removal and disposal of existing lights, power, and low voltage devices, wires, conduits, outlet boxes, j-boxes, and circuits all the way back to the existing power sources in electrical closets and rooms. The main branch panelboards and emergency transformer are to be replaced with a new rating. The rest of the existing electrical infrastructure is to remain. New electrical provisions are to be provided for university program spaces and building support rooms. New electrical connections will be made for new lighting and technology equipment in addition to any required mechanical and plumbing systems.

To support the updated building layout, the proposed low voltage and technology work includes installation of card readers, access control hardware, and video surveillance for building security, installation of data outlets, wireless access points, phones, control panels, av equipment, ALS antennas, junction boxes, and cable tray for the building's technology infrastructure, provision of (3) 4" underground/below slab conduits from existing carrier vault to new MPOE room, vertical cable tray riser from level 1 to 5, and buildout of new MDF and MPOE rooms. All interconnections between telecom and data rooms to security and technology fixtures are included. Ligation resistant requirements are anticipated for finish products in behavioral health areas.

The anticipated fire alarm work is a deferred approval submittal and involves modification of the existing fire alarm system to provide a fully operational and code compliant system throughout the project area of work and public spaces on levels 1 to 3, including new fire alarm devices as required. Anticipated fire alarm devices include new addressable input modules for supervising automatic sprinkler system waterflow and tamper switches, smoke detectors and addressable control modules for smoke containment, and fire alarm annunciators. Existing fire alarm system components, including fire alarm control panel and remote power supplies, are to remain in place. The fire alarm system shall be designed and installed in accordance with CBC 2022, NFPA 72, and UCLA Design Standards. All equipment shall be UL listed and/or FM approved, including a current California State Fire Marshal Listing. Upon completion of the installation, a satisfactory test in accordance with NFPA 72 shall be made in the presence of the AHJ and signed approval shall be obtained from the AHJ. The existing fire alarm system will need to remain operable to the greatest extent possible. If systems are disconnected for a period of time, interim life safety measures will need to be taken to maintain protection throughout the building and will need to be coordinated with the owner and UCLA CFM.

Estimated Construction Cost for this Bid Package is \$5,350,000

PREQUALIFICATION SCHEDULE: On July 1st 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/686600d9011f034b283615f2/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 July 10th, 2025 beginning promptly at 11:00 a.m. Only subcontractors who participate in at least one of 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 Participants must log onto the Microsoft Teams meeting at or before the start time of the conference (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).

July 10, 2025, at 11 a.m. - Join Microsoft Teams Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2QzYmQxZjctYjBiNi00MWVklWI4NzUtNjhjNGFIODA4ZDg5%40thre.ad.v2/0?context=%7b%22id%22%3a%225d793645-a4cb-4dc9-90f2-c691a6fb6f16%22%2c%22oid%22%3a%22f4186f39-8a6d-4a65-bd2c-4a199f8afb2a%22%7d

Meeting ID: 260 096 858 390 1

Passcode: aS9Hi6MN

Dial in by phone

+1 925-412-3623,513090545# United States, Concord
Phone conference ID: 513 090 545#

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., July 18th, 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/686600d9011f034b283615f2/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 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>)