

ADVERTISEMENT FOR PREQUALIFICATION
(Subcontractor – Paint, Coating and Wall Covering)

Subject to conditions prescribed by Suffolk Construction Company (hereafter “CM/Contractor”) responses to the CM/Contractor’s prequalification documents for a Lump Sum contract are sought from prospective Paint, Coating, and Wall Covering subcontractors (hereafter “subcontractors”) for the following project:

MP200 2nd Floor Oncology Improvements
Project Number 907511.01
UNIVERSITY OF CALIFORNIA, LOS ANGELES

PREQUALIFICATION OF PROSPECTIVE SUBCONTRACTORS: The CM/Contractor has determined that Paint, Coating, and Wall Covering subcontractors who submit bids to the CM/Contractor on this project must be prequalified.

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

CSLB C-33 License (Painting and Decorating)

GENERAL DESCRIPTION OF WORK: The project would renovate approximately 9,410 asf (10,240 gsf) of vacated space on the second floor of MP200. A make-ready project, which includes the demolition of the second-floor space, is currently underway as a separate, stand-alone project and is expected to be completed by November 2025.

The renovated space will provide new patient clinic areas, including check-in, patient infusion bays, isolation rooms, exam rooms, consultation rooms, nurse stations, blood draw stations, offices, and support and storage spaces.

The project scope shall include, but not be limited to, the following:

- New interior partitions, floor and ceiling finishes, casework, glazing, doors and hardware and new LED light fixtures.
- Installation of new pneumatic tube system (one station).
- New air handler unit (AHU) and new electrical and plumbing (MEP) upgrades to support the new clinical space and comply with sustainability requirements, including new digitally controlled variable air volume (VAV) boxes, modified medium and low-pressure ducting, and new code-compliant plumbing and electrical fixtures.
- Modifications to audio/visual (A/V), nurse call, fire alarm and sprinkler systems to support the new program.
- Installation of emergency safety and security systems, including CCTV, ACAMS, and IDS systems.

All proposed work will occur in an occupied building with restricted hours to perform any noise-producing work and access to areas above/below the Project Site. The project may require night and/or weekend work to accommodate these work restrictions. Existing improvements impacted by the work shall be restored.

The project would be designed to comply with the California Code of Regulations (Title 24), Office of Statewide Health Planning and Development (OSHPD 3 Clinic) requirements, licensing requirements of the Department of Public Health (Title 22), and disabled access requirements of the Americans with Disabilities Act (ADA).

The project shall be designed to meet the requirements and intent of the University of California Regent's Policy on Sustainable Practices concerning green building design and energy efficiency. The project will achieve a minimum LEED® Certified certification and strive to achieve LEED® Silver. The project must meet the California Energy Code (Title 24) energy efficiency standards and apply sustainability principles to the renovated building's systems, components, and portions.

The University has bid and awarded a CM at Risk Contract to Suffolk Construction Inc. (“CM/Contractor”). CM/Contractor is responsible for bidding and awarding all subsequent subcontractor packages. The successful Subcontractor Bidder shall sign a Subcontract Agreement directly with CM/Contractor and shall be bound by all the terms of the contract between University and CM/Contractor.

BID PACKAGE 11 : PAINTING, COATING AND WALL COVERING SCOPE OF WORK: The Subcontractor shall furnish all labor, materials, equipment, and supervision required to complete painting, coating, and wall covering. Scope includes preparation, priming, and finishing of gypsum board walls, ceilings, plaster surfaces, metals (ferrous and non-ferrous), exposed MEP surfaces, and door/trim assemblies; application of epoxy paint in designated areas; and installation of specified wall coverings and wall protection systems such as Momentum P3TEC in corridors, exam rooms, infusion bays, and nurse stations, with coordinating corner guards and mural finishes at reception and staff areas. Subcontractor shall provide proper surface preparation including sanding, patching, and sealing, comply with VOC and sustainability requirements, and use manufacturer-approved primers, sealers, and finish coats. All work shall achieve smooth, uniform, and code-compliant finishes consistent with approved samples, and be sequenced with adjacent trades to deliver durable, cleanable, and aesthetically consistent finishes throughout the project

The work of this project is currently anticipated to begin in December 2025.

Anticipated Overall Contract Value: \$12,506,000

Estimated Construction Cost for this Bid Package: \$468,851

PREQUALIFICATION SCHEDULE: On September 24th, 2025 Prequalification Advertisements will be available to intending subcontractors online at:

<https://www.capitalprograms.ucla.edu/>

and

[Suffolk Construction Company, Inc. Public Plan Room](#)

MANDATORY PREQUALIFICATION CONFERENCE: A Mandatory Prequalification Conference will be conducted via **TEAMS** on October 1st, 2025, beginning promptly at 8:30 a.m. Participants must log onto the TEAMS meeting at or before 8:30 a.m. (See TEAMS meeting instructions below.) Persons logging in later than the said time will not be allowed to bid on the Project. For further information, contact CM/Contractor's Project Manager Monica Montoya: mmontoya@suffolk.com. 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 11 : Paint, Coating and Wall Covering bids to the prime contractor on the Project.

Teams Meeting:

[Join the meeting now](#)

Meeting ID: 257 486 811 786

Passcode: nd3bP67X

Dial in by phone

[+1 857-327-8954,,38769792#](#) United States, Boston

[Find a local number](#)

Phone conference ID: 387 697 92#

(NOTE: Bidders are advised that it is currently anticipated that the Conference will last approximately 30 minutes.)

NOTES:

1. *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.*
2. *Not Used.*

SUBMITTAL DEADLINE: Each subcontractor's completed Prequalification Questionnaire and associated documents must be uploaded to the Suffolk Building Connected Website no later than:

3:00 p.m., October 3rd, 2025

Link as below:

[Suffolk Construction Company, Inc. Public Plan Room](#)

NOTE: Only submittals uploaded to the Suffolk Building Connected Website will be accepted. Oral, telephonic, electronic mail (e-mail), facsimile, or telegraphic Prequalification Questionnaires are invalid and will not be accepted. Only CM/Contractor's Prequalification Questionnaire (and associated documents) will be accepted. CM/Contractor 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 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 CM/Contractor 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 CM/Contractor 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.

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 as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.