



**University of California, Los Angeles**  
**5210 Pacific Concourse Drive Tenant Improvement**  
**Project No. 906021.01**

**REQUEST FOR QUALIFICATIONS (RFQ)**

Clark is requesting qualifications and proposals in response to the following Trade Packages from prospective Subcontractors.

<b>BID PKG. NO.</b>	<b>BID PACKAGE SCOPE</b>	<b>ESTIMATED VALUE</b>
BP #2	Fire Suppression (CSLB C-16)	\$2,200,000.00
BP #3	Plumbing (CSLB C-36)	\$21,700,000.00
BP #4	Heating, Ventilating, and Air Conditioning (HVAC) (CSLB C-20)	\$35,000,000.00
BP #5	Building Automation System (BAS) (CSLB C-20)	\$3,500,000.00
BP #6	Electrical (CSLB C-10) including:	\$38,000,000.00
	Communications (CSLB C-7)	In above
	Electronic Safety & Security (CSLB C-7)	In above

**Project Description:**

UCLA Health will renovate a recently acquired 170,000 gross square foot (gsf) two-story life sciences building at 5210 Pacific Concourse Drive in unincorporated Los Angeles County. Built in 2002, the existing concrete tilt-up building includes floor plates of approximately 80,000 gsf each, 15-foot ceilings, two passenger elevators, and a freight elevator. Tenant improvements to the lobby and café were completed in 2020, which also added an indoor/outdoor community space. These areas will be retained as the new program allows. The 9.2-acre site includes surface parking.

The project will renovate the building to establish a Sports Medicine Institute, relocate the off-campus Clinical Microbiology Laboratory, and create a community fill pharmacy and specialty pharmacy.

Clark Construction is an equal opportunity employer and encourages bids from all subcontractors including minority, small, veteran, disadvantaged and women owned businesses.

Renovations will include minor seismic improvements and upgrades to building systems, utility systems, sustainability, safety and security. The project will address compliance with UC Seismic Safety Policy, the Americans with Disabilities Act, and the University of California Policy on Sustainable Practices.

The project will achieve a minimum LEED® Silver ID+C certification and strive to achieve LEED® Gold, version 4.

The renovated building will encompass three primary functions:

- **Sports Medicine Institute:** A state-of-the-art outpatient facility providing comprehensive musculoskeletal care for local patients and professional athletes. The project will include an ambulatory surgery center, outpatient clinic, advanced imaging, and rehabilitation and will unite specialists in sports medicine, orthopedics, radiology, anesthesiology, and therapy. This facility will improve access to orthopedic services in an outpatient setting and will relieve demand at UCLA's Santa Monica and Ronald Reagan Medical Centers.
- **UCLA Clinical Microbiology Laboratory:** The UCLA Clinical Microbiology Laboratory, also known as the Brentwood Laboratory, provides comprehensive testing for infectious agents and select autoimmune disorders, and hosts an accredited Clinical Microbiology Postdoctoral Training Program. This project will replace the Brentwood Lab and several other off campus leased laboratories currently housed in other buildings.
- **Community Fill Pharmacy with Specialty Pharmacy:** With the Peter Morton Medical Building nearing capacity, the pharmacy department needs additional space to meet rising demand. Currently serving both inpatient and outpatient needs, the department is also preparing to handle the new prescription volume from UCLA's employee health plans and local employers. The renovated property will become a centralized fulfillment center for UCLA Health's retail and specialty pharmacy services.

### **Scope of Services:**

The successful subcontractors will be responsible for providing Pre-Construction Services (Phase 1), and Construction Work (Phase 2B). Construction Work under Phase 2B will only commence if the University elects to exercise its respective Options for each such Phase.

#### **A. Preconstruction Services – Phase 1**

Phase 1 is underway and includes the following tasks. Subcontractors will be asked to assist in or wholly own activities below as appropriate for their scope.

- i. Development of construction schedule.
- ii. Development of Bid Packages.
- iii. Bid Package bidding.
- iv. Constructability reviews - 50% CD; and 100% CD.
- v. Construction cost analysis and estimates - 100% DD and 50%, and 100% CD.
- vi. Value Engineering.
- vii. Prequalification of subcontractors.

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- viii. Site investigations, including selective demolition
- ix. Neighborhood outreach participation.

B. Construction Services – Phase 2A and Phase 2B

- i. Phase 2A: Demolition and Make Ready Construction Work (Not Applicable to these Bid Packages)
- ii. Phase 2B: Construction of the Work

University will issue a separate Notice to Proceed for each Phase. Contractors shall only commence the work of each Phase on the date designated by University in said Notice to Proceed, and shall fully complete the work of such Phase within the number of days specified therein.

### **Instructions**

Interested parties can view the prequalification package Documents on Clark Construction's Bid Opportunity page on Building Connected at the following link:

<https://app.buildingconnected.com/public/5579ca47675b720a008b2c5a>

Please select the project titled "UCLA - 5210 Pacific Concourse - Prequalification - Systems"

See the Request for Qualification in Building Connected for more information on the project, and details on dates, times, and locations.

### **Prequalification Schedule**

Subcontractor's completed Prequalification Questionnaire and associated documents must be submitted through Building Connected no later than:

**5:00PM, Wednesday May 20th, 2026**

Qualifications are due no later than 5:00 pm on the date listed above. Please visit the Building Connected link above for any applicable addenda or revisions to the bid date.

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 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.

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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 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 and shall comply with all applicable federal, state and local working condition requirements.

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