

**ADVERTISEMENT FOR PREQUALIFICATION OF CONTRACTOR**  
**(NO SUBCONTRACTOR BIDS REQUESTED AT THIS TIME)**

Subject to conditions prescribed by the undersigned, Prequalification Questionnaires from Contractors licensed as follows:

B: General Building Contractor

are invited for the following projects:

**PEPPER CANYON HALL 4<sup>th</sup> FLOOR RENOVATION – SANFORD INSTITUTE FOR  
EMPATHY AND COMPASSION**

UNIVERSITY OF CALIFORNIA, SAN DIEGO

Project No. 88706

Estimated Construction Cost: \$625,000

**and**

**PEPPER CANYON HALL 2<sup>nd</sup> FLOOR EDI AND TRANSFER CENTER RENOVATION**

UNIVERSITY OF CALIFORNIA, SAN DIEGO

Project No. 93436

Estimated Construction Cost: \$750,000

The prequalified Contractors will competitively bid for two separate lump-sum contracts.

**PROJECT DESCRIPTION:**

***Pepper Canyon Hall 4<sup>th</sup> Floor Renovation - Sanford Institute for Empathy and Compassion:***

Selective interior remodel of area in 4<sup>th</sup> floor Pepper Canyon Hall Building. Project scope includes interior demolition of non-bearing partitions, doors, ceiling, and flooring. New fire rated entry door and sidelite, installation of new casework and sink, new interior partitions and storefront windows/doors, re-work of existing HVAC, new power/lighting/data, exterior and interior signage, and new architectural finishes. Estimated project duration is 85 days.

***Pepper Canyon Hall 2<sup>nd</sup> Floor EDI and Transfer Center Renovation:***

Selective demolition of the interior walls and partitions, reconfiguring space layout i.e. combining and/or dividing rooms, updating HVAC, lighting and controls based on new space layouts, modifying and adding kitchenette spaces, interior glazing systems, acoustical treatments, all new architectural finishes, and new exterior entrances. Estimated project duration is 60 days.

The 2 projects may be built simultaneously.

The University seeks Contractors with demonstrated experience in renovations to office/teaching facilities within a fully occupied operational facility that contains a high degree of technical/aesthetic complexity.

Specific experience requirements include: work with limited staging area; work within an operational facility requiring innovative solutions due to noise, dust and pedestrian traffic; renovations/ upgrades

to existing operational space; MEP improvements; ADA improvements and complex architectural features.

The Contractor shall have demonstrated an average annual business revenue of at least \$5 million over the last five (5) consecutive years. The Contractor must have demonstrated experience on their best three (3) comparable projects with the Contractor providing services as Prime General Contractor within the last five (5) years.

Projects should have possessed the following construction challenges: complex critical path phasing plan and execution; work with limited staging area; work within an operational facility requiring innovative solutions due to noise, dust and pedestrian traffic; renovations/ upgrades to existing operational space; MEP improvements; ADA improvements and complex architectural features.

To view and download the Prequalification Questionnaire go to <http://plandesignbuild.ucsd.edu>. At the top of page, click Consulting & Contracting Opportunities→Contractors. Under Work Available for Bid click on this project and download all prequalification files attached.

**Prequalification Submission:** Each prospective Contractor must submit electronically one (1) complete prequalification questionnaire in PDF format.

Prequalification Questionnaires shall be emailed to the following email address(es):

Hiroko Wilson, Contracts Administrator

Email: [hwilson@ucsd.edu](mailto:hwilson@ucsd.edu)

Cc: [klsantiago@ucsd.edu](mailto:klsantiago@ucsd.edu)

**No Prequalification Questionnaire will be received after 12:00 P.M., Friday, November 19, 2021.**

Confidentiality of the information provided will be respected to the extent permitted by law.

Response to the Prequalification Questionnaire must be submitted on the forms contained within the Prequalification Questionnaire available at the address above.

All information requested in these forms must be provided in order to be considered "responsive" to the requirements of the prequalification. The University contacts are Sam Farmer, Facilities Management Senior Project Manager (858) 265-5474 or Rhonda Mitchell, Contracts Manager, Capital Program Management (858) 822-3126.

In lieu of mandatory Prequalification Meeting, Intent to Submit in writing (via email to Hiroko Wilson [hwilson@ucsd.edu](mailto:hwilson@ucsd.edu) and Sam Farmer [sfarmer@ucsd.edu](mailto:sfarmer@ucsd.edu)) must be received by **4:00 PM, Friday, November 5, 2021** in order for your firm to submit Prequalification Questionnaire.

UC San Diego encourages the participation of Small, Disadvantaged, Minority-owned, Women-owned and Service/Disabled Veteran-owned Business Enterprises (S/D/M/W/DVBE's) and is committed to promote a diverse pool of firms for our building programs. Potential bidders will be required to submit their small business outreach plan to the University as part of the prequalification process.

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.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

**ALL CONTRACTORS AND SUBCONTRACTORS MUST BE REGISTERED WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) AT BID TIME.**

Go to <http://www.dir.ca.gov/public-works/publicworks.html> for more information and to register.

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 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  
University of California, San Diego

**November 2021**