**PREQUALIFICATION DOCUMENTS**

**Lump Sum**

**BP 5.1 – Demolition and Abatement**

**UCDH Project # 9557460**

**UCDH Medical Campus Operating Rooms Integration Modernization**

**UC Davis Health**

[**Facilities Planning and Development**](https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fhealth.ucdavis.edu%2Ffacilities%2F&data=05%7C02%7Clauren.morgan%40swinerton.com%7C6b534e098b584db364ee08dd2c25d50e%7C5d793645a4cb4dc990f2c691a6fb6f16%7C0%7C0%7C638715263191183632%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=WzSf1WP4I8NZt%2BB3eLq%2Bh3%2BN2kmpLxDvCF659EwdI2g%3D&reserved=0)

**Contracts**

**4800 2nd Ave, FSSB Suite 3010**

**Sacramento, CA 95817**

**January 31, 2025**

# PREQUALIFICATION QUESTIONNAIRE DUE DATE: 3:00 p.m., February 18, 2025

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## REQUIRED COMPLETED ATTACHMENTS (included in body of Prequalification):

Appendix A – Project Data (Comparable Projects Experience

Appendix A.1 – Comparable Project Worksheet (3 Required)

Appendix A.2 - Surety Declaration Worksheet

Appendix A.3 – Claims History Worksheet

Appendix A.4 – Insurance Certificate

Appendix A.5 - Prequalification Declaration

# PRE-QUALIFICATION OF PROSPECTIVE

# LUMP SUM BIDDERS

# Demolition and Lead Abatement

UC Davis Health in Sacramento, California, requests Prequalification submissions on or before **3:00 p.m. Tuesday, February 18, 2025**, from qualified firms interested in providing a lump sum bid for Demolition and Lead Abatement Scope described below for the following project:

**UCDH PROJECT NO. 9557460**

**UCDH MEDICAL CAMPUS OPERATING ROOMS INTEGRATION MODERNIZATION**

Prequalification will be available beginning 1/31/2025. To request a prequalification, send an email with the subject line, “UCDH OR Modernization Prequal Demolition and Lead Abatement Request” to:

Leila Couceiro - [lccouceiro@ucdavis.edu](mailto:lccouceiro@ucdavis.edu). Include the following information: Company name, CA Contractor’s State License Board license number, company contact name, company contact phone number, contact email address and Bid Package(s) of interest.

## DESCRIPTION OF WORK

The UCDH Medical Campus Operating Rooms Integration Modernization project will be constructed via Progress Design-Build method. The UC Davis Medical Center, located in Sacramento, has a 50-year history of providing high- quality surgical care to patients across the greater Sacramento region and the 33 counties it serves. UC Davis Medical Center is ranked among the U.S. News & World Report top 50 in Cardiac, Lung, and Neurosurgery and designated High Performing in several other surgical specialties.

The Surgery & Emergency Services Pavilion (SESP) OR Integration Modernization Project would address needed upgrades to the OR Lights/Monitor booms due to boom failures beyond the ability to repair and/or replace parts.

In the SESP, the project will upgrade the OR Audio/Visual Technology within the twenty-four (24) Operating Room including combining the AV network head end equipment into one new centralized AV Room. Two (2) of the twenty-four (24) Operating Rooms will require conversion to Cardiovascular Operating Rooms (CVOR’s), two (2) of the twenty-four (24) Operating Rooms will require conversion to Flex-Case Operating Rooms (FCOR’s) and one (1) will require conversion to a Hybrid OR. These modifications require reconfiguration of the rooms boom orientations, structural components, med gas needs, laminar air flow and technology upgrades.

Construction documents is nearing completion. The project has been broken into 3 different permit packages. Permit 1 for the make ready work associated with building electrical infrastructure, low voltage cabling and building an AV room on the 2nd floor that supports the work on level 3. Permit 2 will be for all work in the ORs, PACU and Preop areas. Permit 3 will be for the renovation of the surgery & ICU waiting room.

A Scoping and Feasibility Study will be available to Proposers as part of the Criteria Documents (Tab 12). Targeted completion date for the project is Qtr. 01, 2028. The planning and design of the UCDH Medical Campus Operating Rooms Integration Modernization Project must meet the Target Value Cost of the project and the project team must follow the Target Value Design approach.

* 1. **PROJECT DELIVERY**

The Operating Rooms Integration Modernization project is a Progressive Design-Build delivery model in which the University has selected the Design-Builder as Swinerton Builders (SB) and the Architect of Record (AOR) as Taylor Design (TD). The successful trade partner following the RFP phase will be contracted with Swinerton. Since Swinerton also intends to submit a bid to self-perform the work of this bid package, the University is responsible for receiving and reviewing all prequalifications and proposals for this bid package in accordance with the Progressive Design-Build contract.

The goal is to create an integrated, high-performing, LEAN design team that will deliver the best-in-class project outcome for UC Davis Health. The Operating Rooms Integration Modernization project will require intensive and close collaboration between the Design-Builder, the Architect, all consultants, University staff, HCAI, the State Fire Marshal, Design-Build and Design Assist subcontractors, all other subcontractors, and many other project participants. Key meetings will occur in a Big Room setting, plan on meeting twice a week basis for the Big Room. The expectation is for onsite meetings with the various cluster groups and project leadership. You will be expected to attend these key meetings in person. Meetings for this project will also utilize MS Teams.

* 1. **PROJECT TIMING**

This Project consists of the following phases:

Phase 1B: Design Development (Complete)

Phase 2: Construction Documents Complete (Complete)

Phase 3: Construction, Cx, and Close-Out of Project July 2025 to December 2028

There are many intricacies, including make-ready work, HCAI increment negotiation and work in the existing SESP to be completed with the consultants and trade partners. We will be pull-planning these activities as a team using Hoylu, a web-based software scheduling platform.

* 1. **PROJECT CONTRACTURAL ARRANGEMENTS**

**E. PROJECT COSTS**

The estimated total project Cost construction value is: $63,000,000.

The contractor will furnish all labor, material, and equipment to complete Demolition & Lead Abatement work.

The project is to be constructed in accordance with the current California Building Code (CBC) and all other applicable codes, laws, and regulations including Title 22, Title 24, the NFPA Life Safety Code and the California Health and Safety Code.

Subject to the conditions in the documents, prospective bidders for the bid packages (BPs) listed herein are required to prequalify to participate in the bidding process. In addition, pre-qualified prospective bidders will be required to possess the current and active California State Contractor’s Licenses identified below, and Bid due dates and times, as designated:

|  |  |  |
| --- | --- | --- |
| **BP** | **Estimated Cost** | **Required Licenses** |
| BP 5.1 – Demolition & Lead Abatement | $650,000 | C-21 |

## F. SCHEDULE INFORMATION

* + Prequalification available to prospective pre-qualified bidders 1/31/2025
  + Prequalification RFIs due 2/6/2025 by 2:00pm
  + Prequalification due **2/18/2025** by 4:00pm
  + Notification of prequalification status release 2/25/2025
  + Bidding Documents available to prequalified bidders 2/28/2025
  + Submittal of Sealed bids by prequalified bidders 3/21/2025

## PRE-QUALIFICATION PASS/FAIL CRITERIA

1. Hold a current and active BP specific Contractor License in the State of California.
2. Have completed (within the 2018-2022 calendar years) at least one (1) project where the work performed was applicable to the license(s) specified for the respective Bid Package and where the value of said work was equal to or greater than the respective Estimated BP values specified herein.
3. Have average construction revenue of greater than three (3) times the respective Estimated BP values specified herein over the most recent three (3) fiscal years.
4. Have single project bonding capacity greater than the respective Estimated BP values specified herein as confirmed by a Surety Company licensed through the California Department of Insurance with a rating, as found in A.M. Best, of A or better.
5. Have asset to liability ratio for the 2023 (or 2022 if 2023 financial statements are not yet available for review) fiscal year that is greater than or equal to one (1.00)
6. Have an average Experience Modification Rate (EMR) for the most recent three year period, as determined by the CA Workers Compensation Insurance Rating Bureau, of 1.25 or less.
7. Have instituted a corporate Injury and Illness Prevention Program in compliance with California OSHA Title 8, Section 3203 requirements.
8. Firm has not been disbarred, terminated for cause, or otherwise prevented from bidding on, or completing any public works project at any time within the last seven (7) years.
9. Firm has not been subject to a disciplinary proceeding by a public agency as the result of a crime for which an owner or officer was convicted, or of a disciplinary infraction such as a breach of a code of
10. ethics, at any time within the last seven (7) years.
11. Firm has not been found in a final decision of a court to have submitted a false claim to a public agency within the last seven (7) years.
12. Firm(s) has not had a surety company perform any or all of their work on one or more of their construction projects within the last seven (7) years.
13. Firm dispatches apprentices from a California Apprenticeship Council approved program for use on any public work project awarded a contract by a Public Entity.
14. Submission of a declaration that all information provided is true and correct.

## EVALUATION AND SCORING PROCESS

Only Proposers who meet all of the minimum requirements listed above will be evaluated for prequalification.

## Prequalification Scoring Criteria

A Maximum of 1,000 points is possible. Three (3) or more proposers with the highest scores in

Level 1 - Prequalification will be invited to participate in Level 2 - RFP

Essential Requirements (PRE-QUALIFICATION PASS/FAIL CRITERIA) Pass / Fail

CONSTRUCTION EXPERIENCE  (Total Points Available = 90)

CONSTRUCTION HISTORY (Total Points Available = 10)

**APPENDIX A – PROJECT DATA (COMPARABLE PROJECTS EXPERIENCE)**

Firm has completed 3 comparable projects within the last ten (10) years for this Bid Package (BP). Submit an Appendix A Project Data Sheets for 3 Comparable/Larger Projects completed within the last ten (10) years for each BP of interest. Scope of Work performed on Comparable Project must be applicable to the license(s) specified for the respective Bid Package. Firms may escalate the final construction costs of a comparable projects using California Construction Cost Index (CCCI). The value of the comparable project from the award date may be escalated to current value as of July of 2025. Subject to the above qualifications UC Davis Health considers the following criteria to define a "Comparable/Larger" project:

## LIST OF CRITERIA

At least two (2) of the following items i. through iv., must be met and contain current contact information of applicable references (General Contractor, Owner and/or Architect), proposers that can meet more than two (2) of i-v criteria will receive a higher score, although the criteria may not be equally weighted.

1. Projects with a total construction cost of $600,000 or greater at time of completion (for all trades not the subcontract amount of your trade).
2. Projects with equal or greater value to the published Bid Package value built in the State of California.
3. Work being governed by Public Contracting Code.
4. Project completed at a HCAI Health Care Facilities with equal or greater value to the published bid package value.

If UC Davis Health is unable, after reasonable efforts, to confirm the past project information submitted by prospective bidders’ said project may be determined to not be accepted. The work in the listed projects must have been managed and constructed by the licensed entity submitting for pre-qualification and performed by the licensed entity. Exception, work may have been performed by a second-tier subcontractor as part of this entity’s contract.

Entity may not use experience performed by a parent company, a sister subsidiary company, or a subsidiary to Entity. Additionally, Entity may not use experience where Entity was one member of a separately licensed joint venture Entity.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**PROJECT DATA SHEET**

**(Please provide a separate data sheet for all 3 projects)**

NAME OF CONTRACTOR:

1.Name of Project:

2. Location:     

3. Description/Scope:

4. Construction Start Date:       End Date:

5. Size (gross sq. ft.):

6.  What was the project cost at bid?

What was the project cost at completion?

If costs differ explain why?

7. Construction Start date       Construction Completion date (or estimated date):      

8. General Contractors Name:

Contact Person:

Phone:

Email:

1. Project Owner Name:

Contact Person:

Phone:

Email:

1. Architect Name:

Contact Person:

Phone:

Email:

1. On this project, did your company provide Demolition at an operational healthcare facility?

YES  NO

1. Did your company or a second-tier subcontractor working with your company provide lead abatement on this project?

YES  NO

1. Was existing medical equipment decommissioned and removed as a part of your demolition scope?

YES  NO

1. Did your company install work in phases to maintain schedule and accommodate facility requirements?

YES  NO

1. Did your company demolish existing partitions and drywall ceilings on this project?

YES  NO

1. Did your company demolish flooring on this project?

YES  NO

1. Did the project involve noise reductions and selection of tools due to noise/vibration requirements?

YES  NO

1. Did your company have to comply to ICRAA requirements on this project (ie bunny suiting requirements or working behind ICRAA barriers)

YES  NO

1. Does your company have a current MSA and prequalification agreement with Swinerton builders?

https://swinerton.com/subcontractor-prequalification/

YES  NO

**APPENDIX A.2 – SURETY DECLARATION WORKSHEET**

Prospective Bidder shall obtain and submit the Surety Declaration in the form shown below, signed by an authorized representative of the surety proposed to be used for this project and notarized.

1. Is the surety to be used for this project authorized by the Insurance Commissioner to transact business in the State of California as an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)?

YES  NO

1. Is the entity able to obtain bonding for $1,000,000?

YES  NO

Single Project Bonding Capacity:

Aggregate Project Bonding Capacity:

Current Amount Under Bond Today:

1. If yes to 2A and 2B, provide a declaration **from the Surety Company**, stating the amount of bonding capacity indicated above is available to your entity for this construction contract. **Either** provide a notarized declaration or include the following in the last paragraph of the declaration:

“The undersigned declares under penalty of perjury that the above statement(s) submitted is true and correct and that this declaration was executed in \_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, California, on (date).

**(DO NOT SIGN HERE)**

|  |
| --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (Name and Title, printed or typed)  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (Signature) |

1. Can the entity truthfully state that **no** surety has paid out any monies on claims on the performance bond issued by a surety for the benefit of the Owner arising out of the construction activities of the entity within the last five (5) years?

YES  NO

1. Can the entity truthfully state that **no** surety has paid out any monies on claims on the payment bond issued by a surety for the benefit of the Owner arising out of the construction activities of the entity within the last five (5) years?

YES  NO

**APPENDIX A.3 – CLAIMS HISTORY WORKSHEET (10 Points)**

1. Can you truthfully state that the entity has not been found in a final decision of a court to have submitted a false claim to a public agency (e.g., federal, state, county, city, University of California System, California State University System, school district.) within the last ten (10) years?

YES  NO

1. If “NO”, identify any decisions/findings/determinations which have been rescinded, settled or are on appeal wherein your entity has been found to have submitted a false claim to public agency (e.g. federal, state, county, city, University of California System, California State University System, school district) within the past ten (10) years. For each item, describe the circumstances surrounding such decisions/findings/determinations.

1. Can you truthfully state that the entity is not currently in arbitration or litigation with any public agency (e.g. Federal, State, County, City, University of California System, California State University System, school district); either directly or through another contractor?

YES  NO

If the answer is “NO”, explain:

1. In the past three (3) years, the entity has never failed to honor a claim by a public entity to remedy an alleged warranty item or an alleged defective workmanship item during the contract warranty period?

YES  NO

If the answer is “NO”, describe in detail the circumstances surrounding each such claims and resolution or lack thereof:

1. During the past 3 years, the entity has never refused to perform Change Order work requested by the University. This does not include failing to agree upon price or schedule terms.

YES  NO

1. Lawsuits and Arbitrations **Against** Entity: Can you truthfully state that, within the past five (5) years, the entity has not been a party to any lawsuits or arbitrations where the total amount of claims (including Pass-Through Claims, and claims for indemnity or contribution) **against** the entity exceeded $1,000,000?

YES  NO

If “NO”, UC Davis Health will notify your firm to provide further information.

1. Lawsuits and Arbitrations **By** Entity: Can entity truthfully state that, within the past five (5) years, the entity has not been a party to any lawsuits or arbitrations, where the total amount of Claims (including Pass-Through Claims) asserted **by or on behalf of** the entity exceeded $1,000,000?

YES  NO

If “NO”, please describe in detail surrounding the claim.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**APPENDIX A.4 - INSURER**

Prospective Bidder shall obtain and submit the Insurance Declaration in the form shown below, signed by an authorized representative of its insurer and notarized. (If more than one insurer, submit a completed form for each insurer).

A. Is the entity able to obtain insurance in the following limits for this construction contract?

YES  NO

Minimum Requirements

**Commercial Form General Liability Insurance\***

**Limits of Liability:**

General Aggregate $2,000,000

Products - Completed Operations Aggregate $2,000,000

Personal and Advertising Injury $1,000,000

Each Occurrence - Combined Single Limit for Bodily $1,000,000

Injury and Property Damage

**Workers Compensation and Employer’s Liability**

**Insurance\*\*** As required by Federal and

Bodily Injury by Accident, each Accident$1,000,000

Bodily Injury by Disease, Policy Limit $1,000,000

Bodily Injury by Disease, each employee $1,000,000

**Employer’s Liability**

Each Occurrence $2,000,000

Aggregate $2,000,000

\*This insurance must be (i) issued by companies with a Best rating of A- or better, and a financial classification of VIII or better (or an equivalent rating by Standard & Poor or Moody's) or (ii) guaranteed, under terms consented to by University (such consent to not be unreasonably withheld), by companies with a Best rating of A- or better, and a financial classification of VIII or better (or an equivalent rating by Standard & Poor or Moody's). Further, the deductible, or retained limit, for each coverage shall not be more than $100,000.

\*\*This insurance must be issued by companies (i) that have a best rating of B+ or better, and a financial classification of VIII or better (or an equivalent rating by Standards & Poor or Moody’s); or (ii) that are acceptable to the University.

1. Provide the following information: \*\*

For General Liability:

Company Name:

Indicate Best Rating:

Indicate Best Financial Classification:

For Worker’s Compensation & Employers’ Liability:

Company Name:

Indicate Best Rating:

Indicate Best Financial Classification:

For Excess Liability:

Company Name:

Indicate Best Rating:

Indicate Best Financial Classification:

***\*\*You may submit above information on Insurance Company/carrier(s) letterhead or a current Certificate of Insurance.***

1. If “YES” to 3A and you are NOT providing a Certificate of Insurance, provide a declaration **signed by an authorized representative of its Insurer,** stating that the entity is able to provide the insurance in the limits stated above for this construction contract. **Either provide a notarized declaration or include the following in the last paragraph of the declaration:**

“The undersigned declares under penalty of perjury that the above statement(s) submitted is true and correct and that this declaration was executed in County, California, on (**date**).

**(DO NOT SIGN HERE)**

|  |
| --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (Name and Title, printed or typed)  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  (Signature) |

**APPENDIX A.5 – PREQUALIFICATION DECLARATION**

I,  (Printed Name),

hereby declare that I am the (Title)

of (Name of Entity)

submitting this Prequalification Questionnaire; that I am duly authorized to sign this Prequalification Questionnaire on behalf of the above-named entity; and that all information set forth in this Prequalification Questionnaire and all attachments hereto are, to the best of my knowledge, true, accurate and complete as of its submission date.

The undersigned declares under penalty of perjury that all of the prequalification information submitted with this form is true and correct and that this declaration was executed in

      (County),       (State) on       (Date).

(Signature)

(Printed Name)

**If the above is signed by other than the sole proprietor, a general partner, or a corporate officer, attach original notarized power of attorney or corporate resolution.**

**NOTE**: **Failure to return a properly completed Declaration will result in the prospective bidder** **being determined to be not prequalified**.

## PRE-QUALIFICATION PROCESS

UC Davis Health has determined that prospective subcontractors for this bid package must be prequalified for this project. UC Davis Health will establish a list of prospective pre-qualified bidders. UC Davis Health will determine, solely at their own discretion, based on the above prequalification criteria, whether a prospective bidder is pre-qualified. Each prospective pre-qualified bidder must answer all of the questions and provide all requested information, where applicable. Any prospective pre-qualified bidder failing to do so may be deemed to be not responsive and will not be qualified. Questions and requests for clarification or interpretation of the pre-qualification documents must be submitted in writing via email: [lccouceiro@ucdavis.edu](mailto:lccouceiro@ucdavis.edu) and must be submitted by the date indicated within this Notice. Questions received after that date may be answered at the discretion of UC Davis Health. Interested firms are responsible for checking UCDH’s web site <https://health.ucdavis.edu/facilities/work-with-us/contractors/out-to-bid> frequently to determine whether any addenda have been published. E-mail is the preferred method for transmittal of questions.

The University reserves the right, but is under no obligation, to request, receive, and evaluate supplemental information after the indicated time and date at its sole determination. All information submitted for pre-qualification evaluation will be considered official information acquired in confidence, and UC Davis Health will maintain its confidentiality to the extent permitted by law. Prospective pre-qualified bidders who request an opportunity will receive a written response containing pre-qualification determination by bid package of interest.

Responses to this Prequalification will not be accepted after the deadline.

If the prospective Subcontractor is determined to not be pre-qualified, the prospective Subcontractor may request a review by the University. Any such request must be received by the Facility within 3 calendar days after receipt by the prospective Subcontractor of the determination. The decision resulting from such review is final and is not appealable within the University of California. Any person or entity not satisfied with the outcome of the pre-qualification must file a writ challenging the outcome within 10 calendar days from the date of UC Davis Health’s written notice regarding pre-qualification determination. Any assertion that the outcome of the pre- qualification process was improper will not be a ground for a bid protest.

This project is a public works project and is subject to prevailing wage rate laws (see Contract General Conditions, Article 35.02- c). All contractors and all tiers of subcontractors submitting proposals or bids on this project shall register to bid public works projects with the Department of Industrial Relations and maintain current this registration pursuant to Labor Code Section 1725.5. Please go to [http://www.dir.ca.gov/Public-Works/PublicWorks.html](http://www.dir.ca.gov/Public-Works/PublicWorks.html%20%20) for more information and to register.

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 Pre-qualified 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 ($15 per hour as of 10/1/17) and shall comply with all applicable federal, state, and local working condition requirements.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with UC Davis Health within the limits imposed by law or University policy. Subcontractors may be required to show evidence of its equal employment opportunity policy. The successful subcontractors will be required to follow the nondiscrimination requirements set forth in the Bid Documents and to pay prevailing wage at the location of the work.

## We are an Equal Opportunity Employer

## 01/31/2025