



## ADVERTISEMENT FOR DESIGN-BUILDER PREQUALIFICATION

Subject to conditions prescribed by the University of California, UC Davis Health, responses to the Prequalification Questionnaire are sought from Proposers for the following project:

### PROJECT NO. 9557310 SESP CELL SERVICE UPGRADE

This prequalification is for a Design-Build team (Proposer) comprised of a General Contractor and an Architectural Firm. The University intends to use a Brief Design-Build contract to deliver this Project. The Design-Build agreement will require the successful Proposer to enter into the contract and to provide both design and construction services. The University's primary objective in utilizing the Design-Build approach is to bring the best available integrated design expertise and construction experiences to this Project.

The University has determined that proposers on this project must be prequalified. Prequalified proposers will be required to have the following California contractor's license(s): B-General Building and California Architect licenses both current as of the date of this advertisement.

Only information, experience and Work performed by the Design Builder's office that will bid, manage, coordinate design, construct, and staff the project will be considered for prequalification unless otherwise indicated below. (May include an affiliated office that shares staff resources.)

Submit detailed project documentation including photos that addresses the criteria below for **only three (3)** projects not less than **\$1 million** in construction cost performed during the **past ten (10) years (completed after 2010)**. A **minimum of one project each** shall be submitted by the Contractor and Design Firm. This documentation shall demonstrate the Design Builder's ability to successfully complete the project with respect to project size, cost, use, complexity, etc. At least 2 projects must be 100% complete and a third project must be at least 50% complete in construction phase to be considered for review.

The proponent must demonstrate comparable project experience by meeting the criteria summarized below:

- **Each** project must be a healthcare facility or highly technical facility of similar scope, cost, size and complexity.
- At least **two** projects must be delivered as a Design-Build contract or similar (i.e., Integrated Form of Agreement, or GMP Construction contract having provided Preconstruction Services, or CM-at-Risk).
- **Three** projects must be located in California and meet OSHPD 1 requirements.
- **One** project must be a multi-phased renovation with adjacencies to existing, operating, and occupied healthcare facilities.
- For **each** project, please provide owner performance reference. Include owner contact information (name, title, email, phone).

#### Project Description:

The project will be located at the UC Davis Medical Center in Sacramento including its Surgery & Emergency Services Pavilion (SESP) and North Addition Office Building (NAOB). The hospital has five (5) distinct and connected towers and wings: North-South wing, East wing, University Tower, Davis Tower and the SESP. The NAOB is adjacent to the hospital towers and is not regulated by OSHPD. The NAOB will be an option to house the neutral host portion of the scope in Telephone Rooms (TRs) located on various floors of the NAOB.

The UC Davis Medical Center is an operational hospital facility with ongoing patient care. The Work will include design and construction to enhance cellular coverage for all major carriers within the hospital. The project will use the design-build delivery method, where the design-builder will work collaboratively with the University and its internal and external partners to validate the programmatic requirements and develop the construction documents, and subsequently obtain all approvals necessary for construction. The project will be subject to internal design review prior to each submittal to the Authority Having Jurisdiction (AHJ). The AHJ for the SESP portion of project shall be the California Office of Statewide Health Planning and Development (OSHPD). The AHJ for the NAOB portion of the project shall be the UC Davis Health's Building Official and SFM.

Maximum Design and Construction Cost: \$4,500,000

Anticipated Project Award Date: January 2022

Anticipated Project Duration (Design, Approvals, Construction): 24 months

**Mandatory Prequalification Conference:** A mandatory (for Proposers) virtual Prequalification Conference will be conducted on **Tuesday, October 26, 2021** beginning promptly at **10:00 a.m.** A Zoom meeting link will be distributed to Proposers and other team members who request it by 12:00 p.m., September 20, 2021. Only Proposers who participate in the Prequalification Conference, in its entirety, will be allowed to propose on the project. Participants must join the virtual meeting before 10:00 a.m.; the virtual meeting room will be open at 9:45 a.m. Participants arriving later than 10:05 a.m. will not be allowed to submit proposals as a Design-Builder on the project. Attendance will be confirmed by contact information entered in virtual chat; please designate one person from each firm who will confirm attendance.

**Procedures:** Editable copies of the Prequalification Questionnaire will be available at our website beginning on Wednesday, October 13, 2021. (<https://health.ucdavis.edu/facilities/contractors/OUT-TO-BID.html>) Questions may be addressed via email to Leila Couceiro, Contracts Manager at [lcouceiro@ucdavis.edu](mailto:lcouceiro@ucdavis.edu).

Completed Prequalification Questionnaires must be submitted electronically (in pdf file) no later than **2:00 p.m. Tuesday, November 9, 2021** to the link to be provided by UC Davis Health. Prequalification documents will not be accepted after the due date and time. No supplemental data or additional project information will be accepted after due date and time unless specifically requested by the University. No hard copies will be accepted.

Design-Builders must agree to comply with all proposal conditions including state prevailing wages, 10% bid bond, 100% payment and performance bonds, insurance requirements, and attend in its entirety the mandatory prequalification conference in order to prequalify for this project. The 5 proposers receiving the top highest scores will be invited to participate in a Level 2 interview. From the Level 2 interview process, the three (3) most qualified teams will be invited to participate in the design-build solicitation process (RFP Phase). A copy of the Design-Build contract will be provided to the teams who successfully qualify to enter the Level 3 – RFP competition phase. Following the submittal of technical and cost proposals, a contract will be awarded to the team that offers the University the lowest cost per technical points.

The University reserves the right to reject any or all responses to this notice, to waive non-material irregularities, and to deem design-builders prequalified to submit proposals for the project. 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 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 wages 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 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 as of 10/01/2017) and shall comply with all applicable federal, state and local working condition requirements.

**THE REGENTS OF THE UNIVERSITY OF CALIFORNIA**

**OCTOBER 2021**

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Jill Tomczyk, Associate Director  
Facilities Design and Construction

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Karen Brown, Manager  
Capital Finance