

**REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR
CAPITAL PROJECT
CONSTRUCTION MANAGEMENT SERVICES**

APRIL 14, 2022

**UC DAVIS HEALTH
FACILITIES DESIGN & CONSTRUCTION
4800 2ND AVENUE, SUITE 3010
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ATTACHMENTS:

Consultant Statement of Qualifications Form
CM-Blanket Agreement

BACKGROUND:

UC Davis Health is an integrated, academic teaching and research healthcare organization maintaining the historic UC Davis tradition of being guided by public service in all its endeavors. UC Health includes the School of Medicine, the Betty Irene Moore School of Nursing, a 645-bed (Trauma Level 1) acute care hospital, a National Cancer Institute-designated Cancer Center, the M.I.N.D. Institute, and outpatient clinics throughout the Sacramento region.

Functioning under the umbrella of the Facilities Planning and Development Division at UC Davis Health, the Facilities Design & Construction Department is comprised of several teams responsible for the implementation of the Health System's Capital Improvement Program in keeping with the Long Range Development Plan (LRDP). One such team is the Capital Projects Team, who is responsible for project management of capital improvement and expense construction projects of the largest scope and complexity. These projects have prominent significance within the campus, require Chancellor approval and involve the direction of multiple high level design and engineering professionals.

PROFESSIONAL SERVICES REQUESTED:

Interviews will be conducted to select Construction Management Consulting Firms that will support the Capital Projects Team of the Facilities, Design & Construction Department at UC Davis Health.

Requested services will support projects with budgets typically between \$3 million and \$70 million in singular or in aggregate. Services to be provided may include the full range of Construction Management services from early investigations through Construction Completion. Services may include, but are not limited to programming review, estimating, scheduling, constructability review, design management, project management, preparation of bid documents, bid reviews, contractor outreach, construction administration, change order negotiations and project close out.

Consulting Firms will be selected for each of the seven capital projects categories of work listed below; at its discretion, the University may select one firm to provide more than one Work Scope. Firms must indicate each Work Scope they wish to be considered for and demonstrate their experience and staffing skills specific to each indicated work category. See Screening Criteria (Pages 5-6) for specific qualifications required and maximum scoring points.

The categories of work are as follows:

Work Scope 1: Integrated Design Management

CM Services for Investigation and Preconstruction phases of the Capital Projects Program. The primary focus of this category of work is integrated design management and approvals for all new capital projects. Coordination with construction phase implementation teams required. Work includes both HCAI (formerly OSHPD) and Non-HCAI projects with scopes of varying scales and complexities.

Work Scope 2: Healthcare Projects

CM Services for healthcare projects that fall under the jurisdiction of HCAI. The primary focus of this category of work are renovations that impact public areas, patient bedrooms, surgical suites, treatment rooms and accessory areas. Work typically will involve aging infrastructure,

strict air quality and dust controls and complicated phasing that require extensive coordination with University staff in several departments. Example projects include code compliance upgrade work, whole floor renovations, partial floor reconfigurations, system replacements and general finish upgrades. Projects could include both building renovations and additions.

Work Scope 3: Ambulatory Care Projects

CM Services for Non-HCAI healthcare projects that require renovation, remodels, or small additions to existing Ambulatory Care Buildings. Work typically requires minimizing impacts to adjacent operations and falls under the jurisdiction of the UC Davis Health Campus Building Official.

Work Scope 4: Seismic Projects

CM Services for seismic retrofit projects that are required for compliance with state mandates of both HCAI and Non-HCAI buildings. Work typically will involve aging infrastructure, strict air quality and dust controls and complicated phasing that require extensive coordination with University staff in several departments. Adherence to state mandated compliance deadlines is required.

Work Scope 5: Schools of Health & Support Projects

CM Services for education and research projects for the School of Medicine and/or School of Nursing and non-healthcare campus support projects including Administrative Offices, Parking Structures, Information Technology upgrades, etc. Projects could require building renovations, system upgrades, additions, or new structures. Work typically falls under the jurisdiction of the UC Davis Health Campus Building Official.

Work Scope 6: Quality Assurance and Cost Management

CM Services for quality assurance and control support for the Capital Projects Program. The primary focus of this category of work includes cost estimating, scheduling, cash flow, constructability reviews and feasibility recommendations, as well as QA of work performed by contractor to make sure it conforms with approved plans. Work may also include, but not be limited to, independent peer reviews of cost estimates, schedules, and constructability analysis. Program includes both HCAI and Non-HCAI projects with scopes of varying scales and complexities.

Work Scope 7: Capital Projects Management

CM and Project Management Services for all phases of the Capital Projects Program. The primary focus of this category of work is full time, dedicated key personnel with design management, project management and/or construction management expertise to support and augment the Capital Projects team. It is anticipated that core staff members be primarily located on-site and must have the ability to work with University's software programs. Work includes both HCAI (formerly OSHPD) and Non-HCAI projects with scopes of varying scales and complexities.

Key Personnel Requirements:

- **Senior Design Manager** with a minimum of ten years of professional experience in an academic or healthcare environment and a focus on investigation and preconstruction phases of a project. A degree or equivalent experience in the fields of architecture or engineering is preferred.
- **Senior Project Manager** with a minimum of ten years of professional experience in an academic or healthcare environment and a focus on comprehensive management for all phases of a project. Owner's Representative experience is preferred.

- **Senior Construction Manager** with a minimum of ten years of professional experience in an academic or healthcare environment and a focus on construction phases of a project. Superintendent experience is preferred.

The expected duration of the Agreement for these services will be three (3) years from the time of contract award. Anticipated fees will be dependent on specific projects authorized, with a maximum limit of \$7,500,000 to each selected firm over the course of the agreement. Professional (Errors & Omissions) liability insurance will be required, with a minimum limit of \$2,000,000 per occurrence and \$2,000,000 in aggregate.

SCREENING CRITERIA & POINTS:

Preconstruction Management Services	20
Project Management and Quality Assurance Services	20
Construction Management/Administration Services	20
Owner’s Representative Experience	20
Team Staffing, Organization and Approach	20
Key Personnel	<u>25</u>

Total Available Points per Work Scope = 125

1. Preconstruction Management Services: Points: 20
(Applicable to ALL Work Scopes)

Proven integrated design management expertise that includes scope definition, feasibility recommendations, quality control, schedule, and budget management for projects of similar size and complexity. Ability to provide efficient and comprehensive management for the investigation and preconstruction phases of the project, including collaboration with University staff, other consultants and contractors. Demonstrated track record of meeting schedule and budget requirements, including proven success managing regulatory reviews by the Authority Having Jurisdiction and the State Fire Marshal.

2. Project Management and Quality Assurance Services: Points: 20
(Applicable to ALL Work Scopes)

Proven management expertise with quality assurance and control, schedule, and budget management for multiple projects of varying size and complexity. Ability to provide efficient and comprehensive project management for all phases of projects underway including collaboration with University/Owner staff, other consultants and contractors. Schedule software to include Microsoft Project and Primavera 6.

3. Construction Management/Administration Services: Points: 20
(Applicable to ALL Work Scopes)

Previous experience that demonstrates success in completing projects of similar scope, complexity and cost, on time and on budget, including significant projects completed within the last five (5) years. Demonstrated track record of meeting schedule and budget requirements, including proven success managing regulatory reviews by the Authority Having Jurisdiction and the State Fire Marshal.

4. Owner’s Representative Experience: Points: 20
(Applicable to ALL Work Scopes)

Previous experience in representing the University/Owner in all phases of a project. Ability to lead selection of design consultants and construction teams, review consultant contracts and negotiate fees. Demonstrated track record collaborating with various University stakeholders, ensuring conformance with University requirements/guidelines and monitoring the overall health of the project. Ability to work with University’s software programs as required.

5. Team Staffing, Organization and Approach: Points: 20
(Applicable to ALL Work Scopes)

Provide Organization Chart with clear and appropriate definition of roles, including the main point of contact. Provide brief resumes which list education, industry certifications and experience of personnel proposed for each applicable Work Scope. Include a project implementation approach tailored to the special needs of the Capital Projects Program with information on no more than 3 program examples that highlights the experience of the proposed team. Include program scope, scale, schedule and owner. Also, demonstrate availability of resources to respond to project needs at the job site quickly.

6. Key Personnel: Points: 25
(Applicable to Work Scope 7)

Provide resumes which list education, industry certifications and professional affiliations for all key personnel that may be assigned to the Capital Projects Team. Experience with management of projects of varying scale and complexity must be demonstrated. Include information on no more than 3 project examples where a similar role was performed by each personnel proposed. Include project scope, scale, schedule, consultant role in the project, and owner information.

SELECTION PROCESS AND SCHEDULE:

The selection of firms for each Work Scope category will be accomplished by the following process: After Qualification Statements are received, a Screening Committee will review, conduct reference checks, and recommend a short list of firms for brief interviews. The identified design and/or project manager for each category must be present at the interviews to be conducted by a Selection Committee. The target dates are listed below:

1 st Ad for services:	Thursday, April 14, 2022
Statements due:	2:00 p.m., Thursday, May 12, 2022
Screening completed:	May 20, 2022 (tentative)
Interviews completed:	June 24, 2022 (tentative)
Recommendation approval:	June 27, 2022 (tentative)
Firm's notification(s):	June 28, 2022 (tentative)

SUBMITTAL REQUIREMENTS:

Submittal should be specifically tailored to this RFQ and include a completed Consultant Statement of Qualifications Form downloaded from our website. Provide attachments as appropriate to respond directly to the screening criteria. Boiler plate or generic pages are not desired. All materials should be in 8 1/2" x 11" format.

ONE (1) pdf copy of your firm's statement of qualifications must be received by the University **no later than 2:00 p.m, Thursday, May 12, 2022** via upload link provided by Leila Couceiro, Contracts Manager - lcouceiro@ucdavis.edu.