Subject to conditions prescribed by UC Davis Health (UCDH), responses to the Prequalification Questionnaire are sought from Proposers for the following project:

PROJECT NO. M050465
Replacement Hospital Tower (RHT)

This prequalification is for Architectural Design services for the subject project. After selection, the successful proposer will be under direct contract with the Design Builder who will be selected by the University. The University intends to use the Progressive Design-Build delivery method for this Project. The University’s primary objective in utilizing the Progressive 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 hold the following license: California Architects License.

UCDH will accept prequalification questionnaires from Proposers having completed Design-Build or CM at Risk projects in the past ten years of at least $300 million in 2019 construction value that meet the criteria listed in the prequalification questionnaire, which in part includes:

- Hospital or Healthcare facility of similar scope, cost, size and complexity.
- OSHPD Level 1 Facility (Acute Care, ICU beds, Interventional Platforms).
- Project delivered as a Design-Build contract, or with a GMP Construction Contract having provided full Design and Architect of Record services.
- “Big Room” co-located project.
- Project delivered with Integrated Project Delivery Processes and Practices and Lean Project Tools.
- Use of Target Value Design.
- Projects with congested urban site and adjacencies to existing, operating and occupied facilities.
- Pull Planning scheduling.

Project Description: The UC Davis Health campus, located in Sacramento, is the teaching hospital for UC Davis Health (UCDH). In order to meet California’s 2030 seismic safety standards and the hospital’s operational needs, and in accordance with the UCDH Long Range Development Plan (LRDP), UCDH has developed a Clinical Services Master Plan to identify market needs, bed and key service needs, preliminary building configurations drawings to test fit on the site and established preliminary costs of the proposed replacement hospital. Resulting from this planning effort, UC Davis Health is anticipating the development and construction of a new Replacement Hospital Tower (RHT).

The Replacement Hospital Tower is a key piece of the strategy to achieve seismic safety compliance, additional service capacity, and operational improvements. The Replacement Hospital Tower (RHT) project is envisioned to comprise 200 - 350 inpatient beds including ICU, medical/surgical, and/or universal rooms. The project will also include an interventional platform, observation areas, imaging and support services. The building options under consideration range from 600,000 to 800,000 GSF of new space, plus approximately 10,000 GSF of renovation. The proposed site is located on the east end of the existing hospital, adjacent to the Pavilion that houses primarily surgery, ICUs, the burn unit, and the emergency department. The RHT will be connected to the Pavilion. Utilities for the RHT will be supplied from the Central Utilities Plant.

Project Delivery Method: Progressive Design-Build

Estimated (Current Dollars 10/2019) Design and Construction Cost Range: $860,000,000 to $1,000,000,000

Estimated (Escalated) Design and Construction Cost Range: $1,000,000,000 to $1,500,000,000

Estimated GSF Range: 600,000 GSF – 800,000 GSF

Estimated Project Award Date: July 2020 (Intent to Award to Builder March 2020)

Estimated Project Duration: 84 Months
Mandatory Prequalification Conference: A mandatory Prequalification Conference will be conducted on Tuesday, January 28th, 2020; beginning promptly at 2:00 PM. Participants shall meet at:

UC Davis Education Building
Room 2222
4610 X Street, Sacramento, CA 95817

Prospective Bidders arriving after the Prequalification Conference 2:00 PM start time will be automatically disqualified from submitting proposals for this project. Plan to arrive early to allow time for parking. Parking is available at the Contractor’s Parking Lot or paid parking at Parking Structure III (see our website for locations).

Procedures: Editable copies of the Prequalification Questionnaire will be available at our website (https://health.ucdavis.edu/facilities/contractors/OUT-TO-BID.html) beginning on Wednesday, January 15, 2020. Completed Prequalification Questionnaires must be received at: FD&C – UC Davis Health, 4800 2nd Av., Ste. 3010, Sacramento, CA 95817, Attention: FD&C Contracts. PROVIDE FOUR (4) HARD COPIES, AND ONE (1) ELECTRONIC (FLASH DRIVE) COPY OF THE PREQUALIFICATION QUESTIONNAIRE. SUBMITTALS MUST BE RECEIVED AT THE ABOVE ADDRESS NO LATER THAN 4:00 PM WEDNESDAY, FEBRUARY 19, 2020. 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 UCDH. Electronic submissions are not acceptable. To prequalify, Architects must agree to comply with all proposal conditions and attend in its entirety the mandatory prequalification conference. The 5 proposers receiving the highest scores will be invited to participate in a Level 2 interview. From the Level 2 interview process, a minimum of the three (3) most qualified teams will be invited to participate in the design competition process. Following the level 3 competition phase, the University will select the most qualified proposer to contract with the Builder previously selected by the University.

UCDH reserves the right to reject any or all responses to this notice, to waive non-material irregularities, and to deem Proposers prequalified to submit proposals for the project. All information submitted for prequalification evaluation will be considered official information acquired in confidence, and the UCDH 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 Proposer and its subconsultants will be required to follow the nondiscrimination requirements set forth in the Bidding Documents.

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 $13 per hour as of 10/01/2015, $14 per hour as of 10/01/2016, and $15 per hour as of 10/01/2017) and shall comply with all applicable federal, state and local working condition requirements.

The University of California, Davis Health requests that qualified firms submit four (4) hard-copy sets of qualification materials and one digital copy (flash-drive) to the following address:

FD&C – UC Davis Health
4800 2nd Avenue Suite 3010
Sacramento, CA 95817

All statements of qualifications must be received no later than 4:00 PM, Wednesday, February 19, 2020, at the above address. Firms may deliver their materials to the above address or mail them sufficiently in advance of the due date to ensure delivery and receipt by the required time and date. Statements of qualifications will be reviewed by University staff and a short list of firms will be invited to interviews. Questions may be addressed via email only to Leila Couceiro at lccouceiro@ucdavis.edu. Prequalification Documents will not be received after the date and time stipulated above.