ADVERTISEMENT FOR DESIGN-BUILDER PREQUALIFICATION

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

**PROJECT NO. M050782**

**Outpatient Clinic Renovations**

**in the Ambulatory Care Center (ACC)**

This prequalification is for a general contractor and design team who after selection will assume the role of Design-Builder. The University intends to use the Progressive Design-Build delivery method for this Project. The Progressive Design-Build contract will require the successful Proposer to enter into the contract and to provide both design and construction services. The University's primary objectives 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 licenses: 1. California contractor’s license: B – General Building Contractor and 2. California Architects License

UC Davis Health will accept prequalification questionnaires from contractor/architect teams having performed Design-Build or integrated project deliveries in the past ten years of at least $75 million in construction value that meet all the criteria listed in the prequalification questionnaire, which in part includes:

- Healthcare or highly technical facility of similar scope, cost, size and complexity.
- Project 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).
- OSHPD Level 3 Facility.
- Multi-phase project with adjacencies to existing, operating, and occupied facilities.
- Project utilized Target Value Design and model based estimating.
- Projects must be at least 50% complete with the construction phase.

**Project Description:** The Outpatient Clinic Renovations in the Lawrence J. Ellison Ambulatory Care Center (ACC) will transform the existing ACC building in order to facilitate the strategy of UC Davis Health to consolidate and improve the operational efficiency of hospital-based outpatient services at the UC Davis Medical Center.

The renovation will enable the ACC to be the leading destination for ambulatory care in the Sacramento area, with spaces that promote patient-centered care, staff satisfaction, and support the teaching and research mission of UC Davis Health. Transformation of the 375,000 gross square foot building will also provide state-of-the art and innovative spaces that will meet projected outpatient demand, lower operating costs, and increase patient satisfaction.

Planned improvements include a central check-in and waiting area, increased number of flexible exam rooms scaled to address changes in acute care service-line ebbs and flows, and improved patient access. The project will be completed in an efficient phased manner, in order to achieve UC Davis Health’s operational goals within an occupied clinical environment. All clinical space will meet OSHPD 3 Clinic requirements.

The project will meet UC Sustainable Practice Policy (UCSPP) and will be a minimum of LEED Silver.

**Project Delivery Method:** Progressive Design-Build

**Estimated Design and Construction Cost (Escalated):** $200,000,000 - $250,000,000

**Estimated Project Award Date:** October 2020

**Estimated Project Duration:** 72 Months – 84 Months (includes multi-phase construction in an occupied facility)
Mandatory Prequalification Conference: Proposers must attend a MANDATORY Prequalification Conference, which will be held online, at 11:00 a.m. on Thursday, June 11, 2020. A Zoom meeting link will be distributed to Proposers who request it by 5:00 p.m., June 9, 2020. 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 11:00 a.m.; the virtual meeting room will be open no later than 10:45 a.m. Participants arriving later than 11:00 a.m. will not be allowed to submit proposals as Design-Builders on the project. Attendance will be confirmed by roll call; please designate one person from each firm who will confirm attendance.

Proposers interested in attending the Mandatory Prequalification Conference must email Leila Couceiro, FD&C Contracts Manager, at lccouceiro@ucdavis.edu by 5:00 PM, June 9, 2020 to be provided a link to the virtual meeting.

Procedures: Editable copies of the Prequalification Questionnaire will be available starting Wednesday, May 20, 2020, and can be downloaded directly from our website at: https://health.ucdavis.edu/facilities/contractors/OUT-TO-BID.html.

Questions may be addressed via email only to Leila Couceiro, FD&C Contracts Manager, at lccouceiro@ucdavis.edu.

Completed Prequalification Questionnaires must be submitted electronically no later than 4:00 PM, Thursday, July 2, 2020 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.

Proposers interested in prequalifying to propose on this project must email Leila Couceiro, FD&C Contracts Manager, at lccouceiro@ucdavis.edu by 5:00 PM, June 29, 2020 to be provided a link to upload their Prequalification package.

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. The 5 proposers receiving the 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. Following the submittal of technical and cost proposals, a contract will be awarded to the team that offers UC Davis Health the lowest cost per technical point.

UC Davis Health 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 Proposer may be required to show evidence of its equal employment opportunity policy. The successful Design-Builder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Contract 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.

The successful Design-Builder 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.