

REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR
INSPECTOR OF RECORD SERVICES (IOR)
FOR
PROJECT NO. 9556510
Replacement Hospital Tower (RHT)

May 6, 2022

UC DAVIS HEALTH
FACILITIES DESIGN & CONSTRUCTION
4800 2ND AVENUE, SUITE 3010
SACRAMENTO, CA 95817
[HTTPS://HEALTH.UCDAVIS.EDU/FACILITIES/](https://health.ucdavis.edu/facilities/)

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ATTACHMENTS

Attachment A – Consultant Statement of Qualifications Form

Attachment B – Rate Sheet

PSA Agreement Sample

PROJECT BACKGROUND:

The University of California, Davis Medical Center, located in Sacramento, is the primary teaching hospital for UC Davis. In order to meet California seismic standards and the projected space needs for the hospital, UC Davis Health has started a new project, the Replacement Hospital Tower (RHT or California Tower). The Tower 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 new California Tower/RHT, which will attach to the Pavilion, is envisioned to provide 332 inpatient beds (ICU, Medical/Surgical, Acuity Adaptable (i.e., ICU-capable), Airborne Infection Isolation, Protected Environment), complex procedure rooms, and imaging and other support services. The building will have 14 floors, including a basement, and a penthouse, a helipad, approximately 900,000 BGSF of new space, plus approximately 85,000 BGSF of renovation. Utilities for the RHT will be supplied from the Central Utilities Plant.

The RHT will be delivered by the Progressive Design-Build Approach emphasizing Integrated Project Delivery processes. The RHT will require intensive and close collaboration between the Progressive Design-Builder, the Architect, all consultants, UC Davis Health staff, HCAI, the State Fire Marshall, design-build and design-assist trade contractors, all other subcontractors and other project participants.

Work will be performed under the authority and jurisdiction of HCAI (formerly known as OSHPD).

PROJECT INFORMATION:

Project Delivery Method: Progressive Design-Build
Estimated Construction Cost: \$2.2BN
Estimated BGSF: 909,000 BGSF
Estimated Project Duration: 108 Months

PROJECT SCHEDULE:

Following is the University timeframe for the RHT project. Assumptions include phased approvals, overlapping packages, incremental review and approval as detailed in the HCAI CRC schedule (once issued).

Phase 1b: Schematic and Design Development Documents (ending August 2022)

Phase 2: Construction Documents & Approvals (Sept 2022 – Dec 2024)

Phase 3: Construction (2023 through 2030)

Completion: First Patient Late 2030

INSPECTOR OF RECORD SERVICES DURATION:

The duration of this Professional Services Agreement is multi-year and for the length of the RHT project, approximately 2022 to 2030. Proposed milestones are:

- Contract Award: Q2 2022
- Design Review Services:
 - Tower: DD & CD Phases Q2 2022 through Q1/2025
- Construction/Phase 3 services:
 - Tower: Q1/2025 through Q4/2030

PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified firm to provide the UC Davis Health RHT project with Inspector of Record (IOR) Services. The nature of the services requested and the duration of the project involved requires a multi-year contract from approximately 2022 to 2030. The University expects the Proposer to adequately staff the Project with fully qualified inspection staff as the job demands.

The IOR shall perform its services in accordance with the approved plans and specifications, applicable codes, regulations and accepted testing procedures, and shall furnish all material, labor, equipment and tools. The IOR shall perform all services provided in accordance with the Contract Documents, Title 24 of the California Code of Regulations (as amended), Design, and Construction of Buildings Under HCAI Jurisdiction by the California Healthcare Foundation, dated March 2006, HCAI, and all applicable State and local codes and regulations.

These services will include, but are not limited to:

- A. Daily and Weekly Reports and Personal Knowledge: Keep daily reports of all activities that take place on the site, document personal observations and take ample photographs. A copy of these daily reports shall be filed weekly at the University Representative's office and kept as a permanent record. The IOR shall prepare and issue weekly summary inspection reports.
- B. Inspection Requests: The Inspector of Record (IOR) will enforce the use of the UC Davis Health Inspection Request Form and for all requested inspection by the Design-Builder. IOR shall also maintain a log of all inspections requested and performed.
- C. Observation and Reporting Inconsistencies: The IOR shall personally observe construction and logistical activities that take place on the site and shall provide written notice when those activities are not in conformance with the Contract Documents.
- D. Record Set of Documents: The IOR shall keep and have available on the project jobsite a record set of all approved Contract Documents issued to or received by the IOR. IOR shall also keep record of approved Testing, Inspection and Observation (TIO) Program and all HCAI field staff reports.
- E. Weekly Meetings: The IOR shall attend weekly meetings with the University's Representative, the Architect, and the Contractor and shall keep a running log of corrective items for review.
- F. Last Planner: The IOR will participate in weekly work planning sessions and integrate inspection services and tasks into the jobsite workflow as required by use of the Last Planner System and related Lean Management tools and techniques in cooperation with the Project Team. The purpose is to optimize delivery of the Inspection Services within the sequence of construction tasks, and to enable the other Project Team members to

deliver their respective services and work in the most cost effective and expeditious manner for overall project success.

- G. Monthly Payment Requests: IOR shall assist University's Representative with review of Design-Builder's monthly Payment Requests.
- H. Deviations: The IOR shall notify the University's Representative immediately of any deviations of the construction with the Construction Documents and keep the University's Representative informed. IOR shall not direct the Contractor in any means or methods to complete the construction, nor direct or authorize the Contractor to make any changes to the approved construction documents. The IOR will document all observed Deviations by preparing a Notice of Deviations/Resolutions of Deviations Form (form to be developed by UC Davis Health or by IOR and approved by University, TBD).
- I. Safety: The IOR shall be aware of California Code of Regulations Title 8. The IOR will anticipate construction activities that may impact campus life.
- J. HCAI Coordination: Review the comments from HCAI, other Jurisdictional Agencies and Design Builder to assure complete and timely response to all items. Assist with the close out sign-offs and coordination with all agencies for licensing for Substantial and Final Occupancy.
- K. Test Lab/Special Inspection Coordination: The IOR shall coordinate, keep on file and distribute copies (as required) of all special inspections and materials lab testing reports. The IOR shall coordinate with the Special Inspector to assure timeliness and completeness of Special Inspections and shall report to the University's Representative any concerns as to the capabilities or timeliness of the special inspector service. The special inspection services are provided under a separate contract. These reports will include certifications, test results from materials, concrete mix designs, welding procedures, etc.
- L. Deficiency List: Upon written notice from the Contractor that work is substantially complete, the IOR shall compile a written list of all construction deficiency items that have not been correct or are not in conformance with the construction documents. IOR shall review corrective measures with the Contractor made pursuant to the deficiency list and report findings to the University.
- M. Final Inspection Statement: IOR shall issue when the project has been completed in accordance with the Contract Documents.

SUBMITTAL REQUIREMENTS:

Please address all of the items noted in this section in your Qualifications submittal. Failure to do so will result in your submittal not being considered. Qualifications will be evaluated based on demonstration of meeting the requirements of this RFQ. All pages should be in 8 ½ x 11 format.

1. Cover Letter and Organization Introduction: Please submit general statements about the organization's qualifications for the services described in the RFQ. Include at least the following:
 - a. Firm name, business address, telephone, email address, website address and fax numbers
 - b. Location of main office and the local office which will serve the RHT project
 - c. Key personnel and professional registrations
 - d. Current staff size
 - e. Current assignments of proposed staff
 - f. Previous experience with University of California system, UC Davis Health, and HCAI Type 1 projects. HCAI 1 project experience is **required**.

2. Technical Approach: Demonstrated expertise in designing and executing complex projects with special inspection requirements. Describe the firm's planned approach to the project, and an understanding of Design-Build and Lean Principles. Examples of required deliverables listed in this RFQ that exemplify the firm's methodology and planning approach.
3. Relevant Project Experience: Provide descriptions of three projects that have been executed within the past ten years by the firm. The projects described shall be similar in scope and complexity to key elements of the project. Please include at least the following information:
 - a. Project name
 - b. Project owner with current address and telephone number
 - c. Project size (square feet)
 - d. Construction value
 - e. Design duration
 - f. Construction duration
 - g. Year of Completion
 - h. Project delivery approach
 - i. Consultant's role on the project
 - j. Consultant's years of involvement
 - k. Type of facility
 - l. Project description
4. Key Personnel: Please list all personnel proposed for the project and identify the proposed Project Manager and main point of contact for this project. Provide resumes for all proposed personnel, to include, at a minimum, the following information:
 - a. Full name, position in the firm, years with the firm and office location
 - b. Education (list all degrees and institutions), CA licenses and affiliations
 - c. Project role and responsibilities
 - d. Relevant project experience (HCAI 1 project experience is required for key personnel)
5. Document your firm's willingness to accept the contract language in the University's Professional Service Agreement (PSA) including indemnification and insurance requirements. For this project, Professional (Errors & Omissions) liability insurance will be required, with a minimum limit of \$2,000,000 per occurrence and \$4,000,000 in aggregate. See attached Professional Services Agreement sample for all insurance requirements.
6. Provide, on the Consultant Rate Sheet (Attachment B) hour rates for professional and non-professional personnel and an annual escalation rate through project completion.
7. References: Provide a minimum of 3 references (for your proposed main point of contact) within the company from Architects, Contractors, or Owners. Also provide references for the company.

Qualified applicants will demonstrate proven experience in providing inspection services in California on a range of project types including healthcare, both inpatient and outpatient. Specialty expertise will also be required for healthcare on a UC campus, complex underground utilities, and California HCAI Type 1 experience.

ONE (1) electronic copy of the information requested must be received by **5:00 p.m. on June 9,**

2022 at UC Davis Health. All qualifications submittals will be received electronically – no hard copies will be accepted.

Firms interested in responding to this RFQ must notify the University by June 8, 2022 to be provided a link to upload their Qualifications package.

Questions and requests for an upload link should be directed via email to: Leila Couceiro, Contracts Manager at lcouceiro@ucdavis.edu

SCREENING CRITERIA:

1. **General Qualifications:** Attention will be paid to respondents with a demonstrated interest in the project, recognition of the need to work harmoniously and productively with UC Davis Health, HCAI, the progressive Design/Build Team, and proximity to the project site or willingness to establish a local office.

Points

20

2. **Technical Approach:** Respondents must show an understanding of the specific constraints and needs of the project, demonstrate their ability to perform quality and timely inspection services for the project and produce inspection reports of superior quality to meet the completion schedule. Describe how you will organize staff, and manage inspection requests and nonconformances in collaboration with UC Davis Health, HCAI, and the construction team.

Points

20

3. **Experience of the Firm:** The experience of interest to the selection committee will be of similar size, type and complexity to the RHT project. Especially HCAI Level 1 projects, projects valued at over \$500 million in construction value, and projects with design-build or progressive design-built contracts located in Sacramento.

Points

20

4. **Expertise of Personnel:** Proposed personnel on the inspection team with an HCAI Class “A” License will be reviewed favorably in the selection process. Demonstrated expertise of the key personnel in relation to the scope of potential work including relative degrees, licenses and certifications.

Points

40

SELECTION PROCESS AND SCHEDULE:

The selection of a firm 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 interviews. A Selection Committee will conduct the interviews prior to selecting the successful firm.

The timeline for the qualification and contracting is below:

1 st Ad for services:	May 6, 2022
Statements due:	5:00 p.m., June 9, 2022
RFQ Shortlist Determined:	June 13, 2022
Final Screening Interviews:	Week of: June 20, 2022 (tentative)
Firm's notification(s):	Week of: July 5, 2022 (tentative)