

REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR
AIR TESTING AND BALANCING SERVICES
FOR
PROJECT NO. 9557460
UC DAVIS HEALTH OPERATING ROOMS
INTEGRATION & MODERNIZATION

March 11, 2026

UC DAVIS HEALTH
FACILITIES PLANNING & DEVELOPMENT
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ATTACHMENTS

Attachment A – Consultant Statement of Qualifications Form

Attachment B – University of California Professional Services Agreement (Sample)

PROJECT BACKGROUND:

The UC Davis Medical Center, located in Sacramento, has a 50-year history of providing high-quality surgical care to patients across the greater Sacramento region and the 33 counties it serves. UC Davis Medical Center is ranked among the U.S. News & World Report top 50 in Cardiac, Lung, and Neurosurgery and designated High Performing in several other surgical specialties.

PROJECT DESCRIPTION:

The goal of this project is to integrate OR technology on the Surgery & Emergency Services Pavilion (SESP) by addressing needed upgrades to the OR Lights/Monitor booms due to boom failures beyond the ability to repair and/or replace parts.

In the SESP, the project will upgrade the OR Audio/Visual Technology within the twenty-four (24) Operating Room including combining the AV network head end equipment into one new centralized AV Room. Four (4) of the twenty-four (24) Operating Rooms will require conversion to Cardiovascular Operating Rooms (CVOR's), requiring reconfiguration of the room orientation, structural components, med gas needs, laminar air flow and technology upgrades. Project will include equipment improvements to the Pre-Op and PACU areas including remodel of the SESP L3 OR Waiting Room.

Project Delivery Method: Progressive Design-Build

Estimated Construction Cost: \$63M

Estimated BGSF: 46,021 GSF

PROJECT SCHEDULE:

Estimated Construction Duration: 1284 Calendar Days

The following is the University timeframe for the OR Renovation project. Assumptions include phased approvals, overlapping packages, incremental review and approval with both University Plan Review and HCAI review

Permit 1: Make Ready (Jan 2025 – May 2026) – This Phase of the project is NOT part of this RFQ or scope of work but this work will be in progress concurrently with Permit 2 work under separate contract through the University.

Permit 2: Operating Rooms, PACU & Pre Op Renovations (July 2025 – July 2028) – This Phase of the project is part of this RFQ and scope of work.

Permit 3: Waiting Room Renovation (Dec 2025 – Jan 2027) – This Phase of the project is part of this RFQ and scope of work.

PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified firm to provide the OR Modernization project with Air Testing, Adjusting, and Balancing (TAB) Services. The nature of the services requested and the duration of the project require a multi-year contract from approximately 2026 to 2028. The University expects the successful firm to adequately staff the Project with fully qualified staff as the job demands.

The TAB agency 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. TAB agency shall perform all services provided in accordance with the Contract Documents and all applicable State and local codes and regulations. This TAB Agency shall specialize in testing and balancing of heating, ventilating, air-moving equipment, air-conditioning systems and hydronic systems. This TAB Agency shall be a certified member of the Associated Air Balance Council and/or National Environmental Balancing Bureau and/or Testing Adjusting and Balancing Bureau (TABB).

These services will include, but are not limited to:

- A. TAB Services and Compliance:** Provide complete HVAC testing, adjusting, and balancing services, including pre-readings prior to each Operating Room (OR) phased projected start date and final TAB approval for each phase. All services shall conform strictly to the Project's construction documents, including but not limited to approved drawings, specifications, project manuals, addenda, and all other documents incorporated into the Agreement. The selected firm shall ensure compliance with all applicable regulatory requirements and shall coordinate with and respond to directives issued by the Owner, Owner's Representatives, the Department of Health Care Access and Information (HCAI), and the Inspector of Record (IOR).
- B. Reporting and Documentation:** Furnish detailed Daily and Weekly Field Reports documenting work performed, deficiencies identified, corrective actions, and progress toward completion. Provide Engineering Reviews as required to support system performance verification and regulatory approval.
- C. Staffing:** Provide qualified personnel with appropriate certifications and healthcare project experience to perform all services in accordance with the Agreement. Ensure adequate staffing levels to meet the Project schedule and phased turnover requirements.
- D. Collaboration:** Work closely and collaboratively with UC Davis Health's Construction Team and the Supervising IOR to ensure coordinated execution of TAB services and timely resolution of field issues.
- E. Scheduling:** Schedule and perform work in a timely and organized manner to ensure completion in accordance with the overall construction schedule and contract requirements, including phased occupancy milestones.
- F. Additional Testing Requirements:** Perform additional testing as required by UC Davis Health and its authorized representatives, including but not limited to:
 - 1. Pre- and post-air balance readings within the defined project boundaries.
 - 2. Performance of work during off-hours, as required to support healthcare operations and minimize disruption.
- G. Professional Services Agreement and Insurance:** The selected firm shall execute a Professional Services Agreement with UC Davis Health. Professional Liability (Errors and Omissions) Insurance coverage meeting Owner requirements shall be maintained for the duration of the Project.

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.

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 CUP Expansion 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 and Type 3 projects. HCAI 1 project experience is **preferred**.

2. 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

3. 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 preferred for key personnel)

4. Document your firm's willingness to accept the contract language in the University's Professional Service Agreement (PSA) including indemnification and insurance requirements.

5. 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. Please submit current contact information for the reference persons.

6. Consultant Statement of Qualifications Form (Attachment A): Complete all sections even if the information seems redundant to other portions of your response.

Qualified applicants will demonstrate proven experience in providing air testing and balancing 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 and California HCAI Type 1 experience.

Statements of qualifications shall be as brief and concise as possible. Provide attachments as appropriate to respond directly to the screening criteria. Submittal should be specifically tailored to this project; boiler plate or generic brochures are not desired. All material should be in 8 1/2" x 11" format.

ONE (1) pdf file including all the information requested must be received by **2 p.m. on Monday, March 30, 2026** via electronic submittal to UC Davis Health. No hard copies will be accepted. Firms interested in responding to this RFQ must notify the University by March 27, 2026, to be provided a link to upload their Qualifications package. Questions and requests for the upload link should be directed via email to Leila Couceiro: lccouceiro@health.ucdavis.edu

SCREENING CRITERIA:

1. **Project Experience and Technical Expertise:** Previous experience that demonstrates success in completing projects in operational, HCAI 1 facilities preferably with the University of California, including significant projects completed within the last five (5) years. Demonstrate technical capability to undertake appropriate TAB services provided for previous experience examples.
25 Points

2. **Staff Experience:** The experience and expertise required above must be demonstrated for the **specific personnel** proposed for this UC Davis Health project. Demonstrate expertise of this key personnel on similar projects, including required degrees, licenses, and certifications.
25 Points

3. **Quality Assurance:** Demonstrated record that the firm has delivered high quality services and documentation to clients and has an effective continuous quality improvement process. Provide sample reports from previous projects similar in nature, i.e. HCAI 1 projects.
25 Points

4. **Availability of Resources:** Ability of the firm to provide staff and resources necessary to provide TAB services in a timely manner including weekend and off hours as needed. Demonstrated management oversight and administrative support on the project.
25 Points

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 shortlist for additional discussions. A Selection Committee will conduct those discussions and recommend the best qualified firm for selection.

The timeline for the qualification and contracting is below:

1 st Ad for services:	March 11, 2026
Statements due:	2 p.m. March 30, 2026
RFQ Shortlist Determined:	April 6, 2026 (Tentative)
Discussions with Shortlisted Firms:	Week of April 13, 2026 (Tentative)
Firm's notification(s):	April 20, 2026 (Tentative)