

**REQUEST FOR  
STATEMENTS OF QUALIFICATIONS  
FOR**

**CONSTRUCTION MANAGEMENT SERVICES  
PROJECT NO. 9557460  
SESP OPERATING ROOMS AND PACU MODERNIZATION**

**OCTOBER 15, 2024**

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

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## **ATTACHMENTS:**

Consultant Statement of Qualifications Form  
CM Agreement Sample

## **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.

The UC Davis Health Facilities Planning and Development division (FP&D) is responsible for planning and executing UC Davis Health's commitment to providing cutting-edge healthcare to the Sacramento region and beyond. At the forefront of this mission is UC Davis Health's unparalleled capital program, known as "[Vision 2030](#)" – currently valued at \$7.5 billion and one of the largest of its kind in the United States. The delivery of this incredible program requires a dedicated and expert team of planning, design, construction and real estate professionals managing a total portfolio of projects numbering in the hundreds.

## **PROFESSIONAL SERVICES REQUESTED:**

After responses to this RFQ are screened and shortlisted, interviews will be conducted to select a Construction Management consulting firm that will support the Surgery and Emergency Services (SESP), Operating Room and PACU Modernization project team of the Facilities, Planning and Development Division at UC Davis Health. This project utilizes the Progressive Design Build delivery method with a target cost estimated at \$107,000,000.

Services to be provided include the full range of Construction Management (CM) services for the construction phase through construction completion and closeout. CM services for this project may include, but are not limited to; project management, project controls development and management, schedule and budget management and oversight, coordination with internal stakeholders such as Operations and Maintenance, coordination with Authorities Having Jurisdiction (AHJs), construction administration, and project closeout.

Consulting firms must demonstrate their experience and staffing skills specific to each phase of work and staffing requirements described below. See Screening Criteria (pages 4-5) for specific qualifications required and maximum scoring points.

The phases of work are as follows:

### **General Project Management**

Provide general project management services; assuring project program, schedule, and budgetary goals are met.

- Assist with leading all project meetings in all phases of the project (planning, documentation, construction, close out).
- Take and keep project notes and records
- Develop project procedures manual encompassing the "rules" for running the project for all parties. (badging, parking, health access requirements, etc.)
- Coordinate execution of procedures
- Coordinate work in the SESP with existing and future projects (shutdowns, cutovers, interface of scope, etc.)

- Provide reports on project status which may include regular updates on budget, schedule, cash flows, risks and opportunities.

### **Construction Management Services**

Ensure that project documents are approved in a timely manner and all parties' requirements are met such that trade partner bidding can commence in line with the project schedule.

- Develop and execute project controls to monitor schedule, budget, and scope modifications.
- Make certain that AHJ requirements are being met.
- Verify all outside parties (i.e., utility companies) have been brought into the project and requirements are being met in the documents.
- Assist with coordination and communication with building occupants.

### **Construction Administration Services**

Coordinate the construction process from kick off through closeout; addressing project issues that arise and organizing responses.

- Attend pre-construction meetings with Progressive Design Builder.
- Develop and execute project controls to monitor schedule, budget and scope modifications.
- Receive and coordinate all construction correspondence (RFI, submittals, shop drawings, CCDs, ASIs, ACDs, pay applications, change requests, etc.).
- Make certain AHJ and other outside parties (i.e., utility companies) requirements are being met.
- Attend all miscellaneous construction meetings (subcontractor coordination, LEED, Cx).
- Execute the close out process (inspections, O&M, warranty, testing, training, etc.)

Key personnel requirements shall be as follows:

- **Senior Project Manager** with a minimum of ten years of professional experience in a healthcare environment and a focus on comprehensive management for all phases of a project. Owner's Representative experience is preferred.
- **Senior Project Engineer** with a minimum of five years of professional experience in a healthcare environment and a focus on comprehensive management for all phases of a project.
- **Project Controls Manager** with a minimum of five years of professional experience in a healthcare environment and a focus on project controls on maintaining project budgets and schedules throughout all phases of a project.

Provide Staffing Plan (required) including the following minimum staffing levels:

Senior Project Manager: 1

Senior Project Engineer: 1

Project Management Assistant: 1

Project Controls Manager:1

**SCREENING CRITERIA & POINTS:**

General	30
Construction	25
Construction Administration	20
<u>Key Personnel and Staffing Plan</u>	<u>25</u>

**Total Maximum Points= 100**

**1. General Project Management: Points: 30**

Describe your firm's and proposed personnel's experience managing complex multi-phased projects in an active HCAi/OSHPD 1 occupied facility. If available, describe project experience with surgical suite projects.

Describe your firm's general approach to project management, including your firm's ability to coordinate with building occupants (staff, patients) as well as key stakeholders such as Environmental Health & Safety, Plant Operations and Maintenance, and Technology teams.

Describe your experience with working with AHJs (such as HCAI, Fire Marshal, etc.), methods for monitoring budget and schedule to ensure the terms of the contract are adhered to.

Explain your experience with Progressive Design Build or any collaborative design build delivery method.

**2. Construction Management Services: Points: 25**

Proven integrated design management that includes the ability to provide efficient and comprehensive management of the construction phase 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.

**3. Construction Administration Services: Points: 20**

Previous experience that demonstrates success in completing projects of similar scope, complexity, and cost, on time and on budget, including significant projects of similar scope and complexity 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. Team Staffing, Organization and Approach: Points: 25**

Provide Organization Chart with clear and appropriate definition of roles, including the main point of contact as well as their percentage FTE commitment to the project. Provide brief resumes which list education, industry certifications and experience of personnel proposed as related to project scope. Include a project implementation

approach tailored to the special needs of this project with information on no more than 3 program examples that highlights the experience of the proposed team. Include program scope, scale, and owner. Also, demonstrate availability of resources and strategies to respond to project needs at the job site quickly.

**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 <sup>st</sup> Ad for services:	October, 18, 2024
Statements due:	November 8, 2024
Screening completed:	November 15, 2024 (Tentative)
Interviews completed:	December 6, 2024 (Tentative)
Recommendation approval:	December 6, 2024 (Tentative)
Firm's notification(s):	December 9, 2024 (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. Friday, November 8, 2024** via upload link provided by Leila Couceiro, Contracts Manager - [lccouceiro@ucdavis.edu](mailto:lccouceiro@ucdavis.edu).