

**REQUEST FOR  
STATEMENTS OF QUALIFICATIONS  
FOR  
CAPITAL INFRASTRUCTURE  
CONSTRUCTION MANAGEMENT SERVICES**

**FEBRUARY 15, 2022**

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

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## ATTACHMENTS:

Consultant Statement of Qualifications Form  
CM-Blanket Agreement

## **I. 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.

Functioning under the umbrella of the Facilities Planning and Development Division at UC Davis Health, the Facilities Design & Construction Department is comprised of several teams responsible for the implementation of the Health System's Capital Improvement Program in keeping with the Long Range Development Plan (LRDP). One such team is the Capital Infrastructure Team, who is responsible for project management of capital improvement and expense construction projects related to deferred maintenance and facility infrastructure upgrades. These projects are essential to maintaining health care operations and require significant investigation, complex phasing and extensive coordination for utility shutdowns.

## **II. PROFESSIONAL SERVICES REQUESTED:**

Interviews will be conducted to select up to four (4) Construction Management Consulting Firms that will support the Capital Infrastructure Team of the Facilities, Design & Construction Department at UC Davis Health.

- A. Scope of Work: Requested services will support projects with budgets typically between \$100,000 and \$30 million in singular or in aggregate. Services to be provided may include the full range of Construction Management services from early investigations through Construction Completion, Commissioning of equipment and Project Closeout. Services may include, but are not limited to:
  - a. Pre-Construction/Investigation
    - i. Development of project scopes, estimates, schedules, cash-flows
    - ii. Perform constructability/feasibility reviews
    - iii. Preparation of funding request documentation
  - b. Contract Procurement
    - i. Contractor/Designer outreach
    - ii. Preparation of bid documents
    - iii. Perform bid reviews
  - c. Design Management
    - i. Facilitate internal plan review
    - ii. Facilitate HCAI plan review
    - iii. Ensure all comments are tracked and addressed properly
    - iv. Ensure conformance to UCDH design standards and PO&M equipment standards
  - d. Project Management
    - i. Construction coordination and phasing implementation
    - ii. Construction quality control/conformance to bid documents
    - iii. Construction site safety

- iv. Ensure proper construction containment/environmental controls
  - v. Ensure proper coordination with IOR/Fire Marshall
  - vi. Construction cost management/change order management
  - vii. Schedule management
  - viii. Project tracking and updates in PM software (PMWeb)
  - ix. Utility shut-down coordination
- e. Commissioning
- i. Ensure proper equipment installation
  - ii. Facilitate Installation Qualification (IQ)
  - iii. Facilitate Operational Qualification (OQ)
  - iv. Facilitate Performance Qualification (PQ)
  - v. Conduct final equipment acceptance testing
  - vi. Ensure PO&M acceptance and sign-off
- f. Closeout
- i. Develop project closeout checklist
  - ii. Capture lessons learned & evaluate contractors
  - iii. Obtain all final deliverables – manuals, as-built plans, warranties
  - iv. Facilitate AHJ project closeout/sign-off
  - v. Facilitate HCAI project closeout
  - vi. Financial closeout

See Screening Criteria (Pages 6-8) for specific qualifications required and maximum scoring points.

B. Key Personnel Requirements:

- a. **Senior Design Manager** with a minimum of ten years of professional experience in a healthcare environment and a focus on investigation and preconstruction phases of a project. A degree or equivalent experience in the field of engineering is preferred.
- b. **Senior Project Manager** with a minimum of ten years of professional experience in a healthcare environment and a focus on infrastructure project management and coordination for all phases of a project. Owner's Representative experience is preferred. A degree or equivalent experience in the field of engineering is preferred.
- c. **Senior Construction Manager** with a minimum of ten years of professional experience in a healthcare environment and a focus on infrastructure construction for all phases of a project. Superintendent experience is preferred.

The expected duration of the Agreement for these services will be three (3) years from the time of contract award. Anticipated fees will be dependent on specific projects authorized, with a maximum limit of \$4,000,000 to selected firm over the course of the agreement. Professional (Errors & Omissions) liability insurance will be required, with a minimum limit of \$2,000,000 per occurrence and \$2,000,000 in aggregate.

### Upcoming Infrastructure Projects:

No.	Project Title	Estimated ROM Cost
1	SESP 2P930 PO&M (10) Add ATS to Existing Operating Rooms	\$ 750,000
2	DT Stair A&B Fire Sprinkler Riser Drain Upgrade	\$ 500,000
3	DT All Flrs Replace Domestic Hot Water Supply and Return Piping	\$ 4,000,000
4	UT G640/G670/0973 PO&M Replace Domestic Water Pump Skid	\$ 1,100,000
5	UT Floors 3-7 Upgrade Existing Heating and Cooling Coils	\$ 3,000,000
6	SDSC Fl 1 Rm 1140 New Med Air, Vac, and Control air skids	\$ 1,200,000
7	GR Mech Rm parking garage New Med Vac Skid	\$ 750,000
8	CC Bsmt Rm 0100A New Domestic Water Skid	\$ 650,000
9	DT Bsmt Rm 0782 New Med Air Skid	\$ 800,000
10	PSSB Roof/Basement Exhaust Fan #1/3 Replacement and Removal of Abandoned Equipment	\$ 1,500,000
11	SESP AHU VFD Replacement Pilot Project	\$ 300,000
12	Campus Wide PO&M Hydronic Non-OSHPD Build-Conn Repairs	\$ 3,500,000
13	Campus Wide PO&M Hydronic OSHPD Build-Conn Repairs	\$ 2,600,000
14	CPLT POM Steam Boiler Fuel Oil Delivery System Upgrades	\$ 350,000
15	Bldgs. 25 & 26 HHW Piping Repair Replacement	\$ 1,150,000
16	Research Bkd 3 Roof New Lab Air, Vac and Control air	\$ 900,000
17	Research Bkd 2 Rm 0204 Replace Nash Pump	\$ 450,000
18	UT Roof Demo Med Vac 1 & 2	\$ 1,200,000
19	CC Exp V street new Duplex Back Flow	\$ 250,000
20	CC New Med Vac Skid	\$ 750,000
21	Research Bld 2 replace waste lines	\$ 1,500,000
22	Research Bld 3 replace waste lines	\$ 1,500,000
23	Research Bld 1 replace waste lines	\$ 1,500,000
24	DT Roof AFFF replacement	\$ 2,500,000

### III. SCREENING CRITERIA & POINTS:

Preconstruction Management Services	10
Contract Procurement	05
Design Management and Quality Assurance Services	20
Construction Management/Administration Services	20
Equipment Commissioning Oversight & Coordination	05
Project Closeout	05
Owner's Representative Experience	10
Team Staffing, Organization and Approach	05
Key Personnel	20

**Total Available Points                      100**

- A. Preconstruction Management Services: Points: 10**
- a. Proven integrated design management expertise that includes scope definition, feasibility recommendations, quality control, schedule, and budget management for projects of similar size and complexity. Ability to provide efficient and comprehensive management for the investigation and preconstruction phases 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.
- B. Contract Procurement Points: 5**
- a. Proven experience developing design and construction contract procurement packages. Ability to provide supporting documentation to contract representatives and providing review of contract bids in a timely manner to ensure contract procurement is done as efficiently as possible.
- C. Design Management and Quality Assurance Services: Points: 20**
- a. Proven management expertise with quality assurance and control, schedule, and budget management for multiple projects of varying size and complexity. Ability to provide efficient and comprehensive project management for all phases of projects underway including collaboration with University/Owner staff, other consultants and contractors. Schedule software to include Microsoft Project and Primavera 6.
- D. Construction Management and Quality Assurance Services: Points: 20**
- a. Previous experience that demonstrates success in completing projects of similar scope, complexity and cost, on time and on budget, including significant projects 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.
- E. Equipment Commissioning Oversight & Coordination Points: 5**
- a. Proven experience demonstrating understanding and application of equipment commissioning as part of infrastructure project delivery. Ability to coordinate Initial Qualification (IQ), Operational Qualification (OQ) and Performance Qualification (PQ) commissioning processes with University Plant Operations and Maintenance staff. Ability to conduct final equipment acceptance testing to ensure fully commissioned equipment is acceptable for facility to take ownership, as well as coordination of all required equipment training for university staff.
- F. Project Closeout Points: 5**
- a. Proven experience managing internal AHJ and HCAI closeout documentation for construction projects. Demonstrated ability to coordinate with IOR on closeout checklist, Plant Operations and Maintenance for transmittal of as-built plans, equipment manuals and warranty information.
- G. Owner's Representative Experience: Points: 10**
- a. Previous experience in representing the University/Owner in all phases of a project. Ability to lead selection of design consultants and construction teams, review consultant contracts and negotiate fees. Demonstrated track record

collaborating with various University stakeholders, ensuring conformance with University requirements/guidelines and monitoring the overall health of the project. Ability to work with University's software programs as required.

**H. Team Staffing, Organization and Approach: Points: 5**

- a. Provide Organization Chart with clear and appropriate definition of roles, including the main point of contact. Provide brief resumes which list education, industry certifications and experience of personnel proposed. Include a project implementation approach tailored to the special needs of the Capital Infrastructure Program with information on no more than 3 program examples that highlights the experience of the proposed team. Include program scope, scale, schedule and owner. Also, demonstrate availability of resources to respond to project needs at the job site quickly.

**I. Key Personnel: Points: 20**

- a. Provide resumes which list education, industry certifications and professional affiliations for all key personnel that may be assigned to the Capital Infrastructure Team. Experience with management of projects of varying scale and complexity must be demonstrated. Include information on no more than 3 project examples where a similar role was performed by each personnel proposed. Include project scope, scale, schedule, consultant role in the project, and owner information.

**IV. SELECTION PROCESS AND SCHEDULE:**

The selection of firms 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:	February 15, 2023
Statements due:	2 p.m. Wednesday, March 8, 2023
Screening completed:	March 22, 2023 (estimated)
Interviews completed:	April 14, 2023 (estimated)
Recommendation approval:	April 17, 2023 (estimated)
Firm's notification(s):	April 18, 2023 (estimated)

**V. 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, with a maximum number of 40 pages.

**ONE (1) pdf copy** of your firm's statement of qualifications must be received by the University **no later than 2 p.m. Wednesday, March 8, 2023** via upload link provided by Summer Howard, Contracts Administrator. Email: [sahoward@ucdavis.edu](mailto:sahoward@ucdavis.edu). Please contact Summer Howard with any questions about this RFQ.