

CONSTRUCTION MANAGEMENT AND TENANT REPRESENTATIVE SERVICES

UC Davis Health in Sacramento, California requests Statements of Qualifications **on or before 2 p.m. Wednesday, September 11, 2024**, from qualified firms interested in providing Construction Management and Tenant Representative Services for construction projects in leased buildings and/or areas outside the main medical center campus.

Projects will range from tenant improvements within existing occupied spaces, to new tenant improvements to build-to-suit projects. Successful firm will be familiar with the complexities of construction within an occupied patient care and/or lab environment. Lease projects are subject to the policies of the UC Regents such as environmental, seismic, accessibility, and fair wage.

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 including reimbursable of \$5,000,000 to the selected firm over the course of the agreement.

Construction contracts on these types of projects are typically in the \$2M-\$3M range but could occasionally exceed \$20M. Services to be provided include the full range of Construction Management services from early master planning through Construction Administration. Services may include programming review, estimating, scheduling, constructability review, design support, project management, cost estimating, site condition and facilities condition assessments, preparation of bid documents, bid reviews, contractor outreach, construction administration, transition planning services, operational planning and move coordination support, change order negotiations and project close out. Tenant Representative Services will include review of project for conformance with lease terms and other services to ensure protection of the best interests of the University.

The selected firm can expect to coordinate with building owners, contractors, design teams and UC Davis Health staff including Real Estate Development & Management, Real Estate Services, IT, Building Activation & Transition and end user groups.

Qualification documents with additional information, selection criteria, and scope description for interested firms will be available starting Wednesday, August 20, 2024, and can be downloaded directly from our website at: <https://health.ucdavis.edu/facilities/work-with-us/consultants/rfq>

Statements of qualifications shall be specifically tailored to this RFQ, responding directly to the screening criteria (See RFQ document and Consultant Qualification form available on the above link). 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.

Statements of qualifications must be submitted electronically no later than **2 p.m. Wednesday, September 11, 2024** to the link to be provided by UC Davis Health. No hard copies will be accepted. Firms interested in responding to this RFQ must notify the University by Tuesday, September 10, 2024, to be provided a link to upload their Qualifications package.

Questions and requests for the link to upload statements may be addressed via email only to Leila Couceiro, FD&C Contracts Manager, at lcouceiro@ucdavis.edu. Statements of Qualifications will not be accepted after the date and time stipulated above.

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 firm may be required to show evidence of its equal employment opportunity policy. The successful firm and their subconsultants will be required to follow the nondiscrimination requirements set forth in the Agreement documents and to pay prevailing wages at the location of the work. The work described in the Agreement is a public work subject to section 1771 of the California Labor Code.



Facilities Planning & Development
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Consultant/Design Professional shall pay all persons providing services and/or any labor on site, including any University location, no less than 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.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

AUGUST 2024