

# **PREQUALIFICATION DOCUMENTS (ADVERTISEMENT)**

## **DESIGN-ASSIST (DA) TRADE PARTNERS**

**Metal Panels (DA),  
Structural Steel/Decking/Misc Metals (DA),  
Roofing and Waterproofing (DA)**

**FOR**

**Central Utility Plant Expansion Project (CUPx)**

**RUDOLPH AND SLETTEN, INC.  
1504 EUREKA RD, SUITE 200  
ROSEVILLE, CA 95661**

**June 25, 2024**

**PREQUALIFICATION QUESTIONNAIRE DUE DATE: 4:00 p.m., July 12<sup>th</sup>, 2024**

## TABLE OF CONTENTS

DETAILED ADVERTISEMENT .....	3
DESCRIPTION OF WORK .....	3
RFQ/RFP SCHEDULE .....	6
PRE-QUALIFICATION PASS/FAIL CRITERIA .....	6
COMPARABLE PROJECT CRITERIA .....	7
PREQUALIFICATION PROCESS.....	8

**ATTACHMENTS:**

Prequalification Application

Appendix A – Project Data Sheet

Appendix B – Claims history

- Part 2b: Claims History
- Part 3b: Claims History

Appendix C – Essential Requirements

Appendix D – Prequalification Declaration

## DETAILED ADVERTISEMENT FOR PRE-QUALIFICATION OF PROSPECTIVE BIDDERS

Subject to conditions prescribed by the UC Davis Health, responses to Rudolph and Sletten, Inc. The Design-Builder (R&S) (LICENSE # 198069) Pre-qualification (RFQ) Documents are sought for the following work:

### Central Utility Plant Expansion Project (CUPx)

UCDH Project No.: 9557660  
UC Davis Health  
Sacramento, CA

RFQ will be available beginning 06/25/2024. To request an RFQ, send an email with the subject line, "CUP Expansion" to [subqual@rsconst.com](mailto:subqual@rsconst.com) with the following information: Company name, CA Contractor's State License Board license number, RFQ contact name, RFQ contact phone number, RFQ contact email address and Bid Package(s) of interest.

#### A. DESCRIPTION OF WORK

UC Davis Health, located in Sacramento, has a 50-year history of providing high-quality patient care across the greater Sacramento region and the 33 counties it serves. UC Davis Health's 142-acre campus is served by central heating and cooling plant ("Central Plant") built in 1998 and is nearly at its utility capacity and requires an upgrade.

Starting in 2019, UC Davis Health undertook a comprehensive utilities master planning effort to outline the infrastructure and facilities needed to address future healthcare, education, research, and teaching needs on the Sacramento campus and in the greater Sacramento region. The Utility Master Planning Team identified a critical need for UC Davis Health to upgrade utility services and expand the infrastructure to support current and upcoming utility operations.

The Central Utility Plan (CUP) Expansion addresses the utility requirements for the new buildings at UC Davis Health's Sacramento campus. The upgrade and expansion are currently a baseline program of a +40,000 (gsf) new annex building and 9,000 (gsf) of renovations within the existing CUP, Department of Health Care Access and Information (HCAI) Level-1 utility space, diesel generators, electrical rooms and administrative support space to facilitate campus operations. This project will support the California Tower and other projects with site and building utility infrastructure upgrades. Scopes will be both HCAI and Non-HCAI.

The CUP master plan and underground distribution is divided into three (3) phases, with the Central Utility Plant Expansion included in this project scope.

- 48X Complex - Current project that consists of limited upgrades and extending utilities from the Central Plant to serve the 48X Complex only. Project is estimated to be completed by 2025.
- Central Utility Plant Expansion – This project will expand the Central Plant capacity to support the California Tower and additional future projects.
- Central Plant Modernization - Future project to expand the capabilities of the Central Plant by converting the Campus to an All-Electric operating Central Plant.

The CUP Expansion Project involves upgrades to the existing CUP, construction of the new CUP Annex building and associated underground utility distribution as well as other campus upgrades and equipment testing to support the new and future projects on UC Davis Health campus. Work for CUP Expansion will occur concurrently with the construction of California Tower and 48X Complex. These projects will be constructed by a separate entity but will be supported by this project. In addition, other make-ready work for the campus will be in process on nearby sites. As such, construction activities, including but not limited to utility tie-ins access and laydown areas, will need to be carefully planned and coordinated.

The existing CUP will be seismically upgraded to meet the SB1953 program and interior layouts will be adjusted to account for its' Control Room expansion. In the CUP Hazardous Materials Yard, walls will be demolished and rebuilt to provide space for a new UC Davis Health electrical utility yard to be fed from SMUD's east substation. Additionally, new diesel tanks, a new water well, and supporting site infrastructure will be adjusted to maintain proper access and safety.

**ADVERTISEMENT CONTINUED ON THE NEXT PAGE**

The CUP Annex will be a +40,000 (gsf) building located between the existing CUP and the Facility Support Services Building (FSSB). The project layout and site improvements will need to be coordinated with the Parking Structure 6 (PS6) improvements located south of FSSB and will require access during construction and completion of the CUP Expansion project. The project will include demolishing a portion of FSSB and hardscape, adjusting FSSB's interior layout to accommodate the removed spaces, relocating utilities serving FSSB around the CUP Annex, and relocating PS6's entrance and exit. Remote terminal units in the California Tower will also need to be installed and commissioned with the CUP Expansion.

This project will include generators, normal and emergency power distribution, transformers, hot water boilers, CUP administration and support space, future hoist space, PBX Operators space, parking with landscaped area, and routing of new underground CUP utilities including hot water (from boilers), electrical service (SMUD, campus distribution, and building power & lighting), low voltage (PBX, CUP Controls, building systems), fire and life safety, diesel fuel, water, sewer, and fire water.

A new ductbank system (normal power, emergency power, and communications) is required from the new CUP Annex to connect to in-progress and future projects. Additionally, new hydronic piping will be installed along 45th Street and X Street to serve the campus with a portion being completed by the CUP Expansion project. These activities should minimize crossings and construction activities that would impact these utility loops.

The CUP Annex will be designed to maintain the existing CUP's reputation for uninterrupted service to the hospital campus and provide flexibility to accept future technologies as they are developed to provide longevity and resiliency. The planning and design of the CUP Expansion Project must meet the Target Value Cost for the project, and the project team must follow the Target Value Design approach. The project must also hit critical milestone dates to ensure that the California Tower and 48X Complex can open fully operational on time.

**B. Project Delivery:**

The CUP Expansion project is a Progressive Design-Build delivery model in which the University has selected the Design-Builder as Rudolph & Sletten (R&S) and the Architect of Record (AOR) as Nacht & Lewis (N&L). The University, R&S and N&L will select the most qualified design consultant in accordance with this RFQ. Other design disciplines will be selected utilizing a similar RFQ process. Future design-build and design-assist subcontractors will be selected in accordance with UC procurement requirements in which certain design consultant disciplines will have an opportunity to participate with those selections. The goal is to create an integrated, high performing, LEAN design team that will deliver the best-in-class project outcome for UC Davis Health.

The CUP Expansion Project will require intensive and close collaboration between the Design-Builder, the Architect, all consultants, University staff, HCAI, the State Fire Marshal, Design-Build and Design Assist subcontractors, all other subcontractors, and many other project participants. Key meetings will occur in a Big Room on a weekly basis. The schedule is yet to be determined, but the expectation is for onsite meetings with the various cluster groups and project leadership. You will be expected to attend these key meetings in person.

**ADVERTISEMENT CONTINUED ON THE NEXT PAGE**

**C. Project Timing:**

This Project will proceed in the following phases:

- Phase 1A: Program Validation & Site Master Planning Make Ready Work and Infrastructure Schematic Design and Design Development
- Phase 1B: HCAI CUP Annex Expansion and CUP Renovations Schematic Design, and Design Development
- Phase 2: Construction Documents
- Phase 3A: Construction – Make-Ready and Annex Substantial Completion
- Phase 3B: Construction – Completion of the Annex Building and Central Plant Renovations

Program validation began in June 2023 and design is planned to commence in September 2023 with an overall target completion date in 2029. The Milestone Schedule currently shows 26 months for the completion of Phases 1 and 2, and 48 months for Phase 3 including Commissioning. These milestones are still being finalized but are approximately:

- Program Validation and Site Master Planning Complete 10/26/2023
- Phase 1A MR Work & Infrastructure Budget Submitted to Board of Regents (BOR) 10/26/2023
- Schematic Design Complete 02/16/2024
- Phase 1B HCAI Increments Budget Submitted to BOR 04/02/2024
- Phase 1 & Design Development Complete 06/14/2024
- Phase 2 Construction Documents Started 06/03/2024
- Phase 2 Construction Documents Completed 08/20/2025
- Phase 3A Make-Ready and Annex Substantial Completion Completed 01/04/2027
- Phase 3B Annex Building and Central Plant Renovations Completed 02/28/2029

There are many intricacies, including make-ready work, HCAI increment negotiation and work in the existing CUP and California Hospital Tower in 2028 – 2029, to be finalized with the consultants and trade partners. We will be pull-planning these activities as a team using V-Planner.

**D. Project Contractual Arrangements:**

The following table describes the contractual relationship that each design discipline will be arranged under:

Design Discipline	Contracted to R&S	Contracted to AOR	Contracted to Design-Build Trade Partner
Geotechnical	X		
Civil/Landscape		X	
Structural	X		
Mechanical/Plumbing		Validation/Programming through SD	DD through CA
Electrical/Low Voltage		Validation/Programming through SD	DD through CA

**ADVERTISEMENT CONTINUED ON THE NEXT PAGE**

**E. Target Costs**

The estimated total project Target Cost construction value is: \$193,000,000.00. Target Costs for the Bid Packages listed below are the maximum amount Rudolph and Sletten Inc. and the University will spend on the project.

Subject to the conditions in the RFQ and bid documents, prospective bidders for the bid packages (BPs) listed herein are required to prequalify to participate in the bidding process. In addition, pre-qualified prospective bidders will be required to possess the current and active California State Contractor's Licenses identified below, at the RFQ and Bid due date and time, as designated:

<b>BP</b>	<b>Target Value</b>	<b>Required Licenses</b>
BP05a – Metal Panels (DA)	\$2,500,000	C-17 or C-43
BP07a – Structural Steel/Decking/Misc Metals (DA)	\$6,000,000	C-51
BP12a – Roofing and Waterproofing	\$1,000,000	B or C-39

**F. PROJECT SCHEDULE\*\*:**

- RFQ available to prospective pre-qualified bidders 06/25/2024
- RFQ RFIs due 07/01/2024 by 10:00 AM (or earlier)
- RFQ due 07/12/2024 by 4:00 PM (or earlier)
- Notification of qualification status released in writing 07/19/2024
- RFP Anticipated to be Available 07/23/2024
- Proposals Due 08/20/2024
- Bid Opening 08/21/2024
- Anticipated Construction Start October 2024
- Estimated Construction Completion December 2029

**\*Pre-qualification requirement waived for indicated bid packages**

**\*\*Dates are subject to change**

**G. PRE-QUALIFICATION PASS/FAIL CRITERIA**

1. Hold a current and active BP specific Contractor License in the State of California.
2. Have completed (within the 2019-2023 calendar years) at least one (1) project where the Work performed was applicable to the license(s) specified for the respective Bid Package and where the value of said work was equal to or greater than the respective Estimated BP values specified herein.
3. Have average construction revenue of greater than two (2) times the respective Estimated BP values specified herein over the most recent three (3) fiscal years.
4. Have single project bonding capacity greater than the respective Estimated BP values specified herein as confirmed by a Surety Company licensed through the California Department of Insurance with a rating, as found in A.M. Best, of A or better.
5. Have asset to liability ratio for the 2023 (or 2022 if 2023 financial statements are not yet available for review) fiscal year that is greater than or equal to one (1.00)
6. Have an average Experience Modification Rate (EMR) for the most recent three-year period, as determined by the CA Workers Compensation Insurance Rating Bureau, of 1.00 or less.
7. Have instituted a corporate Injury and Illness Prevention Program in compliance with California OSHA Title 8, Section 3203 requirements.
8. Firm has not been disbarred, terminated for cause or otherwise prevented from bidding on, or completing any public works project at any time within the last seven (7) years.
9. Firm has not been subject to a disciplinary proceeding by a public agency as the result of a crime for which an owner or officer was convicted, or of a disciplinary infraction such as a breach of a code of ethics, at any time within the last seven (7) years.
10. Firm has not been found in a final decision of a court to have submitted a false claim to a public agency within the last seven (7) years.
11. Firm(s) has not had a surety company perform any or all of their work on one or more of their construction projects within the last seven (7) years.

**ADVERTISEMENT CONTINUED ON THE NEXT PAGE**

12. Firm dispatches apprentices from a California Apprenticeship Council approved program for use on any public work project awarded a contract by a Public Entity.
13. Submission of a declaration that all information provided is true and correct.

**AND**

14. Firm has completed 2 comparable projects within the last fifteen (15) years for each BP of interest. Submit an Appendix A Project Data Sheets for 2 Comparable/Largest Projects completed within the last fifteen (15) years for each BP of interest. Scope of Work performed on Comparable Project must be applicable to the license(s) specified for the respective Bid Package. Firms may escalate the final construction costs of a comparable projects using [California Construction Cost Index \(CCCI\)](#). The value of the comparable project from the award date may be escalated to current value as of May of 2024. Subject to the above qualifications, Rudolph and Sletten, Inc. considers the following criteria to define a "Comparable/Largest" project:

- a. Subject to the above qualifications, Rudolph and Sletten, Inc. consider the following criteria to define a "Comparable/Largest" project. For BP05a, BP07a, and BP12a one comparable project must include vii, and another comparable project must include xi. Of these two (2) comparable projects at least one (1) must include vi. Both comparable projects must also include at least **three (3)** of the following items i-v and viii-x, must be met and contain current contact information of applicable references (General Contractor, Owner and/or Architect).

**LIST OF CRITERIA**

- i. BP specific construction value at completion greater than or equal to bid package value.
- ii. Projects with a total construction cost of \$80 million or greater at time of completion (not the subcontract amount of your trade).
- iii. Projects with equal or greater value to the published BP value built in the State of California.
- iv. Work being governed by Public Contracting Code.
- v. Projects completed at a Health Care Project with equal or greater value to the published BP value.
- vi. Scope of work delivered either Design-Assist or Design-Build.
- vii. Self-performed Work being a project that includes an HCAi/ OSHPD in the scope of work.
- viii. Project completed delivery method included Lean Project Tools. Please specify the tools that were utilized and whether they were used during the design or construction phases.
- ix. Project Completed included Target Value Design.
- x. Project completed included working in a collaborative environment including a "Big Room" collocated project staffing.
- xi. Self-performed Work being a project that includes an HCAi/OSHPD or DSA construction project in the scope of work.

If Rudolph and Sletten, Inc is unable, after reasonable efforts, to confirm the past project information submitted by prospective bidders' said project may not be accepted. The work in the listed projects must have been managed and constructed by the licensed entity submitting for pre-qualification and performed by the licensed entities. exception, work may have been performed by a second-tier subcontractor as part of this entities contract.

Entity may not use experience performed by a parent company, a sister subsidiary company, or a subsidiary to Entity. Additionally, Entity may not use experience where Entity was one member of a separately licensed joint venture Entity.

**ADVERTISEMENT CONTINUED ON THE NEXT PAGE**



#### H. PRE-QUALIFICATION PROCESS

R&S has determined that prospective subcontractors for the Bid Packages identified must be pre-qualified to submit a bid for this project. R&S will establish a list of prospective pre-qualified bidders. R&S will determine, solely at their own discretion, based on the above prequalification criteria, whether a prospective bidder is pre-qualified. Each prospective pre-qualified bidder must answer all of the questions and provide all requested information, where applicable. Any prospective pre-qualified bidder failing to do so may be deemed to be not responsive and will not be qualified. Any prospective subcontractor who has submitted a complete RFQ Prequalification Application during the previous RFQ period for the listed packages will only be required to submit any revisions or additions to their previous RFQ submission.

Questions and requests for clarification or interpretation of the pre-qualification documents must be submitted in writing via email: [subqual@rsconst.com](mailto:subqual@rsconst.com). Questions must be submitted by the date indicated within this Notice. Questions received after that date will be answered at the discretion of R&S. Interested firms are responsible for checking the web site frequently to determine whether any addenda have been published. E-mail is the preferred method for transmittal of questions.

R&S reserves the right, but is under no obligation, to request, receive, and evaluate supplemental information after the indicated time and date at its sole determination. All information submitted for pre-qualification evaluation will be considered official information acquired in confidence, and UC Davis Health and R&S will maintain its confidentiality to the extent permitted by law. Prospective pre-qualified bidders who request an opportunity will receive a written response containing pre-qualification determination by bid package of interest.

Responses to this RFQ may not be accepted after the deadline.

If the prospective Subcontractor is determined to not be pre-qualified, the prospective Subcontractor may request a review by R&S. Any such request must be received by the Facility within 3 calendar days after receipt by the prospective Subcontractor of the determination. The decision resulting from such review is final and is not appealable within the University of California. Any person or entity not satisfied with the outcome of the pre-qualification must file a writ challenging the outcome within 10 calendar days from the date of R&S' written notice regarding pre-qualification determination. Any assertion that the outcome of the pre-qualification process was improper will not be a ground for a bid protest.

Rudolph and Sletten, Inc. reserves the right to reject any or all responses to Prequalification Questionnaires and to waive non-material irregularities in any response received.

This project is a public works project and is subject to prevailing wage rate laws (see Contract General Conditions, Article 35.02-c). All contractors and all tiers of subcontractors submitting proposals or bids on this project shall register to bid public works projects with the Department of Industrial Relations and maintain current this registration pursuant to Labor Code Section 1725.5. Please go to <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for more information and to register. The work described in the contract is a public work subject to section 1771 of the California Labor Code.

No contractor or subcontractor, regardless of tier, may be listed on a Bid for, or engage in the performance of, any portion of this project, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 and 1771.1.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The successful Pre-qualified Bidder shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (\$15 per hour as of 10/1/17) and shall comply with all applicable federal, state and local working condition requirements.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with UC Davis Health within the limits imposed by law or University policy. Subcontractors may be required to show evidence of its equal employment opportunity policy. The successful subcontractors will be required to follow the nondiscrimination requirements set forth in the Bid Documents and to pay prevailing wage at the location of the work.

RUDOLPH AND SLETTEN, INC.  
JUNE 2024  
WE ARE AN EQUAL OPPORTUNITY EMPLOYER  
**END OF ADVERTISEMENT**