



Facilities Planning and  
Development Division

**REQUEST FOR**  
**STATEMENTS OF QUALIFICATIONS**  
**FOR**  
**Materials Testing and Special Inspection Services**  
**FOR**  
**PROJECT NO. 9557660**  
**Central Utility Plant Expansion**

**April 22, 2024**

**UC DAVIS HEALTH**  
**FACILITIES PLANNING & DEVELOPMENT**  
**4800 2<sup>ND</sup> AVENUE, SUITE 3010**  
**SACRAMENTO, CA 95817**  
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# TABLE OF CONTENTS

Background.....	3
Professional Services Requested.....	4
Submittal Requirements.....	6
Screening Criteria .....	7
Selection Process and Schedule.....	8

## ATTACHMENTS

Attachment A – Consultant Statement of Qualifications Form

Attachment B – Rate Schedule

Attachment C – 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 patient care across the greater Sacramento region and the 33 counties it serves. UC Davis Medical Center'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 CUP Expansion addresses the utility requirements for the new buildings at UC Davis Health's main campus. The upgrade and expansion are currently a baseline program of 40,000 (gsf) new annex building and 9,000 (gsf) renovations within the existing Central Utility Plant, 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, that will be both HCAI and Non-HCAI scopes of work.

The CUP Expansion will be delivered by the Progressive Design-Build Approach emphasizing Integrated Project Delivery processes. This will require intensive and close collaboration between the Progressive Design-Builder, the Architect, all consultants, UC Davis Health staff, HCAI, the Campus Fire Marshal, design-build and design-assist trade contractors, all other subcontractors and other project participants. The CUP Expansion project will require all major members of the IOR Team to be co-located in the Big Room for the all phases of the project.

All work included in this bid package will be performed under the authority and jurisdiction of UC Davis Health and HCAI. The Special Inspector will be contracted directly with the University.

## **PROJECT DESCRIPTION:**

Project Delivery Method: Progressive Design-Build

Estimated Construction Cost: \$193M

Estimated BGSF: 49,000 GSF

**Estimated Project Duration: 84 Months**

## **PROJECT SCHEDULE:**

Following is the University timeframe for the CUP Expansion project. Assumptions include phased approvals, overlapping packages, incremental review and approval with both University Plan Review and HCAI review

Phase 1: Program validation, Schematic and Design Development Documents (ending January 2024)

Phase 2: Construction Documents & Approvals (ending January 2025)

Phase 3: Construction (2025-2029)

## PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified firm to provide the CUP Expansion project for Materials and Special Inspection. The nature of the services requested and the duration of the project involved require a multi-year contract from approximately 2024 to 2029. The University expects the Proposer to adequately staff the Project with fully qualified inspection staff as the job demands.

The Special Inspector 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. All Special Inspectors shall perform all services provided in accordance with the Contract Documents, Title 24 of the California Code of Regulations (as amended), Design, and Construction of Buildings Under HCAI Jurisdiction by the California Healthcare Foundation, dated March 2006, HCAI, and all applicable State and local codes and regulations.

These services will include, but are not limited to:

- A. Perform Materials Testing & Special Inspection Services to ensure conformance with a Project's construction documents, including, but not limited to, all approved drawings, specifications, project manuals, and addenda, referenced and incorporated as part of the Agreement, and regulatory requirements as requested by the owner, owner's agents, HCAI, and the IOR.
- B. Furnish Daily and Weekly Field Reports, Engineering Reviews, Mix Design Reviews, and Welding Procedure Reports.
- C. Provide Materials Testing & Special Inspection services on an intermittent or continuous basis, as deemed necessary.
- D. Provide staff to perform services in accordance with this Agreement.
- E. Attend preconstruction meeting as well as progress coordination, office, and site meetings as authorized throughout the project.
- F. Work closely and harmoniously in collaboration with UC Davis Health's Construction Team, and Supervising Inspector of Record (IOR).
- G. Schedule work timely to ensure the Project is completed in accordance with the construction contract.
- H. Provide engineering supervision as required to meet Division of the State Architect's (DSA) Laboratory Evaluation Acceptance (LEA) program and ASTM E329.
- I. Ensure that all Contractor's inspectors maintain, at all times, all codes and regulations referred to in the Project documents pursuant to California Building Standards Administration Code, Section 7-154 on the Project site.
- J. Perform any and all additional testing as may be required by the UC Davis Health and its authorized representatives.
- K. Provide additional Inspector(s), if needed, within a maximum of a 48-hour request from the Construction Supervisor/IOE/Owner or Owner's Agent.
- L. Ensure that the following technical requirements are met:
  - a. All required inspections shall be in accordance with the provisions of Title 24, CCR, the California Building Code, and HCAI.
  - b. Provide technicians and inspectors that are thoroughly trained, qualified, and certified as applicable by the International Code Council (ICC), the American Welding Society (AWS), the American Society of Nondestructive Testing (ASNT), the American Concrete Institute (ACI), and the California Building Code (CBC).

- c. Ensure all required soil testing services are supervised by a California licensed Geotechnical Engineer, and all other required Materials Testing and Special Inspections Services are supervised by the appropriately California licensed professional engineer.
- d. Provide Inspector(s)/Technician(s) that meet the following minimum qualifications and, upon request, provide proof of the same to the satisfaction of the Owner and the Owner's Agent:
  - i. Soil Inspection and Density Testing – Comply with ASTM D 3740.
  - ii. Reinforcing Steel Inspection – Valid International Code Council (ICC) certification as a Reinforced Concrete Special Inspector.
  - iii. Concrete Placement Inspection/Sampling – Valid International Code Council (ICC) certification as Reinforced Concrete Special Inspector and American Concrete Institute (ACI) certification as a Concrete Field-Testing Technician – Grade 1.
  - iv. Masonry Placement Inspection/Sampling – Valid ICC or Division of State Architect (DSA) certification as Structural Masonry Inspector.
  - v. Shop/Field Welding Inspection – Valid American Welding Society (AWS) certification as an AWS Certified Welding Inspector (CWI).
  - vi. High Strength Bolting Inspection – Valid International Code Council (ICC) certification as a Structural Steel and Welding Inspector.
  - vii. Nondestructive Testing Technician (NDT) – Valid NDT level II certification (or greater) in accordance with the American Society of Nondestructive Testing (ASNT) CP-189.
  - viii. Fireproofing Inspection – Valid International Code Council (ICC) certification as a Spray Applied Fireproofing Special Inspector and an International Firestop Council (IFC) certification as a Firestop Special Inspector.
  - ix. Office of Statewide Health Planning and Development (HCAI) Inspection – Valid “Class A” HCAI certification.
  - x. Laboratory Evaluation and Acceptance (LEA) Program - Projects under DSA jurisdiction be performed by testing laboratories acceptable to DSA and located within a 50-mile radius of the project site.
  - xi. Laboratory must be approved by the Office of Statewide Health Planning and Development Facilities Development Division Laboratory Evaluation and Application Acceptance for HCAI Preapproved Agency (OPAA) for structural tests and special inspections.
  - xii. It is the Contractor's responsibility to ensure that all of its employees – and subcontractors, as permitted – performing services relative to a Project possess all requisite licenses and certifications, all such licenses are active and in good standing, and have not been suspended or revoked during the term of the Agreement.

## 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. Technical Approach: Demonstrated expertise in designing and executing complex projects with special inspection requirements. Describe the firm's planned approach to the project, and an understanding of Design-Build and Lean Principles. Examples of required deliverables listed in this RFQ that exemplify the firm's methodology and planning approach.
3. 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
4. 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)

5. Document your firm's willingness to accept the contract language in the University's Professional Service Agreement (PSA) including indemnification and insurance requirements, such as Professional liability insurance with a minimum limit of \$2,000,000 per occurrence and \$4,000,000 in aggregate.
6. Provide, on the Consultant Rate Sheet (Attachment A) hour rates for professional and non-professional personnel and an annual escalation rate through project completion.
7. **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.

Qualified applicants will demonstrate proven experience in providing inspection 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, complex underground utilities, 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 **4 p.m. on Wednesday, May 22, 2024** 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 May 21, 2024, 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@ucdavis.edu](mailto:lccouceiro@ucdavis.edu)

**SCREENING CRITERIA:**

1. **General Qualifications:** Attention will be paid to respondents with a demonstrated interest in the project, recognition of the need to work harmoniously and productively with UC Davis Health, HCAI, the progressive Design/Build Team, and proximity to the project site or willingness to establish a local office.

**Points** **20**

2. **Technical Approach:** Respondents must show an understanding of the specific constraints and needs of the project, demonstrate their ability to perform quality and timely inspection services for the project and produce inspection reports of superior quality to meet the completion schedule. Describe how you will organize staff, and manage inspection requests and nonconformances in collaboration with UC Davis Health, HCAI, and the construction team.

**Points** **20**

3. **Experience of the Firm:** The experience of interest to the selection committee will be of similar size, type and complexity to the Central Utility Plant Expansion project. Especially HCAI Level 1 & 3 projects, projects valued at over \$200 million in construction value, and projects with design-build or progressive design-built contracts located in Sacramento.

**Points** **20**

4. **Expertise of Personnel:** Proposed personnel on the inspection team with required certifications, including ACI, ICC, AWS/CWI will be reviewed favorably in the selection process. Demonstrated expertise of the key personnel in relation to the scope of potential work including relative degrees, licenses and certifications.

**Points**

**40**

**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 the best qualified firm for selection.

The timeline for the qualification and contracting is below:

1 <sup>st</sup> Ad for services:	April 22, 2024
Statements due:	4 p.m. May 22, 2024
RFQ Shortlist Determined:	May 29, 2024
Final Screening Interviews:	Week of June 3, 2024
Firm's notification(s):	Week of June 10, 2024