

REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR
INSPECTOR OF RECORD SERVICES (IOR)
FOR
PROJECT NO. 9557660
Central Utility Plant Expansion

April 15, 2024

UC DAVIS HEALTH
FACILITIES DESIGN & CONSTRUCTION
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SACRAMENTO, CA 95817
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ATTACHMENTS

- Attachment A – Consultant Statement of Qualifications Form
- Attachment B – Rate Sheet
- Attachment C – 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 is 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 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)

Completion: Q1 2029

PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified firm to provide the CUP Expansion project with Inspector of Record (IOR) Services. The nature of the services requested and the duration of the project involved requires 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 IOR 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. The IOR 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. Daily and Weekly Reports and Personal Knowledge: Keep daily reports of all activities that take place on the site, document personal observations and take ample photographs. A copy of these materials shall be transmitted to the DPOR and filed weekly at the University Representative's office and kept as a permanent record. The IOR shall prepare and issue weekly summary inspection reports for distribution to the University and the Design Professional Of Record (DPOR).
- B. Design Support and Constructability Services: Collaborate with project team and provide ongoing design support and constructability services during design, planning, building and completion of project.
- C. Inspection Requests: The Inspector of Record (IOR) will enforce the use of the University Inspection Request Form and for all requested inspection by the Design-Builder. IOR shall also maintain a log of all inspections requested and performed.
- D. Observation and Reporting Inconsistencies: The IOR shall personally observe construction and logistical activities that take place on the site and shall provide written notice when those activities are not in conformance with the Contract Documents and report those findings to the DPOR.
- E. Record Set of Documents: The IOR shall keep and have available on the project jobsite a record set of all approved Contract Documents issued to or received by the IOR. IOR shall also keep record of approved Testing, Inspection and Observation (TIO) Program and all HCAI field staff reports. A copy of all materials including most current HCAI signoffs on the TI&O shall be transmitted electronically to the DPOR with the weekly reports.
- F. Weekly Meetings: The IOR shall attend weekly meetings with the University's Representative, the Architect (DPOR), and the Contractor and shall keep a running log of corrective items for review.
- G. Last Planner: The IOR will participate in weekly work planning sessions and integrate inspection services and tasks into the jobsite workflow as required by use of the Last Planner System and related Lean Management tools and techniques in cooperation with the Project Team. The purpose is to optimize delivery of the Inspection Services within

the sequence of construction tasks, and to enable the other Project Team members to deliver their respective services and work in the most cost effective and expeditious manner for overall project success.

- H. Monthly Payment Requests: IOR shall assist University's Representative with review of Design-Builder's monthly Payment Requests.
- I. Deviations: The IOR shall notify the University's Representative & DPOR immediately of any deviations of the construction with the Construction Documents and keep the University's Representative & DPOR informed. IOR shall not direct the Contractor in any means or methods to complete the construction, nor direct or authorize the Contractor to make any changes to the approved construction documents. The IOR will document all observed Deviations by preparing a Notice of Deviations/Resolutions of Deviations Form (form to be developed by University or by IOR and approved by UC Davis Health, TBD).
- J. Safety: The IOR shall be aware of California Code of Regulations Title 8. The IOR will anticipate construction activities that may impact campus life.
- K. HCAI Coordination: Review the comments from HCAI, other Jurisdictional Agencies and Design Builder to assure complete and timely response to all items. Assist with the close out sign-offs and coordination with all agencies for licensing for Substantial and Final Occupancy.
- L. Test Lab/Special Inspection Coordination: The IOR shall coordinate, keep on file and distribute copies (as required) of all special inspections and materials lab testing reports and transmit copies to the DPOR. The IOR shall coordinate with the Special Inspector to assure timeliness and completeness of Special Inspections and shall report to the University's Representative and DPOR any concerns as to the capabilities or timeliness of the special inspector service. The special inspection services are provided under a separate contract. These reports will include certifications, test results from materials, concrete mix designs, welding procedures, etc.
- M. Deficiency List: Upon written notice from the Contractor that work is substantially complete, the IOR shall compile a written list of all construction deficiency items that have not been correct or are not in conformance with the construction documents. IOR shall review corrective measures with the Contractor made pursuant to the deficiency list and report findings to the University & DPOR.
- N. Final Inspection Statement: IOR shall issue when the project has been completed in accordance with the Contract Documents.

PROPOSAL 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 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.
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.

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.

Professional (Errors & Omissions) liability insurance will be required, with a minimum limit of \$2,000,000 per occurrence and \$4,000,000 in aggregate.

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.

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 an HCAI Class "A" License 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 and score the submittals and recommend a shortlist. A Selection Committee will conduct discussions with the shortlisted firms and recommend the best qualified firm for selection.

The timeline for the qualification and contracting is below:

1 st Ad for services:	April 15, 2024
Statements due:	4 p.m. April 29, 2024
RFQ Shortlist Determined:	May 2, 2024 (tentative)
Final Screening Interviews:	Week of: May 13, 2024 (tentative)
Firm's notification(s):	Week of: May 20, 2024 (tentative)

SUBMITTAL REQUIREMENTS:

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. Please submit the contact information for (3) references from an Owner, Owner's Representative, Contractors, or Design Teams. All material should be in 8 1/2" x 11" format.

ONE (1) electronic copy of the information requested must be received by **4 p.m. on April 29, 2024** at UC Davis Health. All qualifications submittals will be received electronically – no hard copies will be accepted.

Firms interested in responding to this RFQ must notify the University by April 26, 2024 to be provided a link to upload their Qualifications package.

Questions and requests for an upload link should be directed via email to

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