



**REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR
RESIDENTIAL SOUND REDUCTION PROGRAM:
OUTREACH, QUALIFICATIONS, AND DESIGN SERVICES**

**FOR
PROJECT NO. 9556510
CALIFORNIA TOWER**

February 20, 2025

**UC DAVIS HEALTH
FACILITIES DESIGN & CONSTRUCTION
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ATTACHMENTS

Attachment B – Consultant Statement of Qualifications Form

University of California Professional Services Agreement – Blanket (Sample)

PROJECT BACKGROUND:

UC Davis Health is issuing this Request for (RFQ) for professional services to develop a Residential Sound Reduction Program to mitigate emergency helicopter noise during the construction and operation of the new California Hospital Tower heliport, and to reduce the impacts of construction-related noise.

On November 18, 2021, the Board of Regents of the University of California certified the Final Environmental Impact Report (EIR) on the UC Davis Health California Hospital Tower project (State Clearinghouse No. 2021020515). The UC Davis California Hospital Tower EIR requires UC Davis to implement a Residential Sound Reduction Program to reduce interior noise from helicopter overflights at residential land uses as described in the EIR. That requirement is outlined in EIR Mitigation Measures NOI-4b.

The California Hospital Tower project is currently under construction and proposed to be operational around 2030. The project is located west of 45th Street and north of X Street, at the east end of the existing UC Davis Medical Center, adjacent to the surgery and Emergency Services Pavilion. The new hospital tower contains various components including approximately 890,000 sf, with a 5-story leg extending off the main 14-story tower. The tower would provide 332 licensed beds, surgery space, procedure rooms, public space, and support space and will include two new helipads. The tower would reach approximately 237 feet at the roofline, and the elevator override would reach approximately 267 feet. The tower will deliver two new emergency helipads on the rooftop. The existing helipads on the Davis Tower within the existing Medical Center would remain operational, although the existing easterly helipad would be relegated to backup use during maintenance periods at the helipads.

The Residential Sound Reduction Program will reduce interior noise in sleeping areas from helicopter overflights at residential land uses within the flight path SEL 95 dBA noise contour. The work includes the assessment of noise impacts for the SEL 95 dBA flight path, acoustical testing for qualification, community outreach, design of acoustical treatment packages, and preparation of public bidding packages. Approximately 110 dwelling units in the City of Sacramento could be eligible for participation in the Program.

UC Davis invites interested consultants to submit Statements of Qualifications for services related to this project (Program).

The selected Consultant will be responsible for providing program management, acoustic modeling, acoustic design services, construction documents, final project reports, and services as outlined in the Scope of Professional Services for an undefined number of dwelling units. These include single-family, multi-family, and condominium units. A separate RFQ will follow to implement the construction of noise-reduction solutions at the residential units.

SCOPE OF PROFESSIONAL SERVICES:

UC Davis is required to implement a Residential Sound Reduction Program to meet the requirement of California Hospital Tower EIR Mitigation Measures NOI-4b. This RFQ is seeking assistance to support the first phase of the Residential Sound Reduction Program. This phase includes public outreach to potentially qualifying residents, interior noise measurements to determine eligibility into the program, and design recommendations to reduce noise in interior areas of homes. All services required for this Program must be in accordance with all applicable Federal, State, and local laws, statutes, ordinances, orders, rules, regulations, and policies for aircraft noise compatibility programs.

Services required may include, but are not limited to:

- A. Review information from the noise study performed as part of the California Hospital Tower Environmental Impact Report identifying all structures located with the SEL 95 contours, including type of structures, street address of property, and name of property owner.
- B. Develop a database, such as an Excel Spreadsheet, to characterize all structures identified in paragraph (a) above, including # of units, building size, number of floors, number of windows and doors, presence or absence of central air conditioning, type of construction, date of original construction, ownership information, contact information, zoning, and other applicable land use information. Database should be shareable and provided to UC Davis.
- C. Owner Outreach: Responsible for developing and managing a homeowner outreach program including program applications, provide information, respond to questions, scheduling of appointments. Tasks include:
 - a. Build a public-facing website about the program with instructions on how to apply. Develop applications for public use, monitor and track applications, and update website materials.
 - b. Develop and distribute notifications to homes within the estimated SEL 95 dBA noise contours above and reminder notifications prior to the close of the application period. The SEL 95 dBA noise contours will be provided by UC Davis.
- D. In-home Acoustical Testing: Conduct pre-construction acoustical testing to verify the interior sleeping areas of the home does not exceed SEL 80 dBA with windows closed and post-construction acoustical testing verifying the acoustical treatment package achieved an interior noise level of 80 dB SEL (where technically and legally feasible) and at least by 5 dBA reduction. Tasks include:
 - a. Assist in the development of agreements to engage residences and conduct in-home noise analysis.
 - b. Schedule in-home noise measurements with qualifying residents electing to participate in the program.
 - c. Conduct in-home noise measurements based on industry standards and requirements with qualifying residents electing to participate in the program.
 - d. Determine if property meets interior noise qualifications (interior SEL 80 dBA with windows closed).
 - e. Update and maintain database for qualifying and non-qualifying homes.
- E. Design and Specifications for Qualifying Homes:

- a. Conduct an initial architectural survey to obtain information on the residences necessary to achieve improved noise insulation.
 - b. Prepare plans, specifications, and scopes of work to meet the design criteria of a post- construction interior noise levels in interior sleeping areas not exceeding 80 decibels SEL or at least a 5 dB reduction.
 - c. Prepare construction bid documents (drawings and specifications) for each eligible residence that reflects the recommended acoustical treatments.
 - d. Prepare designs using a version of AutoCAD or similar as coordinated with the Campus Architect and be compatible with University software. Submit a digital version to prepare the construction bid package and/or distribute Arc View GIS information.
 - e. Review and discuss the preliminary plan and scope of work with property owners. Provide alternative solutions/options to property owners regarding aesthetics and function. Submit plans to appropriate agency(s) for plan check approval.
 - f. Provide pre-construction support for preparation of bid specifications, pre-bid meetings, request for information, addenda (if any), pre-construction meetings, submittal review evaluation of contractor bids.
- F. Provide Construction Support which may include the following tasks as requested and authorized by the University:
- a. Attend pre-construction and construction progress meetings as needed.
 - b. Make periodic site visits to ensure compliance with the intent of construction. Act as the University's representative in administering construction.
 - c. Provide monthly reports to the University on progress, costs, schedule, and quality of work performed by Contractor.
 - d. Implement and manage a change order control system. Review construction applications for payments.
 - e. Provide construction management support as needed. Provide plan clarifications and changes to fit field conditions. Perform inspection punch list before final inspection.
 - f. Prepare project closeout documentation.
- G. Perform post-construction acoustical testing for all residences treated under the Program.

RFQ SCHEDULE:

Consultant Selection Schedule		
1.	Advertise RFQ & Conduct Mailing To Selected	February 20, 2025
2.	Proposal due date	March 13, 2025 at 2:00 p.m.
3.	Review submittals	March 14 – 27, 2025
4.	Schedule interviews with consultants	April 1 – April 7, 2025
5.	Second round of interviews (optional)	April 7 – April 14, 2025
6.	Select Consultant and Start Proposal Negotiations	April 21, 2025
7.	Issue Notice to Proceed	May 5, 2025

TIME OF SERVICES:

The duration of this Professional Services Agreement is multi-year (8-10 years) for the length of the California Tower project and heliport operations. The program’s estimated timeframe is through 2034. There are two (2) distinct time periods when the services described above will be needed. These time periods are in mid-2025 when construction tower cranes are assembled, and in 2030 when the California Hospital Tower helipads are operational.

QUALIFICATIONS OF CONSULTANT:

All prospective Consultants shall have sufficiently qualified personnel, subcontractors, and resources to accomplish all the services described herein within the prescribed time. The Proposer shall be capable of furnishing all necessary professional technical services as required to plan, manage and coordinate the acoustic design and related services for implementing the Program.

The Proposer shall have prior experience and capabilities in the acoustic design of similar residential sound insulation programs.

Professional (Errors & Omissions) liability insurance will be required, with a minimum limit of \$1,000,000 per occurrence and \$2,000,000 in aggregate.

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 Residential Sound Program project
 - c. Current staff size

- d. Previous experience with University of California system, UC Davis Health, and/or similar entities
 - e. Identify all subcontractors to be used in planning and implementing this Program by firm name, address, and telephone number and provide examples of the experience of each subcontractor firm and their key staff related to the service they are to perform.
 - f. Provide an organizational chart for the team.
2. Technical Approach: Demonstrated internal peer review protocols that ensure skillful, organized, professional and clear communication processes to ensure development of building design to meet Owner Project Requirements and Basis of Design.
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 described within this RFQ. Please include at least the following:
 - a. Project name
 - b. Project description
 - c. Project size (square feet)
 - d. Construction value
 - e. Project duration
 - f. Project delivery approach
 - g. Consultant's role on the project
 - h. Consultant's years of involvement
 - i. Project owner with current address and telephone number
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
5. References: Provide a minimum of 3 references for the designated qualified individual within the company from Architects, Contractors, or Owners. Also provide references for the company.

Qualified applicants must demonstrate proven experience in providing acoustic design, construction management and community outreach services in California on a range of project types including large, complex and multi-phased, healthcare on a UC campus, or equivalent entity.

Submittal should be specifically tailored to this project and respond to both Screening Criteria and the Submittal Requirements described above. Boiler plate or generic pages are not desired. All material should be in 8 1/2" x 11" format.

ONE (1) electronic (pdf) copy of the information requested must be received by **2:00 p.m. Thursday, March 13th, 2025** via the upload link provided by the University. All qualifications submittals will be received electronically – no hard copies will be accepted. Questions and requests for the upload link should be directed via email to Leila Couceiro at

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 and the firm's general ability to provide prompt, high-quality services.

Points **25**

2. **Technical Approach:** Respondents must show an understanding of the specific constraints and needs of the project, demonstrate their ability to perform thorough and high-quality outreach, construction management and sound testing in a timely manner, track and respond to comments and, when necessary, make recommendations that may assist the design team in designing and improving residential sound reduction strategies.

Points **25**

3. **Experience of the Firm:** The project experience of interest to the selection committee will be of similar size, type and complexity to the Residential Sound Reduction project comparable to the proposed project.

Points **25**

4. **Expertise of Personnel:** Proposed personnel on the peer review team shall have pertinent experience and expertise in acoustical systems and vibration-control, including relevant degrees, licenses and certifications.

Points **25**

SELECTION PROCESS:

The selection of a firm will be accomplished by the following process: after Qualification Statements are received, a Screening Committee will review submittals and develop a short list of firms. The Selection Committee will interview the shortlisted firms and recommend the best qualified firm for selection.