

**REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR**

**PRECONSTRUCTION AND
CONSTRUCTION MANAGEMENT SERVICES
FOR
SOUTH TOWER PROJECT
(NEW INPATIENT HOSPITAL TOWER)**

APRIL 30, 2025

**UC DAVIS HEALTH
FACILITIES DESIGN & CONSTRUCTION
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ATTACHMENTS:

Consultant Statement of Qualifications Form
CM Agreement Sample

BACKGROUND:

The University of California, Davis Medical Center, located in Sacramento, is the primary teaching hospital for UC Davis Health. In order to meet hospital needs, UC Davis Health is anticipating the development and construction of a new acute care inpatient hospital tower, currently referred to as the “South Tower”. Based on early feasibility studies, it is anticipated that the new tower will be 500,000 – 600,000sf, 14 stories (with basement) and house approximately 216 IP beds based on a standardized template, surgery platform, new patient drop off and entry, dietary services expansion, and other ancillary services, as well as connection to the existing hospital.

PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified Construction Management Consulting firm to partner with UC Davis Health in the program validation, design, construction, and completion of the South Tower project.

Interviews will be conducted to select a Construction Management consulting firm that represents the most qualified applicant. Services to be provided include the full range of Construction Management services from early master planning through construction administration. Services may include, but not be limited to, design team and contractor selection and onboarding, peer review and other subcontractor selection and onboarding, programming review, estimating, scheduling, constructability review, design support, project management, preparation of bid documents, bid reviews, contractor outreach, construction administration, change order negotiations and project close out. Delivery of the project is anticipated to be Progressive Design-Build. The categories of work contemplated include:

- Management of continual improvement and LEAN exercises to ensure development and construction of the most cost effective, productive inpatient healthcare facility.
- Development of project and construction costs including target value design for key elements of the project and continual management of the project budget.
- Project pre-planning, including scoping of project, indirect costs, additional costs, support staff and all elements necessary to deliver the capital project.
- Procurement and management of project delivery operations and facilities including a project team co-location “Big Room”. Selected CM team will also be expected to co-locate in the Big Room.
- Day-to-day management of project budget, including processing of payments, liens, claims and all related capital costs. Coordination with UCD Health finance parties to ensure timely and accurate cash flow for project.
- Schedule development, analysis and maintenance throughout the project.
- Continuous communication with UCD Health Representative, hospital leadership, stakeholders, design and construction team and affiliated parties regarding project progress, milestones and challenges

The University desires to select a cooperative, highly functional Construction Manager to assist the University in providing a project that fully meets the University’s established needs of program, target cost, on-going operations, design standards and site development guidelines. The University is anticipating a Progressive Design-Build Project Delivery that is intended to allow designer team and contractor to work together to address each of these challenges concurrently, to produce an effective and comprehensive design concept that meets all these needs. The Construction Manager is an essential team member in this collaborative, dynamic delivery method.

The University anticipates an integrated design and construction approach that will provide the needed amount of space with the highest design and construction quality, all within the established Target Cost. The expected duration of the Agreement for the Construction Management services will be from design team selection through completion of construction and warranty of the South Tower.

SCREENING CRITERIA:

Preconstruction Management	25
Construction Management/Construction Administration	25
Project Management	25
Team Staffing/Organization	25

Total Maximum Points = 100

- 1. Preconstruction Management Services:** Proven integrated design management expertise with quality control, schedule and budget management for projects of similar size and complexity. Ability to provide efficient and comprehensive management for programming and design phases of the project, and especially the capability to work in partnership with the University staff, other consultants and contractors during both design and bidding. Leadership in project scoping, development and integration of LEAN Principles, Target Value Design and effective management of project. Demonstrated track record of meeting schedule and budget requirements, including proven success managing regulatory reviews by OSHPD (HCAi) and the State Fire Marshall.

Points: 25

- 2. Construction Management/Construction Administration Services:** Previous experience that demonstrates success in completing projects of similar scope, complexity and cost, on time and on budget, including comparable projects completed by the proposed team within the last 10 years. Experience in projects requiring OSHPD (HCAi) and/or State Fire Marshall review and approvals is required. This experience must be demonstrated for the specific personnel proposed for assignment to this project.

Points: 25

- 3. Project Management:** Proven management expertise with quality control, schedule and budget management for multiple projects of varying size and complexity. Ability to provide efficient and comprehensive project management for all phases of project. Incorporation of most progressive tools and methodology of successful project management of acute care facilities. Experience in use of scheduling software and communications tools.

Points: 25

- 5. Team Staffing, Organization and Approach:**
Provide an Organization Chart with clear and appropriate definition of roles, including the main point of contact as well as their percentage FTE commitment to the project. Provide brief resumes which list education, industry certifications and experience of personnel proposed as related to project scope. Include a project implementation approach tailored to the special needs of this project with information on no more than 3 program examples that highlight the experience of the proposed team. Include program scope, scale, and owner. Also, demonstrate availability of resources to respond to project needs at the job site quickly.

Points: 25

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 a short list of firms for interviews. A Selection Committee will conduct the interviews. The target dates are listed below:

1 st Ad for services:	April 30, 2025
Statements due:	2 p.m. Wednesday, May 21, 2025
Screening completed:	May 30, 2025 (tentative)
Interviews completed:	June 13, 2025 (tentative)
Recommendation approval:	June 13, 2025 (tentative)
Firm's notification(s):	June 16, 2025 (tentative)

SUBMITTAL REQUIREMENTS:

Submittal should be specifically tailored to this RFQ and include a completed Consultant Statement of Qualifications Form downloaded from our website. Provide attachments as appropriate to respond directly to the screening criteria. Boiler plate or generic pages are not desired. All materials should be in 8 1/2" x 11" format.

ONE (1) pdf copy of your firm's statement of qualifications must be received by the University **no later than 2:00 p.m. Wednesday, May 21, 2025** via upload link provided by Leila Couceiro, Contracts Manager, Facilities Planning & Development – lcouceiro@health.ucdavis.edu

Please send any questions regarding this RFQ to the email above.