



Facilities Planning and  
Development Division

**REQUEST FOR  
STATEMENTS OF QUALIFICATIONS  
FOR  
CAPITAL PROJECT  
CONSTRUCTION MANAGEMENT SERVICES**

**MAY 1, 2025**

**UC DAVIS HEALTH  
FACILITIES PLANNING & DEVELOPMENT  
4800 2ND AVENUE, SUITE 3010  
SACRAMENTO, CA 95817  
[HEALTH.UCDAVIS.EDU/FACILITIES/](http://HEALTH.UCDAVIS.EDU/FACILITIES/)**

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### **ATTACHMENTS:**

Consultant Statement of Qualifications Form  
CM-Blanket Agreement Sample

## **BACKGROUND:**

UC Davis Health is an integrated, academic teaching and research healthcare organization maintaining the historic UC Davis tradition of being guided by public service in all its endeavors. UC Health includes the School of Medicine, the Betty Irene Moore School of Nursing, a 645-bed (Trauma Level 1) acute care hospital, a National Cancer Institute-designated Cancer Center, the M.I.N.D. Institute, and outpatient clinics throughout the Sacramento region.

The UC Davis Health, Facilities Planning & Development division is comprised of several teams responsible for the implementation of the health system's Capital Improvement Program in keeping with the Long Range Development Plan (LRDP). The Capital Projects Team is responsible for project management of capital improvement and expense construction projects of large scope and complexity with prominent significance within the campus, requiring Chancellor approval and involving the direction of multiple high-level design and engineering professionals.

## **PROFESSIONAL SERVICES REQUESTED:**

Interviews will be conducted to select Construction Management Consulting Firms that will support the Capital Projects Team of the Facilities Planning & Development division.

Requested services will support projects with budgets typically between \$3 million and \$70 million in singular or in aggregate. Services to be provided may include the full range of Construction Management services from early investigations through Construction Completion. Services may include, but are not limited to programming review, estimating, scheduling, constructability review, design management, project management, preparation of bid documents, bid reviews, contractor outreach, construction administration, change order negotiations and project close out.

CM consulting firms will be selected for each of the five capital projects categories of work listed below; at its discretion, the University may select one firm to provide more than one Work Scope. Firms must indicate each Work Scope they wish to be considered for and demonstrate their experience and staffing skills specific to each indicated work category. See Form and Content of SOQs (Page 6) and Screening Criteria (Page 7) for specific qualifications required and maximum scoring points. The categories of work are as follows:

### **Work Scope 1: Capital Projects Management Maximum agreement \$7,500,000**

CM and Project Management Services for all phases of the Capital Projects Program. The primary focus of this category of work is full time, dedicated key personnel with design management, project management and/or construction management expertise to support and augment the Capital Projects team. It is anticipated that core staff members be primarily located on-site and must have the ability to work with University's software programs. Work includes both HCAI and Non-HCAI projects with scopes of varying scales and complexities.

### **Work Scope 2a: Construction Administration, Management and Field Services HCAI Authority Having Jurisdiction Maximum agreement \$3,000,000**

Construction Management Services for Capital Projects for projects under the jurisdiction of HCAI and the UC Davis Health Building Department. The primary (though not exclusive) focus of this work scope is Construction Administration to ensure effective project execution, from managing

daily activities to maintaining compliance with healthcare-specific requirements. This could include but is not limited to, managing shut downs, coordination with Plant Operations and Maintenance, ICRA permitting, contractor change requests, etc.

For these projects, the emphasis is on renovations affecting public areas, patient bedrooms, surgical suites, treatment rooms, and accessory areas. These projects often involve aging infrastructure, strict air quality and dust controls, and complex phasing that necessitate extensive coordination with various University departments. Typical projects include code compliance upgrades, whole or partial floor renovations, system replacements, general finish upgrades, parking structures, Information Technology upgrades etc. Both building renovations and additions may be involved, with a strong focus on ensuring that critical healthcare functions are maintained throughout the process.

**Work Scope 2b: Construction Administration, Management and Field Services  
UC Davis Health Authority Having Jurisdiction  
Maximum agreement \$3,000,000**

Construction Management Services for Capital Projects for projects under the jurisdiction of the UC Davis Health Building Department. The primary (though not exclusive) focus of this work scope is Construction Administration to ensure effective project execution, from managing daily activities to maintaining compliance with healthcare-specific requirements. This could include but is not limited to, managing shut downs, coordination with Plant Operations and Maintenance, ICRA permitting, contractor change requests, etc.

For these projects, the emphasis is on renovations affecting public areas, patient bedrooms, surgical suites, treatment rooms, and accessory areas. These projects often involve aging infrastructure, strict air quality and dust controls, and complex phasing that necessitate extensive coordination with various University departments. Typical projects include code compliance upgrades, whole or partial floor renovations, system replacements, general finish upgrades, parking structures, Information Technology upgrades etc. Both building renovations and additions may be involved, with a strong focus on ensuring that critical healthcare functions are maintained throughout the process.

**Work Scope 3: Quality Assurance and Cost Management  
Maximum agreement \$2,500,000**

CM Services for quality assurance and control support for the Capital Projects Program. The primary focus of this category of work includes cost estimating, scheduling, cash flow, constructability reviews and feasibility recommendations, as well as QA of work performed by contractor to make sure it conforms with approved plans. Work may also include, but not be limited to, independent peer reviews of cost estimates, schedules, and constructability analysis. Program includes both HCAI and Non-HCAI projects with scopes of varying scales and complexities.

**Work Scope 4: Seismic Projects  
Maximum agreement \$5,000,000**

CM Services for projects related to state mandates for seismic compliance for buildings under both HCAI and non-HCAI jurisdiction. Projects are typically located in existing buildings with aging infrastructure, hazardous building materials, strict air quality and dust / infection control requirements. Complicated phasing and extensive coordination with University staff in several departments is necessary. Work scope examples include structural retrofit, NPC / SPC upgrades,

utility decoupling, selective building and component demolition.

**Work Scope 5: Equipment Replacement Projects**  
**Maximum agreement \$5,000,000**

CM Services for equipment replacement projects in healthcare with focus on the strategic replacement of aging or outdated medical and facility equipment to maintain operational efficiency and compliance with healthcare standards. These projects often involve both HCAi and non HCAi facilities and typically address critical systems such as HVAC, electrical, plumbing, and medical equipment integral to patient care and hospital operations.

The expected duration of the Agreement for these services will be three (3) years from the time of contract award. Anticipated fees will be dependent on specific projects authorized, with a maximum limit as noted above to each selected firm over the course of the agreement. Professional (Errors & Omissions) liability insurance will be required, with a minimum limit of \$2,000,000 per occurrence and \$2,000,000 in aggregate.

**Upcoming Capital Projects:**

No.	Project Title	Estimated ROM Cost
1.	CCTR Rm 0116C Radiation Oncology Linear Accelerator Replacement	\$8,000,000
2.	Cancer Center Infusion Pharmacy Update	\$350,000
3.	Seismic compliance project	\$3,000,000
4.	SESP BASEMENT FOOD Kitchen Config for Room Services	\$3,500,000
5.	SESP Rooms 1752-1758 X-ray Replacement Project	\$5,000,000
6.	Davis Tower 1835H and 1835 I x-ray	\$3,000,000
7.	UCDH Main Hospital Waste Collection Equipment Replacement	\$1,500,000
8.	ACC 0615, 0602 (A-G), 0603 RADIOLOGY PET/CT Replacement	\$3,000,000
10.	ACC Basement RAD Mammography Update	\$4,500,000
11.	SESP UT DT Exist Signs Upgrades	Estimate TBD
12.	CUP Security Upgrades	Estimate TBD
13.	DT 3T MRI	Estimate TBD
14.	CCTR Basement 0130C Replace Gamma with LinAac	Estimate TBD
15.	DT, SESP, UT Ceiling Lifts Addition	Estimate TBD

## **FORM AND CONTENT OF STATEMENTS OF QUALIFICATIONS**

Proposals should clearly state respondent's qualifications and approach to providing the required services. In reviewing the proposals, the UC Davis Health will consider the quality of the proposal to be reflective of the potential quality of the work the Consultant is able to perform. The ability of the Consultant to clearly and concisely convey information will be considered in the review process. Consultants are encouraged not to submit lengthy and overly wordy proposals. The proposal must be concise (maximum 15 pages; this page count doesn't include cover page, resumes, and separation tabs) and include the following elements:

### **Cover Letter**

Provide a one-page cover letter on your letterhead that includes your address, phone number and e-mail address of the contact person or persons. List the name and title of each person authorized to represent the proposer in negotiations. Unless the proposer is an individual, all proposals must be signed with a firm/company/partnership/entity name and by a responsible officer or employee indicating that officer or employee's authorization to commit the proposer to the terms of the proposal. Obligations assumed by such signature must be fulfilled.

### **Qualifications and Experience:**

- 1) Provide a statement of qualifications for your organization, including an organization chart, a statement of the size of firm, a description of services provided by your organization, and a statement of the extent of experience/history providing the services requested by this RFQ.
- 2) How many full-time employees (FTEs) are you capable of assigning if you are selected? How many people in total are employed by your company?
- 3) Provide resumes which list education, industry certifications and professional affiliations for all key personnel that may be assigned to the Capital Projects Team. Experience with management of projects of varying scale and complexity must be demonstrated. Include information on no more than 3 project examples where a similar role was performed by each personnel proposed. Include project scope, scale, schedule, consultant role in the project, and owner information.

### **Philosophy and Service Model:**

This section describes your philosophy and service model for meeting the services required by this RFQ. Relevant considerations include the quality and feasibility of your approach to meeting these needs, the manner in which you plan to provide adequate staffing (including planning for absences and back-up coverage, training, and staff monitoring, etc.), and equipment or other resources provided by you, including software used to manage scope, schedule, budget, submittals, RFIs etc. Keep these considerations in mind as you respond to the following:

- 1) Describe how you will fulfill the needs of UC Davis Health described in this RFQ. Attach a project plan, if appropriate.
- 2) Identify how you will meet the requirements of the scope of work and related requirements stated in the RFQ. List any items that you cannot provide.
- 3) In the event of the identification of a problem by UC Davis Health, its clients and/or other

applicable constituents, describe how you will address such problems and the timeframe for addressing them.

- 4) Provide a detailed plan for offering regular onsite support. What would be the frequency, availability, and scheduling of onsite visits? What is the process for handling incident response, escalation, and resolution onsite? Ensure your plan addresses how you will maintain consistent and high-quality onsite support throughout the contract period.

**Project Experience:**

Provide UC Davis Heath with previous experience that demonstrates success in completing projects of similar scope, complexity and cost, on time and on budget, including significant projects completed within the last five (5) years, include information on no more than 3 project examples. Demonstrated track record of meeting schedule and budget requirements, including proven success managing regulatory reviews by the Authority Having Jurisdiction and the State Fire Marshal. The list should include:

- 1) Title of project
- 2) Name of the entity
- 3) Brief description of the project, including value
- 4) Clients names and contact information

**Owner’s Representative Experience:**

Provide previous experience in representing the Owner in all phases of a project. Ability to lead selection of design consultants and construction teams, review consultant contracts and negotiate fees. Demonstrated track record collaborating with various Owner stakeholders, ensuring conformance with Owner’s requirements/guidelines and monitoring the overall health of the project. Ability to work with Owner’s software programs as required. Keep these considerations in mind as you respond to the following:

- 1) Describe your experience in representing a university or similar organization through all phases of a project (from planning and design through to construction and completion). Provide examples of projects where you have played a leading role.
- 2) Have you previously worked with university or institutional clients? If so, describe how you managed the relationship and ensured alignment with the client’s mission, values, and requirements.
- 3) Describe your experience collaborating with diverse university stakeholders (e.g., administration, faculty, facilities management). How do you ensure that their needs and priorities are met during the project lifecycle?
- 4) What strategies do you use to monitor the overall health of a project, including budget, timeline, quality, and stakeholder satisfaction? How do you ensure the project is progressing according to plan?

**Consultant Statement of Qualifications Form Attachment:**

Complete all sections even if the information seems redundant to other portions of your response.

**SCREENING CRITERIA & POINTS:**

Qualification and Experience	25
Philosophy and Service Model	30
Project Experience	25
Owner’s Representative Experience	20
<b>Total Available Points per Work Scope</b>	<b>100</b>

## SELECTION PROCESS AND SCHEDULE:

The selection of firms for each Work Scope category 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. The identified design and/or project manager for each category must be present at the interviews to be conducted by a Selection Committee. The target dates are listed below:

1 <sup>st</sup> Ad for services:	Thursday, May 1, 2025
Statements due:	2:00 p.m., Thursday, May 29, 2025
Screening completed:	June 12, 2025 (tentative)
Interviews completed:	July 11, 2025 (tentative)
Recommendation approval:	July 25, 2025 (tentative)
Firm's notification(s):	August 1, 2025 (tentative)

**ONE (1) pdf copy** of your firm's statement of qualifications must be received by the University **no later than 2 p.m. Thursday, May 29, 2025** via upload link provided by Leila Couceiro, Contracts Manager, Facilities Planning & Development - [lccouceiro@health.ucdavis.edu](mailto:lccouceiro@health.ucdavis.edu)