



**REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR
CONSTRUCTION INSPECTION SERVICES**

APRIL 8, 2024

**UC DAVIS HEALTH
FACILITIES PLANNING & DEVELOPMENT
4800 2ND AVENUE, SUITE 3010
SACRAMENTO, CA 95817
[HTTPS://HEALTH.UCDAVIS.EDU/FACILITIES/](https://health.ucdavis.edu/facilities/)**

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ATTACHMENTS

Consultant Statement of Qualifications Form

University of California Professional Services Agreement (PSA) Sample

BACKGROUND:

UC Davis Health serves a 65,000-square-mile area that includes 33 counties and 6 million residents across Northern and Central California. The UC Davis Medical Center is the only academic medical center in the Sacramento region. UC Davis Health is a nationally recognized academic medical center offering primary care for all ages, specialty care in 150 fields, and the latest treatment options and expertise for the most complex health conditions.

As the Sacramento region's only academic health center, UC Davis Health is an institution that improves lives and transforms health care by providing excellent patient care, conducting groundbreaking research, fostering innovation, interprofessional education, and creating dynamic, productive partnerships with the community. Sacramento is the academic home to the UC Davis Schools of Health, including the School of Medicine and Betty Irene Moore School of Nursing. And major research and treatment programs including the Comprehensive Cancer Center and the MIND Institute. Clinical and biomedical research is also conducted at UC Davis Health. The University's Capital Improvement program reinforces that mission by delivering a wide range of project types that include Healthcare, Research, Student Life and Administrative uses. Construction budgets range from under \$100,000 dollars to over \$1 billion dollars.

UC Davis Health is the Authority Having Jurisdiction (AHJ) for all work performed on campus for non-HCAI projects, led by the Designated Campus Building Official (DCBO/DCFM)/Designated Campus Fire Marshal. UC Davis Health also interfaces with HCAI which acts as the (AHJ) for all covered healthcare facilities on campus. The University is seeking statements of qualifications from firms interested in providing construction inspection services for both non-HCAI and HCAI projects on campus. The successful respondents will be acting as an agent of the campus' AHJ team, including support services for internal and external operations or other interfacing agencies.

The successful respondent may be involved from pre-design through construction completion and Certificate of Occupancy of all facilities, infrastructure and utilities on campus. Construction phase efforts are anticipated to include building inspections, fire inspections, oversight of special inspections, review and approval of special inspection reports, and all required documentation and reporting to substantiate compliance determinations.

PROFESSIONAL SERVICES REQUESTED:

This selection process will create a pool of up to three (3) construction inspection firms to assist the Facilities Planning & Development department with inspection services on construction projects at UC Davis Health in Sacramento. Projects may be located in hospital facilities under the jurisdiction of HCAI, research laboratories, educational facilities, and administrative support offices at the Sacramento campus. Fees for individual projects will be negotiated based on specific project requirements. The selected firms will be expected to sign a blanket Professional Services Agreement that will include hourly rates and standard testing procedures pricing for provision of all services. The decision to use any of the selected firms on any individual project will be at the sole discretion of the University.

The expected duration of the Professional Services 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 of \$3,000,000 to each selected firm over the course of the agreement.

Questions regarding this Request for Qualifications should be directed via email to: Nicole Quintero, Contracts Administrator at nicquintero@ucdavis.edu.

INSPECTION SERVICES:

1. **Building:** Ability to perform continuous inspections as needed for construction work as the Inspector of Record (IOR) to assure that construction complies with plans and specifications and is in compliance with applicable California and Federal code requirements. This includes, but is not limited to:
 - a. Performing combination inspections and witness tests on construction projects to determine that all aspects of work (building, electrical, plumbing, mechanical systems, life safety systems, etc.) conform to Title 24, energy conservation, and accessibility requirements.
 - b. Oversight of special inspections, as well as review and approval of special inspection reports.
2. **Infrastructure and Utilities:** Ability to perform inspections as needed for construction work to ensure that construction complies with plans and specifications and is in compliance with the applicable California and Federal code requirements. This includes, but is not limited to:
 - a. Campus Utility Infrastructure: domestic water, reclaimed irrigation, hydronics mainline pipe laying, including typical underground features such as valves, sleeves, thrust blocks, etc.
 - b. Campus Roadways: grade and alignment, curbing, sidewalks, striping, signage, markers, gutters, swales, driveway approaches, curb ramps, medians, etc.
 - c. Campus Drainage infrastructure: storm / sanitary sewer mainline pipe laying, including typical features such as manholes, junction structures, outfalls, etc.
 - d. Campus Communication Infrastructure: duct banks, vaults, markers, encasement, etc.
3. **General Requirements:**
 - a. **Inspection requests:** The Inspector of Record (IOR) will enforce the use of the University Inspection Request Form and complete inspections in the service times identified by the UC Davis Campus Building Official and Designated Campus Fire Marshal permitting/inspection process.
 - i. 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 Design Professional of Record (DPOR).
 - ii. Inspection requests may involve off hours or weekend work to accommodate construction schedule.
 - b. **Notices of noncompliance or deviations:** All noncompliance comments and correction notices are to be recorded, maintained, and tracked electronically in the University designated building department software.
 - i. 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).

- ii. Prepare inspection notices of noncompliance and /or incorrect construction methods or materials found during inspections; confer with contractor or University representative regarding construction methods and procedures as they relate to compliance with plans, specifications, and code.
 - iii. Issuance of correction notices are to be done in the required format/ letterhead as provided or required by the University. Format and letterhead may vary depending on type of correction notice at the discretion of the University.
 - iv. Maintain a record of non-complying items and follow up to achieve resolution of such items. Provide written correction notices.
- c. **Daily Reports:** Record, in form of Daily Reports, all significant construction-related activities and events such as work is completed to provide a chronological and factual history of inspection on assigned construction projects. Take photographs as necessary. Daily Report format to be drafted by respondent for review and approval by the University.
- i. Deficiency List: the IOR shall maintain a 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.
- d. **Meeting Attendance:** Participate in review and meetings with technical consultants, building /fire inspectors, health inspectors and UC Davis, Developer and / or Lead Contractor.
- i. Participate in weekly meetings with the University's Representative, the architect (DPOR), and the contractor and shall keep a running log of corrective items for review
 - ii. Collaborate with the project team and provide ongoing design support and constructability services during design, planning, building and completion of project.
- e. **Coordination:** 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.
- f. **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.

- g. **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.
- h. **Final Inspection Statement:** IOR shall issue when the project has been completed in accordance with the Contract Documents.

UPCOMING PROJECTS:

No.	Project Title	Estimated ROM Cost
1	CUP Generator Controller Replacements	\$ 3,500,000
2	Central Plant Repair Steam Condensate System Supports	\$ 1,750,000
3	DTLL #0703 IT UPS Modernization	\$ 5,000,000
4	East Wing Roof Replacement	\$ 1,200,000
5	Davis Tower A&B Fire Sprinkler Riser Drain Upgrade	\$ 750,000
6	SHER BLDG Upgrade Essential Life Safety Systems	\$ 500,000
7	ACC Building Envelope Sealant Replacement	\$ 1,500,000
8	Central Plant Roof and Wall Replacement	\$ 1,250,000
9	Cypress Building Roof Replacement	\$ 1,000,000
10	Cancer Center Ext. Basement Roof Replace Water Membrane	\$ 750,000
11	Main Hospital All FLRS Replace Nurse Call System	\$ 3,500,000
12	PS2 FD&C Parking Requirements	\$ 9,750,000
13	ACC - All Floors DHW Supply & Return Plumbing	\$ 5,000,000
14	Davis Tower- All FLRS- Replace (15) ATS	\$ 3,000,000
15	ACC HVAC System Upgrade	\$ 2,000,000
16	ACC Control Upgrade Pneumatic To DDC	\$ 750,000
17	Fire Alarm Program	\$ 3,500,000
18	Elevator 15 Replacement	\$ 5,000,000
19	DT all flrs replace domestic hot water supply and return	\$ 5,000,000
20	Davis Tower - Room G0800 - Replace Fire pump ATS #1 &2	\$ 500,000
21	PSSB - Roof & G37/G38 Replace EX Fan 1/3 and remove equipment	\$ 1,250,000
22	Cancer Center - Room G0133 - Replace ATS	\$ 500,000
23	Davis Tower All Flrs Replace FA Controls to DDC	\$ 500,000
24	Cancer Center G101 Replace Med Vacuum Skid	\$ 300,000
25	Cancer Center G101 Replace Domestic Water Skid	\$ 350,000
26	ACC Replace DW pump skid	\$ 300,000
27	Broadway NetV2	\$ 500,000
28	UCDH Sacramento Campus - Replace 12kv Feeders Phase 1	\$ 2,500,000
29	UCDH Sacramento Campus - Replace 12kv Feeders Phase 2	\$ 3,000,000
30	Davis Tower All Flrs Replace Lighting with LED	\$ 3,000,000
31	Central Plant UREA Emissions Conversion	\$ 4,500,000
32	SESP Central Processing Critical Water	\$ 5,000,000
33	DT10 PICU Boom Replacement	\$ 11,000,000
34	CCTR Multi Floor Life Safety Upgrades	\$ 3,500,000

35	SESP 1P552 Cath Lab Remodel	\$ 4,700,000
36	CCTR RM 0116C Radiation Oncology Linear Accelerator Replacement	\$ 7,800,000
37	SESP 1P742 1P745 Reconfigure Space for CT Scanners	\$ 3,000,000
38	Campus Temp Parking	\$ 3,000,00
39	ACC Basement RAD Mammography	\$ 4,000,000
40	DT 1835N Fluoroscopy	\$ 3,000,000
41	UCDH SESP Cath Lab Equipment Replacement	\$ 20,000,000
42	UCDH Main Hospital Waste Collection Equipment Replacement	\$ 650,000
43	SESP 1st Floor Cashier/Admissions Office	\$ 2,100,000
44	SESP 1st Floor 24 Beds	\$ 6,200,000
45	Roof Repairs Emergency *multiple projects	\$ 200,000
46	Flooring Repairs Emergency *multiple projects	\$ 200,000
47	Lighting Repairs Emergency *multiple projects	\$ 200,000
48	MEP repairs Emergency *multiple projects	\$ 1,000,000
49	Fire Life Safety System Repairs Emergency	\$ 200,000

SCREENING CRITERIA:

- Project Experience and Technical Expertise:** Previous experience that demonstrates success in completing projects in operational, general acute care hospitals and medical research facilities, ambulatory care clinics and academic, preferably in the University of California, including significant projects completed within the last five (5) years. Demonstrate technical capability to undertake appropriate construction inspection services provided for previous experience examples.

25 Points
- Staff Experience:** The experience and expertise required above must be demonstrated for the **specific personnel** proposed for assignment to UC Davis Health projects. Demonstrate expertise of key personnel in similar projects, including required degrees, licenses, and certifications.

25 Points
- Quality Assurance:** Demonstrated record that the firm has delivered high quality services and documentation to clients and has an effective continuous quality improvement process. Provide sample reports from project examples included in SOQ.

25 Points
- Availability of Resources:** Ability of the firm to provide staff and resources necessary to provide inspection services in a timely manner. Demonstrated management oversight and administrative support on the project.

25 Points

SELECTION PROCESS AND SCHEDULE:

The selection of the pool of up to 3 qualified firms 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 remotely. The target dates are listed below:

1 st Ad for services:	April 8, 2025
Statements due:	2 p.m. April 29, 2025
Screening completed:	May 13, 2025 (Tentative)
Interviews completed:	May 30, 2025 (Tentative)
Firm's notification(s):	June 2, 2025 (Tentative)

SUBMITTAL REQUIREMENTS:

Statements of Qualifications shall be specifically tailored to this RFQ, responding directly to the screening criteria. Boiler plate or generic pages are not desired. Statements of Qualification will include the following:

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 and website address
 - b. Location of main office and the local office which will serve UC Davis Health Campus
 - c. Key personnel and professional registrations
 - d. Current staff size
2. Documentation to meet Screening Criteria requirements:
 - a. Previous Project and Technical Experience including applicable report examples.
 - b. Applicable staff experience of personnel proposed for assignment to UC Davis Health projects.
 - c. Location of applicable labs capable used in conducting required tests.
3. 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.
4. 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.
5. All material should be in 8 1/2" x 11" format not to exceed 15 total pages. Please attach a completed Consultant Statement of Qualifications form, available for download at the FP&D website on the following link:

<https://health.ucdavis.edu/facilities/work-with-us/consultants/rfq>

Statements of Qualification must be submitted electronically in PDF format by **2 p.m. Tuesday, April 29, 2025.**

Please email Nicole Quintero at nicquintero@ucdavis.edu no later than Monday, April 28, 2025, to request a link for uploading your response to this RFQ.