



Facilities Planning and
Development Division

**REQUEST FOR
STATEMENTS OF QUALIFICATIONS
FOR**

**ARCHITECTURAL SERVICES
CAPITAL PROJECTS**

JUNE 3, 2026

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

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ATTACHMENTS:

Consultant Statement of Qualifications Form
EDPA 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 Davis 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.

UC Davis Health's Facilities Planning and Development division (FP&D) is comprised of several teams responsible for the delivery of the Capital Improvement Program with an active portfolio of approximately 500 active construction initiatives totaling approximately \$5.0 billion. FP&D is seeking qualified firms to provide architectural services to support a portion of this capital program as described below. This Request for Qualifications (RFQ) provides a description of the project and professional services that are being sought and the submittal requirements for interested firms.

PROFESSIONAL SERVICES REQUESTED :

Architectural basic services, including schematic design, design development, construction documents, permitting, assistance during bid/award phase, construction administration, change order review, record documents, and project closeout. Successful firms will act as the Architect of Record (AOR) for the projects included in their respective scopes of work (listed below).

Sub-consulting services for mechanical, plumbing, electrical, structural, civil, landscape architecture, coordination documents, fire alarm, fire sprinkler, or other disciplines will be negotiated following selection of the architectural firm(s). It is the desire of the University to include coordination documents, fire alarm, and fire sprinkler drawings as a part of the basic submittal to HCAI for permit approval in lieu of deferred approvals. Sub-consulting firms will be determined at each project award.

Selected architectural firms will support the Capital Projects Team of the Facilities Planning & Development division. Requested services will support projects with budgets typically between \$100,000 and \$70 million in singular or in aggregate. Services to be provided may include the full range of Architectural services from early investigations through construction completion.

One architectural firm will be selected for each of the five Work Scope categories 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 5) and Screening Criteria (Page 7) for specific qualifications required and maximum scoring points. The categories of work are as follows:

Work Scope 1: Criteria Development for Design-Build or Collaborative Contract Model Maximum agreement \$2,000,000

Architectural services for the development of criteria documents and participation in collaborative project delivery efforts within the University's Capital Projects Program. The firm's role will focus on defining project requirements, performance standards, and technical criteria that will guide Design-Build or other collaborative delivery teams throughout project execution.

Core responsibilities include preparing comprehensive criteria documents; coordinating with

University stakeholders to validate program needs; supporting regulatory and HCAI compliance; and ensuring that performance, quality, and operational requirements are clearly established and maintainable throughout design and construction. The firm will also facilitate collaboration with Design-Builder or other partnering entities, assist in risk and schedule alignment activities, and help verify that proposed design solutions meet the intent of the criteria.

Firms must demonstrate strong experience in developing criteria documents, working within collaborative delivery frameworks, and supporting complex capital projects. Required competencies include technical and regulatory expertise—particularly for healthcare and HCAI-regulated environments—along with a proven ability to promote integrated teamwork, transparency, and effective decision-making across diverse project teams.

**Work Scope 2: Design Services for Minor Projects (Total project budget under \$1M)
Maximum agreement \$2,000,000**

Architectural services for a wide range of minor capital projects under \$1 million. These projects may include building system upgrades, interior renovations, site improvements, code compliance updates, and MEP modifications across both HCAI and non-HCAI facilities.

Typical scopes involve evaluating existing conditions, developing design solutions, preparing construction documents, supporting permitting requirements (including HCAI where applicable), construction administration, and coordinating with University stakeholders to ensure minimal disruption to ongoing operations. Projects frequently address essential systems—such as HVAC, electrical, plumbing, structural components, life-safety elements, and medical or facility equipment critical to daily operations.

Firms must demonstrate versatility in managing diverse project types, strong knowledge of healthcare regulations and campus standards, and the ability to provide responsive, technically sound design and construction phase support.

**Work Scope 3: Design Services for Equipment Replacement Projects
Maximum agreement \$2,000,000**

Architectural 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.

Typical scopes involve evaluating existing conditions, developing design solutions, preparing construction documents, supporting permitting requirements (including HCAI where applicable), construction administration, and coordinating with University stakeholders to ensure minimal disruption to ongoing operations.

Firms must demonstrate expertise in managing equipment replacement projects within active healthcare environments, including a strong understanding of applicable healthcare regulations, HCAI requirements, and campus standards. Preference will be given to firms that demonstrate experience with replacement of radiology equipment over several different modalities such as CT, MRI, Xray, etc. The firm should be capable of providing timely, technically sound design services and construction-phase support that address the unique constraints of equipment upgrades—such as shutdown coordination, infrastructure compatibility, and operational impacts.

Work Scope 4: Design Services for HCAI Projects
Maximum agreement \$2,000,000

Architectural services for capital projects subject to the jurisdiction of the HCAI. The primary, though not exclusive, objective of this scope is to support effective project delivery by managing design-related activities and ensuring full compliance with healthcare facility regulations and operational requirements.

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 structure 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 5: Design Services for Non-HCAI Projects
Maximum agreement \$2,000,000

Comprehensive design services for capital projects subject to the jurisdiction of the UCDH Building Department or Local Entity. The primary, though not exclusive, objective of this scope is to support effective project delivery by managing design-related activities and ensuring full compliance with facility regulations and operational requirements.

This includes but is not limited to patient exam/treatment space, patient support, research, educational, office, and administrative spaces. 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 structure 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.

FORM AND CONTENT OF STATEMENT AND QUALIFICATIONS:

(applies to all work scopes listed above)

The selected firm(s) will be expected to sign an Executive Design Professional Agreement that will include a 3-year duration, with a maximum fee based on the Work Scope, for the provision of all basic services, and it will also include hourly rates for potential Additional Services. Depending on the number and scope of the renovation projects that are requested by FP&D, all or part of the maximum fee amount may be expended. Fees for individual projects or groups of projects will be negotiated as the projects are initiated. The University intends to select up to five (5) architectural firms, one firm for each scope of work. A firm may apply for and may be awarded multiple scopes.

Due to the vital need for these facilities, great emphasis will be placed on proven ability to deliver similar projects in a timely manner, including active, successful management of the HCAI review process.

Please address all 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. Qualifications shall be no more than the

number of pages indicated below, and all pages should be in 8 ½ x 11 format and tabbed as follows.

Tab 1 - Cover Letter and Organization Introduction (2 pages maximum): Submit a cover letter with general statements about the organization's qualifications for the services described in this RFISOQ. 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 this project
- c. Key personnel who will staff this project
- d. Highlight relevant experience delivering comparable projects.
- e. Highlight any relevant experience with University of California system, UC Davis Health, and HCAI projects.

Cover Letter should be addressed to Leila Couceiro, Contracts Manager.

Tab 2 - Project Experience (4 pages maximum per Work Scope): Provide descriptions of three-four projects that have been executed within the past ten years by the firm. The projects described shall be similar to the services being requested (i.e. on-call architectural and engineering services at a variety of scales). Please include at least the following information:

- f. Project name
- g. Project owner with current address and telephone number
- h. Project duration
- i. Year of completion
- j. Consultant's role on the project
- k. Project description

Tab 3: Team Approach and Experience (6 pages maximum per Work Scope): List all personnel proposed for the project and identify the proposed Licensed Architect, Project Manager and main point of contact for this project. Provide a project organizational chart including both in-house and consulting roles and include the resumes for all proposed project personnel, to include, at a minimum, the following information:

- l. Full name, position in the firm, years with the firm and office location
- m. Education (list all degrees and institutions), CA licenses and affiliations
- n. Project role and responsibilities
- o. Relevant project experience

Tab 4: Project Approach (4 pages maximum per Work Scope): Describe your firm's understanding of the work scope(s). Describe your firm's approach to working with your client to understand the needs of a project and how this understanding is used to develop an appropriate project scope and team to expertly deliver the project. Describe your firm's approach for keeping projects on budget and on schedule.

Submittal should be specifically tailored to this RFQ and include a completed Consultant Statement of Qualifications Form (attached). Provide attachments as appropriate to respond directly to the screening criteria. Boiler plate or generic pages are not desired.

ONE (1) pdf copy of your firm's statement of qualifications must be received by the University **no later than July 10, 2026 by 2:00 pm** via upload link provided by Leila Couceiro, Contracts

Manager - lccouceiro@health.ucdavis.edu.

SCREENING CRITERIA:

1. **Project Experience:** Previous experience that demonstrates success in completing comparable projects including on-call services. Preference will be given for those teams who demonstrate that the relevant projects were delivered by the personnel proposed for assignment to this project.

Points: 30 per work scope

2. **Team Approach and Experience:** Clear and appropriate definition of roles including a project organizational chart and resumes. Proven staff experience and expertise to manage and deliver projects with a variety of scope and complexity.

Points: 40 per work scope

3. **Project Approach:** Proven project management expertise with the ability to create and manage a project process. Proven ability to create and manage a project process within a defined budget and schedule. Project implementation approach tailored to the special needs of the project.

Points: 20 per work scope

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

1 st Ad for services:	June 3, 2026
Statements due:	2 p.m. Fri, July 10, 2026
Screening completed:	Aug 1, 2026
Interviews completed:	Sept 1, 2026
Selection completed:	Sept 4, 2026
Firm's notification(s):	Sept 11, 2026

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UPCOMING CAPITAL PROJECTS

Project Title	Estimated ROM Cost
CCTR South Multi-Floor Life Safety Upgrades	\$3,500,000
ELK GROVE Radiology X-Ray Replacement	\$1,700,000
SESP CPU Sterile Processing Equipment Replacement	\$10,000,000
Bathroom Pull Cord	\$200,000
Move Cytology out of PATH, Expand Histology at PATH	\$2,500,000
PATH Histology Expand Lab Function	\$332,900
New LinAc 0130C -Old Gamma Room	\$9,000,000
CUP Rm.1004 Fuel Tank Vent Piping to Exterior	\$713,700
SESP PERI CPU TEE Probe Cleaning/Disinfector	\$637,000
Labor & Delivery – Davis Tower – Various Rooms – L&D Skytron Light Replacement Project	\$1,800,000
Davis Covell Clinic TI	\$950,000
PATH - Address Haz Chem Storage Risks	\$565,200
PATH - Remove cabinetry, install 2 stainers	\$143,000
Midtown scope cabinet replacement	\$120,000
Replace C street EOS	\$1,500,000
Glassrock ENT expansion	\$1,900,000
Eye Center – TEI – Optical shop – automatic gate	\$685,200
New Police Building - TI Renovation	\$3,000,000
Cancer Center Compound Infusion Pharmacy	\$3,000,000
SESP Exit Sign Modifications	\$2,430,000
DT Multiple FLRS Replace Building ATS System (4)	\$10,211,000
AV Equipment Refresh	\$658,400
Auburn Radiology X-Ray Replacement	\$1,800,000
DT 1835N Fluoroscopy Room Replacement	\$3,100,000
Davis 7 Pediatrics Code Blue Activation	\$132,500
UT CSC ORs Replace Surgical Lights	\$3,985,200
Davis PCN xray replacement	\$2,000,000
Rancho PCN xray replacement	\$2,000,000
Carmichael PCN xray replacement	\$2,000,000
PSS Repackaging room	\$1,900,000
Repaint Floor in Room 0129	\$1,200,000
DT 3T MRI	\$15,000,000
SESP – Food and Nutrition Services – FNS Main Kitchen Areas – Improve Deficient Lighting	\$1,000,000
Operating Room – University Tower – All 6 ORs – UT Electrical Analysis- Robotic	\$500,000
Cypress- Fetal Care- Suite B, C, E- Carpet removal / flooring replacement	\$898,000