



Facilities Planning and
Development Division

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

MAY 1, 2026

**UC DAVIS HEALTH
FACILITIES PLANNING & DEVELOPMENT
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TABLE OF CONTENTS

Background	3
Professional Services Requested	3
Form and Content of SOQs	6
Screening Criteria and Points	7
Selection Process and Schedule	8

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 Infrastructure 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 Infrastructure Team of the Facilities Planning & Development division.

Requested services will support projects with budgets typically between \$1 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 four 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 Infrastructure Projects Management Maximum agreement \$4,000,000

Provide comprehensive Construction Management and Project Management services for all phases of the Capital Infrastructure Program. The primary focus of this scope is to furnish full-time, embedded, dedicated personnel with expertise in design management, project management, and/or construction management, along with strong knowledge of construction practices, to support and augment the University's Capital Infrastructure team.

Assigned staff are expected to be primarily located on-site and must be proficient in utilizing the University's software systems and project management tools. Services will support both HCAI-regulated and non-HCAI projects, encompassing a wide range of scopes, sizes, and levels of complexity across the capital program.

Work Scope 2: Construction Administration, Management and Field Services
Maximum agreement \$2,000,000

Provide Construction Management services for deferred maintenance and capital renewal projects under HCAI and the UC Davis Health Building Department, with emphasis on Construction Administration to support safe, compliant, and efficient execution of infrastructure renewal work.

Services include daily construction oversight; coordination of shutdowns (RFS); liaison with Plant Operations and Maintenance; ICRA permitting and infection control compliance; review and processing of contractor change requests; and general PM/CM support to maintain scope, schedule, and budget.

Work is performed in active healthcare environments and focuses on the replacement or rehabilitation of aging building systems and infrastructure. Projects require strict air quality and dust control measures, complex phasing, and close coordination to minimize disruption to ongoing clinical and operational functions.

Typical scope includes upgrades and replacement of mechanical, electrical, plumbing, roofing, envelope, life-safety, and IT systems, along with code compliance and infrastructure improvements. Work is driven by facility condition needs to extend asset life, improve reliability, and maintain uninterrupted healthcare operations while ensuring full regulatory compliance.

Work Scope 3: Project Controls
Maximum agreement \$2,000,000

CM services to provide project controls support for the Capital Infrastructure Program, including scheduling, cash flow forecasting, monthly updates, and program reporting. The Consultant shall use Primavera P6 to maintain the master schedule and deliver controls data and dashboards via Power BI.

The program includes both HCAI and Non-HCAI projects of varying size and complexity, requiring coordination across multiple concurrent efforts. The Consultant shall track and report Key Performance Indicators (KPIs) and Schedule Performance Indicators (SPIs) to measure schedule health, performance trends, and overall program delivery. The Consultant shall also compare actual costs against forecasted costs to identify variances and support proactive financial and schedule controls.

Work Scope 4: Cost Estimation/Feasibility Reviews
Maximum agreement \$2,000,000

Construction Management (CM) services for quality assurance within the Capital Infrastructure Program provide comprehensive oversight across all project phases. CM personnel must possess strong knowledge of current construction practices, industry standards, and methodologies.

A key focus is cost estimating, including preparation, review, and validation of estimates from conceptual through construction. Services include quantity takeoffs, unit cost analysis, benchmarking, market trend evaluation, contingency and risk analysis, value engineering support, and review of change orders and claims.

Additional responsibilities include constructability and feasibility reviews, quality control support

for contractor work, and independent peer reviews of cost estimates, schedules, and constructability analyses. The program includes both HCAI and non-HCAI projects of varying scope, scale, and complexity.

Upcoming Capital Infrastructure Projects:

No.	Project Title	Estimated ROM Cost
1.	ACC Building Envelope Sealant Replacement	\$3,400,000
2.	Davis Tower Roof Replacement	\$4,200,000
3.	CC Ground Rm G0133 Replace ATS and Panel Board	\$3,000,000
4.	East Wing Roof Replacement	\$1,500,000
5.	East Ground Rm. 0640 Replace Domestic Water Pump Skid	\$1,200,000
6.	UT Ground Rm. 0670 Replace Domestic Water Pump Skid	\$1,200,000
7.	Central Plant Roof and Wall Replacement	\$2,000,000
8.	Cypress Building Roof Replacement	\$6,000,000
10.	Upgrade Elevators 11-15	\$8,000,000
11.	UT DM 3-7 Floors Supply Fan Replacement	\$1,300,000
12.	DT Multiple FLRS Replace Building ATS System	\$10,000,000
13.	CUP Rm.1004 Fuel Tank Vent Piping to Exterior	\$800,000
14.	Infrastructure – Davis Tower – RM 1612 – DT2 RM 2612 Replace ATS 2CF	\$1,200,000
15.	CC Rm G0101 & Rm 4000 Replace Domestic Water & Medical Vacuum Skids	\$1,200,000

FORM AND CONTENT OF STATEMENTS OF QUALIFICATIONS

Proposals should clearly state respondent's qualifications and approach to providing the required services. In reviewing the submittals, UC Davis Health will consider the quality of the statements 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. The proposal must have a maximum 15 pages (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 Infrastructure Team. Experience with management of projects of varying scales 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 up to 3 project examples that demonstrate success in completing projects of similar scope, complexity and cost, on time and on budget. Those relevant projects must have been completed within the last five (5) years. Demonstrate 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 support Owner during 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
Total Available Points per Work Scope	100

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 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 st Ad for services:	Friday, May 1, 2026
Statements due:	2 p.m., Friday, May 29, 2026
Screening completed:	June 12, 2026 (tentative)
Interviews completed:	July 10, 2026 (tentative)
Recommendation approval:	July 24, 2026(tentative)
Firm's notification(s):	July 27, 2026 (tentative)

ONE (1) pdf copy of your firm's statement of qualifications must be received by the University **no later than 2 p.m. Friday, May 29, 2026** via upload link provided by Nicole Quintero, Contracts Administrator, Facilities Planning & Development - nicquintero@health.ucdavis.edu