



**REQUEST
FOR
STATEMENTS OF QUALIFICATIONS**

FOR

HOSPITAL PLANNING SERVICES

FOR

**PROJECT NO. TBA
HOSPITAL PLANNING WITH EAST WING EXTENSION**

July 17, 2024

**UC DAVIS HEALTH
FACILITIES PLANNING & DEVELOPMENT
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ATTACHMENTS:

Consultant Statement of Qualifications Form

Sample Agreement – Professional Services Agreement (PSA)

UC Davis Health is seeking a Hospital Planning team to develop scenarios and planning options for its hospital complex. This effort will be a comprehensive examination of our entire hospital facility, including extending the use of the aging and seismically deficient East Wing, the addition of a potential new acute care hospital tower, renovations required in the Davis Tower, University Tower and the Surgery and Emergency Services Pavilion (SESP), all in coordination with the opening of the new California Tower in 2030.

Background:

UC Davis Health is an integrated, academic healthcare organization maintaining the historic UC Davis tradition of being guided by a public service mission in all its endeavors. UC Davis Health includes the School of Medicine, the Betty Irene Moore School of Nursing, the UC Davis Medical Center, a 646-bed acute care hospital, a National Cancer Institute-designated Cancer Center, and outpatient clinics on the Sacramento campus and in communities throughout the Sacramento region. UC Davis Health serves six million residents across 33 Northern and Central California counties. The University wishes to explore extending the life of the East Wing until approximately 2038. In a separate ongoing effort, UC Davis Health is evaluating requirements to seismically upgrade the structure from an SPC-2 to an SPC-4D. That study will determine minimum structural seismic corrections and non-structural (NPC) corrections required and is not included in this scope of work. The results of that investigation will be shared with the selected firm.

Project Description:

This study will examine extending the life of the East Wing (173 beds) beyond 2030, when it is currently planned to be vacated. The selected planning team will be provided with a Facility Condition Assessment that was performed by UC Davis Health Plant Operations and Maintenance (PO&M). The selected team will also be furnished with preliminary documents that were prepared by a previous architect/planner that developed scenarios that included a variety of planning options for the facility.

There are two parts to this effort:

1. East Wing extension feasibility study

Identify and document what upgrades will be necessary, including building systems, hospital support functions, floor layout, etc., in order to extend its function past 2030 and maintain its current use.

2. Hospital Planning

Examine and document how the extension of East Wing will impact entire Medical Center complex, including bed allocation and hospital support services. The study will take into consideration existing facilities as well as the opening of the new California Tower at the end of 2030 and a possible new additional acute care tower by approximately 2038. The planning effort will identify other improvement/modifications to hospital support units (eg. Dietary, Imaging, Environmental Services, Central Processing, etc) in order to maintain a fully functional, +/- 850 bed hospital. The selected firm will be responsible for producing planning scenarios that include all of the above variables with options for the University's consideration.

The prime consultant shall be an architect licensed in the state of California and may partner with a hospital planner (can be the same firm or a subconsultant). The team shall have considerable experience in hospital planning, major hospital renovations and new hospital design. The team shall have the ability to identify and prioritize building systems and other elements required to extend East Wing functionality. The team shall also include a cost estimator with expertise in complex healthcare cost models for renovation and seismic work. Also include a data analyst to develop operational analysis for each option. Teams must demonstrate their history in meeting project budgets and schedules and their ability to provide effective, clear and complete hospital planning documents.

PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified Architectural Consulting firm to partner with UC Davis Health to initially develop plan options for the extension of East Wing and how the extension will impact the overall hospital services.

1. Planning Services shall include:

East Wing Extension

- a. Utilizing University provided Facility Condition Assessment report, SPC4D investigation, existing as-built documentation, previous planning studies and on-site investigations as necessary, deliver 2 to 3 comprehensive scenarios for the extension of East Wing with cost models. The recommendations shall include required improvements to building systems, life safety features, access and other architectural improvements required to extend the use of East wing Tower in its current use (no change of use).
- b. Seismic corrections required to convert the tower from an SPC2 to an SPC4D and required corrections to non-structural performance categories (NPC) will be evaluated and recommended under a separate project and are not included in this scope. Any recommendations from the seismic study will be shared with this planning team and shall be incorporated into renovation recommendations.

Hospital Planning

- a. Planning for the remainder of the hospital complex looking at the impact of the extension of East Wing to bed allocations and other support services. Selected team shall deliver multiple options with cost models that consider East Wing remaining operational, the new California Tower which opens in 2030 and a possible new patient tower which would follow California Tower.
- b. Confirm and/or refine the information produced in the prior hospital planning documents and conduct other studies as required.
- c. Provide operational analytics for each of the options with data on service lines and patient counts provided by the university.

Analyze and consider the impact of other planned projects.

Consider the impact of current and pending regulations, technologies and UC policies on the project.

Provide drawings, renderings, slide decks, stacking diagrams and other communication tools as needed to illustrate concepts and scenarios.

The University intends to select and contract with a single Architectural firm. The selected firm and its sub-consultants must demonstrate expertise in acute care planning, preferably in an academic medical setting. The selected firm will be expected to sign a Professional Services Agreement that will include a negotiated Cost Plus Not-To-Exceed Fee for the provision of services based on hourly rates and a staffing plan. Hourly rates will also be used for additional services. No escalation of rates will be allowed for one year following the signing of the Professional Services Agreement. Thereafter, escalation of rates will be limited to 3% per annum. The selected planning team and any sub-consultants will not be excluded from participating in projects resulting from this study.

SUBMITTAL DELIVERABLES – Required Materials (Organize in the below listed tabs)

Cover Sheet

- TAB 1 Complete the attached Consultant Statement of Qualifications form.
- TAB 2 Provide three (3) recent studies, projects or similar planning efforts, none older than 10 years, with a detailed project description demonstrating the firm's and its subconsultant's experience with operational planning and space programming for efforts of similar size and complexity. (max 5 pages each)
- TAB 3 Resumes of proposed staff demonstrating the firm's ability to fulfill the requirements of the proposal. (max 1 page each)
- TAB 4 A work plan describing how the firm proposes to organize the work described in this RFQ. At a minimum, the work plan must address your organization, your approach to work collaboratively with UC Davis Health staff during the process, the content and timing of deliverables throughout the process, and staffing type and duration. (max 5 pages)
- TAB 5 Example of your work product for both operational planning and space programming relevant to the work described in this RFQ. (max 5 pages)
- TAB 6 Indicate your agreement with the Professional Services Agreement.
- TAB 7 Provide documentation of your ability to obtain required insurances as follows: Professional (Errors & Omissions) liability insurance with a minimum of \$2,000,000 per occurrence and \$2,000,000 in aggregate; Automobile Insurance in the amount of \$1,000,000; Excess Liability per Occurrence and in the Aggregate of \$5,000,000; Workers Compensation.

SCREENING CRITERIA

Please CLEARLY address the following criteria in your submittal:

- 1. Hospital planning skills:** Demonstrated ability of your firm and staff proposed for this work to conduct detailed hospital planning of acute care facilities and to make sophisticated projections and recommendations based on the University's needs. Ability to develop accurate diagrams and to produce cost estimates. Ability to develop planning alternatives and operational efficiency models supported by cost analyses for consideration by leadership in the selection of a final option. Demonstrated experience with HCAI/OSHPD acute care facilities and preferably academic health centers. Demonstrated experience in planning/design of both new acute care facilities and experience in large scale renovations of acute care facilities. Demonstrate ability to program and plan projects similar in scale, scope, and complexity. Experience working on UC Health campuses is highly preferred.

Points: 150
- 2. Team Staffing, Organization and Approach:** Clear definition of roles. Availability of staff and resources to respond to requirements of this assignment. Experience listed for personnel must be related to the projects used to demonstrate your firm's experience. Staff members proposed must be the same as will work on this project.

Points: 25
- 3. Project Management:** Demonstrated ability to manage planning for projects similar in size and complexity, both new construction and existing facility renovation. Ability to provide leadership for all phases of this project, and especially the capability to work collaboratively and in partnership with the University staff, other consultants and contractors during the planning process.

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:

Statements due:	4 p.m. Tuesday, August 6, 2024
Shortlist:	Tuesday, August 13, 2024
Interviews:	August 19 – August 23, 2024 (tentative)
Final Selection:	Week of August 26, 2024

Questions should be directed via email only to:

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