



REQUEST FOR QUALIFICATIONS / PROPOSAL (RFQP) DOCUMENTS

BID PACKAGE # RHT-25
10-05 Miscellaneous Specialties

FOR
HOSPITAL BED REPLACEMENT TOWER
(aka California Tower)

UC DAVIS HEALTH
SACRAMENTO, CALIFORNIA

April 17, 2025

MANDATORY INFORMATION SESSION DATE:
QUALIFICATIONS AND COST PROPOSALS DUE DATE:

11 a.m., April 28, 2025
2 p.m., May 14, 2025



Introduction

The University has included qualifications as part of this competitive selection process for Trade Partner construction services relating to the Hospital Bed Replacement Tower Project (referred to in this RFQP as RHT). This Request for Qualified Proposal (RFQP) establishes the requirements for a Cost-Plus, Not-to-Exceed Proposal submission by qualified Proposers. Qualifications must be submitted as an attachment to the Price Proposals. Proposals will be accepted only from Proposers who meet the qualification requirements described on the RFQP documents.

Any Proposer who fails to meet the criteria listed in this Qualification Questionnaire will not be considered qualified and will be deemed as not responsive with respect to this Qualification, and its Proposal will be rejected. Any Proposer found not qualified will receive written notice of proposal rejection from the University. A Proposer found not qualified may file a protest (limited to the rejection) within three (3) business days of receipt of University's notice of proposal rejection. Failure to file such a protest within the three-day period is a waiver to the right to challenge the rejection.

The University reserves the right to reject any or all submittals and to withhold the award of this project for any reason it may determine.

Purpose

The University's primary objective in utilizing the Progressive Design-Build approach for this project is to bring the best available expertise and construction experience to the project. The Design-Build entity is McCarthy Building Companies ("MBC") and SmithGroup. The Trade Partner contract will require the successful Proposer to enter into a contract with MBC to provide construction services.

The University desires to select a cooperative, highly functional Proposer (Trade Partner) to provide a project that fully meets the University's established program needs, Target Cost, on-going operations, design standards and site development guidelines.

The University requests an integrated design and construction approach that will meet the project scope and goals with the highest design and construction quality, and on-time per the MBC Milestone Schedule, all within the established Target Cost.

Project Overview

UC Davis Health, based in Sacramento, provides the region's only academic health system, including the UC Davis Medical Center. In order to meet California's 2030 seismic safety standards and the hospital's operational needs, and in accordance with the UC Davis Health Long Range Development Plan (LRDP), UC Davis Health has completed: a Clinical Services Master Plan to identify market needs, bed needs, and key service needs; preliminary building configuration drawings to test fit on the site; and established preliminary costs of the proposed replacement hospital. Resulting from this planning effort, UC Davis Health is anticipating the development and construction of the RHT.

Construction includes the building of the RHT. The RHT is a key piece of UC Davis Health's strategy to achieve seismic safety compliance, additional service capacity, and operational improvements. The RHT project is envisioned to comprise a minimum of +/-332 inpatient beds including ICU and medical/surgical, Acuity Adaptable (ICU capable rooms), complex procedure rooms, and imaging and support services. The building option under consideration is approximately 909,000 BGSF of new space. The proposed site is located on the east end of the existing hospital, adjacent to the Pavilion that houses primarily surgery, ICUs, the burn unit, and the emergency department. The RHT will be connected to the Pavilion. Utilities for the RHT will be supplied from the Central Utilities Plant.



The targeted completion date for the project is 2030. The estimated direct construction cost, in today's dollars, is \$950 million. The design and construction of the RHT must meet the Target Value Cost of the project and the selected trade partner must follow the Target Value Design approach.

Work in this bid package includes construction services for Miscellaneous Specialties including:

- Toilet Partitions and Accessories
- Cubicle & Patient Curtains and Tracks
- Wall & Door Protection
- Fire Extinguishers and Cabinets
- Lockers, Residential Appliances
- Entrance Floor Grilles
- Bike Lockers & Bus Stops

All work in this bid package must comply with the UC Davis Health RHT Project Labor Agreement (PLA).

All work included in this bid package will be performed under the authority and jurisdiction of HCAI.

Of the overall Target Cost, the total budget for this bid package, in today's dollars, is \$11,500,000.00. This Target is in today's dollars and include all costs associated with performing Phase 3 construction services.

McCarthy intends to submit a bid to self-perform this work, competing with other potential bidders. Therefore, the University is responsible for receiving and reviewing all qualifications and proposals for this Bid Package in accordance with the Progressive Design-Build contract.

The Design Team is:

Design-Builder:	McCarthy Building Companies, Inc.
Architect of Record:	SmithGroup
Civil:	Siegfried
Structural:	Degenkolb Engineers
Electrical:	Silverman & Light
Low Voltage:	The Engineering Enterprise & TEECOM
Mechanical & Plumbing:	Mazzetti
Fire Life Safety:	Coffman Engineers, Inc.

The RHT Project requires the Design-Build team including UC Davis Health, all design consultants and design-build subcontractors and other major subcontractors working on the project to be co-located in Sacramento for the duration of their work on the RHT.

The schedule for the completion of the entire Work will be as indicated in the McCarthy's Schedule Exhibit G.



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1. General Information

The Design Team has been selected to provide design services for the RHT Project and is currently at the Increments 1, 2, 3 & 4 Approved for Permit and Increment 5 95% Construction Documents stage.

McCarthy is contracted to provide Phase 1 Validation, Schematic Design and Design Development Preconstruction Design-Build, Phase 2 Construction Documents, and Phase 3 Construction Services for the project. The current construction schedule for the project is indicated in McCarthy Exhibit G.

UC Davis Health (the Owner) and McCarthy Building Companies, Inc. (the Design/Builder) are advocates of the collaborative Design-Build process involving owners, designers, contractors, and subcontractors. We are pleased to invite your firm to become a part of the Progressive Design/Build Preconstruction and Construction Services program.

The successful firm must be able to demonstrate their willingness, experience, ability, depth of resources, and financial strength in the proposal process.

The selected firm will provide Construction services for the complete scope of the project per their Work Category. The University intends to award construction services upon successful lowest responsible amount. The awarded bidder will be assigned as a Trade Partner to McCarthy.

2. RFQP Schedule of Events

RFQP Issued:	Thursday, April 17, 2025
Mandatory RFQP Information Session:	Monday, April 28, 2025, at 11 a.m.
Requests for Information Due:	Friday, May 2, 2025, by 4 p.m.
Addendum Issued:	Thursday, May 8, 2025
Qualifications & Cost Proposals Due:	Wednesday, May 14, 2025, by 2 p.m.
Issue Notice of Selection	Wednesday, May 21, 2025
Award Issued:	Friday, June 13, 2025

A Mandatory RFP Information Session will be presented by the Project Team on Monday, April 28, 2025, beginning promptly at 11 a.m. Only proposers who participate in the Information Session in its entirety will be allowed to propose on this project. Participants shall utilize the following online video/conference call information hosted by Microsoft Teams:

Microsoft Teams

Meeting ID: 299 874 852 759

Passcode: C2AQ2KL2

Please submit all correspondence and questions via email to Leila Couceiro, UC Davis Health FP&D Contracts Manager, at lccouceiro@ucdavis.edu.

3. Project Information

3.1 General Information

- A. The Project is located at 2315 Stockton Blvd, Sacramento, CA 95817.
- B. This is an HCAI Collaborative Review process project.

3.2 UCIP Information

- A. Builder's Risk Property Insurance: As further defined in RFQP Exhibit C.



- B. University Controlled Insurance Program: As further defined in RFQP Exhibit C.

3.3 Work Phases

- A. The successful Proposer will be responsible for providing services for the completion of the Construction of the Project (Phase 3). Work under Phase 3 will only commence if the University elects to exercise its Option for these Phases.

3.4 Liquidated Damages

- A. Liquidated damages will only apply if the University exercises its Option for Phase 3. See Article 7 of the Agreement for detailed requirements.
- B. Liquidated damages daily rate for Phase 3 after Substantial Completion - \$20,000.
- C. Liquidated damages daily rate for Phase 3 after Final Completion - \$10,000.

3.5 Labor Requirements

- A. McCarthy is signatory to the Carpenters, Laborers and Cement Masons and all scope of work involved with any of the aforementioned tradespersons shall be completed with union labor.

3.6 UC Davis Health Campus Vaccination, Health and Safety Requirements

- A. Contractor and its subcontractors at every tier shall comply with the current UCD Health vaccination, health, and safety requirements for working on the campus and in occupied facilities.

3.7 LEED Requirements

- A. The project will incorporate significant sustainable design measures and meet the UC Policy, Sustainable Practices (<http://policy.ucop.edu/doc/3100155/Sustainable%20Practices>).

3.8 Anchor Strategy (AIM)

- A. Trade Partners proposing on this project are strongly encouraged to develop an Anchor Strategy Plan that works in conjunction with and furthers the UC Davis Health Anchor Institution Mission (AIM).

3.9 Project Contract Documents

- A. This Request for Proposal, including RFQP Exhibits and Attachments listed in Section 6.

3.11 Project Labor Agreement (PLA)

- A. Subcontractor agrees to execute the PLA and agrees that it and its subcontractors, at every tier, will comply with such agreement.

4. Proposal Requirements

- 4.1. Completed and signed Qualifications Questionnaire.

4.2. Bonding/Insurance Requirements

- A. Bid Bonds are required: Bid Bond for Phase 3 services will be required at the time of proposal submission. Subcontracts will be issued to the successful proposer who will be required to provide a Payment & Performance bond for the Phase 3 Construction Services. Subcontractors shall provide a "Letter of Bondability" from the Subcontractors Bonding Company for the amount of the Phase 3 Construction services.



- 4.3. Professional Liability: Professional liability carrier must provide an endorsement on the RFQP Bid Form confirming the following requirement:
- A. Any Subcontractor who performs any professional services for the Project maintains professional liability insurance covering their errors and omission in connection with the Project, with limits as required per RFQP Exhibit C and per California State Law - Extended Reporting Period.
- 4.4 Each prospective Subcontractor must complete a new application or renew an existing application using McCarthy's Prequalification system (<https://prequalification.mccarthy.com/>) and answer all questions and provide all requested upload information by the deadline noted in the RFQP. To verify the status of an existing application in our Prequalification system, check the "Days Until Renewal Request" section at the top of the application on the website. Subcontractor will be required to renew application if this section lists "In renewal period for XX more days" or "Expired". Questions or clarifications regarding McCarthy's online pre-qualification system may be referred to Justin Marongiu at jmarongiu@mccarthy.com.

Prospective Subcontractors failing to provide all requested information may be deemed as non-responsive for this project.

5. Proposal Format

- 5.1 Cost-Plus, Not-to-Exceed Bid Proposal: Provide with response to this RFQP the following cost information. No other submitted documents will be considered, unless specifically requested by the University, in final evaluation of proposal:
- A. Qualification Questionnaire with required attachments.
 - B. Exhibit A: Bid Form
 - C. Bid Bond
 - D. Letter of Bondability from Surety
 - E. Exhibit A.1: Proposal Cost Leveling Worksheet (submit native Excel File)

The following references shall be the basis of evaluating Allowable Cost of Work and Overhead and Fee:

- A. Allowable Cost of the Work: See Subcontract Exhibit A and UCDH General Conditions Article 9.2.
- B. Overhead and Fee: Refer to UC Davis Health Prime Agreement - Exhibit N.

6. Trade Partner Anchor Strategy (AIM)

In 2019, UC Davis Health launched the Anchor Institution Mission (AIM) for Community Health in which UC Davis Health commits to better leveraging its business operation and standing as the second largest employer in Sacramento County to advance the economic security and opportunity in surrounding under-resourced communities, ultimately improving health equity and the socioeconomic well-being of these communities.

Health Equity means everyone has a fair and just opportunity to be as healthy as possible. This requires removing obstacles to health (social determinants of health) such as poverty, discrimination, and their consequences, including lack of access to good jobs with fair pay, quality education and housing, safe environments, and health care. In collaboration with community partners, UC Davis Health seeks to implement these anchor strategies:



1. Hire locally -- Hire and develop local talent.
2. Purchase locally -- Purchase more goods and services from local vendors.
3. Invest locally -- Invest into projects in vulnerable communities.
4. Volunteer locally -- Engage employees in volunteering in local neighborhoods.

Successfully implementing the overall UC Davis Health AIM strategy will require the commitment and support of all Project Team members. As such, the University ***is looking for partnerships with Trade Partners willing to provide robust assistance and go beyond best faith efforts.*** A collaborative approach will best enable the Project Team to intentionally invest in the creation of opportunities for diverse, local and underserved communities on the RHT project and in the Sacramento construction market.

Accordingly, Trade Partners proposing to work on the RHT Project are strongly encouraged to develop an Anchor Strategy Plan that works in conjunction with and supports the broader UC Davis Health AIM Strategy. The plan should describe and provide metrics for how the trade partner will positively impact local communities and small/underrepresented businesses. This strategy shall identify objectives and actions to achieve these objectives during the project timeline. Proposed strategies should include plans to support at least 2 of the key strategic areas outlined above. The table and reference material in Exhibit M provides additional guidance towards the development of a successful anchor strategy plan. Trade Partner shall use this document as a template to develop your goals and metrics then elaborate in an accompanying narrative on how those goals will be achieved during the design and construction phases of the project.

A collaborative approach will best enable the full Project Team to intentionally invest in our diverse, local and underserved communities on the RHT project and in the Sacramento construction market. To best support these efforts, UC Davis Health expect our Trade Partners to work collaboratively with our internal AIM team in supporting and holding all accountable towards our Anchor Institution goals. To that end, the University highly encourages Trade Partners to pre-fabricate and assemble offsite utilizing facilities and labor within the local community.

Refer to Exhibit M for details on the UC Davis Health's Anchor Strategy for Trade Partners for this project.

7. Basis of Selection

7.1 Qualifications Evaluation

- A. All Proposers submitting Qualifications and a Proposal to this RFQP will first be evaluated on their Qualifications. This evaluation will result in the identification of Proposers meeting required qualifications. Only qualified proposals will be evaluated for selection.
- B. Proposals from non-qualified proposers will not be considered.

7.2 Proposal Evaluation

- A. The cost basis for award amount provided on the Bid Form will be used as the Proposing Teams Not-to-Exceed contract amount for a Cost-Plus, Not-to-Exceed contract.
- B. University will have the right to reject all Proposals. University will have the right to reject any Proposal not accompanied by the required Proposal Security or any other item required by the Proposal Documents, or a Proposal which is in any other way materially incomplete or irregular.
- C. UC Davis Health will have the right to waive nonmaterial irregularities in a Proposal.
- D. Successful Proposer will receive a Notice of Intent to Award within forty-five (45) days after the Proposal Deadline. Proposer further agrees that it will not withdraw its Proposal



within one hundred and twenty (120) days after the Proposal Deadline, and that, if it is selected as the apparent lowest responsive and responsible Proposer, that it will, within thirty (30) days after receipt of Notice of Selection, sign and deliver to UCDH and furnish to UCDH all items required by the Proposal Documents.

- E. If University (1) consents to the withdrawal of the Proposal of successful Proposer, (2) or Proposer is not financially or otherwise qualified to perform the Contract, University may reject such Proposer's Proposal and select the next Lowest Cost per Point Proposal, until all Proposals are exhausted, or reject all Proposals.

7.3 Acceptance And Rejection of Bid Proposals

- A. University reserves the right to reject any or all Bid Proposals and waive all informalities or irregularities and, at its discretion, to require as a condition of acceptance of a Bid Proposal that the Bidder present information, satisfactory to UC Davis Health, relating to prior experience and the Bidder's capabilities to perform the Work in accordance with the Contract Documents.
- B. Subcontractor-submitted bid qualifications, exclusions, alternate terms and conditions, or any other modifications (hereafter referred to as "Proposal Terms") varying from the scope of work defined in the Bidding Documents shall be considered null and void unless expressly accepted and approved by written addendum prior to the bid submission. These "Proposal Terms" shall have no bearing and shall not take effect in any notice to proceed given to the Subcontractor in advance of the written subcontract issued by McCarthy.

8. Proposal (Bid) Protest

- 8.1. Any Proposer, person, or entity may file a Proposal (Bid) protest. The protest shall specify the reasons and facts upon which the protest is based and shall be in writing and received by the University not later than 5:00 pm on the 3rd business day following the date of posting in a public place of a notice of the determination of the apparent best cost per point proposal.
- 8.2. If a Proposal is rejected by the the University, and such rejection is not in response to a Bid protest, any Proposer, person or entity may dispute that rejection by filing a Bid protest (limited to the rejection) in writing and received by the University not later than 5 p.m. on the 3rd business day following the rejected Proposer's receipt of the notice of rejection.
- 8.3. For the purpose of computing any time period in this Section 6.5, the date of receipt of any notice shall be the date on which the intended recipient of such notice actually received it. Delivery of any notice may be by any means, with verbal or written confirmation of receipt by the intended recipient.
- 8.4. The University will investigate the basis for the Bid protest and analyze the facts. The University will notify Proposer whose Proposal is the subject of the Bid protest of evidence presented in the Bid protest and evidence found as a result of the investigation, and, if deemed appropriate, afford Proposer an opportunity to rebut such evidence, and permit Proposer to present evidence that it should be allowed to perform the Work. If deemed appropriate by the University, an informal hearing will be held. The University will issue a written decision within 15 days following receipt of the Bid protest, unless factors beyond the University 's reasonable control prevent such a resolution, in which event such decision will be issued as expeditiously as circumstances reasonably permit. The decision will state the reasons for the action taken by the University. A written copy of the decision will be furnished to the protestor, the Proposer whose Proposal is the subject of the Bid protest, and all Proposers affected by the decision. As used in this Article



6.5, a Proposer is affected by the decision on a Bid protest if a decision on the protest could have resulted in the Proposer not being the lowest responsible and responsive Proposer for the Contract. A written copy of the University's decision must be received by the protester, the Proposer whose is the subject of the Bid protest, and all Proposers affected by the decision no later than 3 business days prior to award of the contract.

- 8.5. Notwithstanding the provisions of Article 6.5.4, at the election of the University, a Bid protest may be referred directly to University's Construction Review Board without prior investigation and review by the University. The Chair of the Construction Review Board will either decide the Bid protest or appoint a Hearing Officer. If a Hearing Officer is appointed, the Hearing Officer will review the Bid protest in accordance with the provisions of Article 6.5.8.
- 8.6. Proposer whose Proposal is the subject of the protest, all Proposers affected by the University's decision on the protest, and the protestor have the right to appeal to the Construction Review Board if not satisfied with the University's decision. The appeal must be in writing and shall specify the decision being appealed and all the facts and circumstances relied upon in support of the appeal. A copy of the appeal must be received by the Chair, Construction Review Board, not later than 5:00 pm on the 3rd business day following appellant's receipt of the written decision of the University, at the following address:

Chair, Construction Review Board
University of California
Office of the President
1111 Franklin Street, 6th Floor
Oakland, CA 94607-5200
Attention: Director, Construction Services
And, by email to: constructionreviewboard@ucop.edu

- 8.7. A copy of the appeal shall be sent to all parties involved in the Bid protest and to the University to the same address and in the same manner as the original protest. An appeal received after 5:00 pm is considered received as of the next business day. If the final date for receipt of an appeal falls on a Saturday, Sunday, or University holiday, the appeal will be considered timely only if received by 5:00 pm on the following business day. The burden of proving timely receipt of the appeal is on the appealing party.
- 8.8. The Chair of the Construction Review Board will review the University's decision and the appeal, and issue a written decision, or if appropriate, appoint a Hearing Officer to conduct a hearing and issue a written decision. If a hearing is held, the hearing shall be held not later than the 10th day following the appointment of the Hearing Officer unless the Hearing Officer for good cause determines otherwise. The written decision of the Chair or Hearing Officer will state the basis of the decision, and the decision will be final and not subject to any further appeal to the University. The Chair or Hearing Officer may consult with the University's Office of the General Counsel on the decision as to legal form. The University will complete its internal Bid protest procedures before awarding the Contract.



9. RFQP Exhibits and Attachments

- 9.1 McCarthy Front Ends
- 9.2 Project Qualifications Questionnaire
- 9.3 List of RFQP Bid Exhibits:
 - Exhibit A
 - Bid Form
 - Cost Plus Leveling Worksheet
 - UCDH Exh. 31 Trade Partner Listing
 - Exhibit B
 - Expanded Scope of Work
 - Exhibit C
 - Insurance - UCIP
 - Exhibit D
 - BIM Execution Plan (Not Used)
 - Exhibit E
 - Logistics & Phasing Plans
 - E.1 Site Logistics Plan after Excavation
 - E.2 Shotcrete Phasing Plan (Not Used)
 - E.3 Concrete & Steel Phasing Plans (Not Used)
 - E.4 Electrical/FP/Plumbing/Civil Subgrade Penetration Plan (Not Used)
 - E.5 Traffic Plan (Not Used)
 - E.6 Mass Excavation Plan (Not Used)
 - E.7 Old Campus Site Plan (Not Used)
 - E.8 Crane Pad (Including Rigging and Hoisting Guidelines) (Not Used)
 - E.9 Man & Material Hoist Details (Not Used)
 - E.10 Site Dewatering Plan (Not Used)
 - Exhibit F
 - UC Davis Health Forms & Exhibits (Not Used)
 - Exhibit G
 - Bid Schedule
 - Exhibit H
 - Geotechnical Report
 - Exhibit I
 - Mapping & Potholing Report
 - Exhibit J
 - Subcontracting Plan
 - Exhibit K
 - Sample McCarthy Subcontract Agreement
 - Exhibit L
 - UCDH RPT 2021-1102 Final EIR Vol 1
 - Exhibit M
 - UCDH Anchor Strategy for Trade Partners (AIM)
 - Exhibit N
 - UCDH Prime Agreement
 - Exhibit O
 - UCDH California Tower Storm Water Pollution Prevention Plan
 - Exhibit P
 - UCDH Project Labor Agreement
 - Exhibit Q
 - Site Specific Safety Plan
 - Exhibit R
 - Building Enclosure Coordination Program (BECp)
 - Exhibit S
 - Critical Work Environmental Plan
 - Exhibit T
 - Water Infiltration Plan
- 9.4 List of Attachments to this RFQP:
 - RFQP Attachment 1: Not Used
 - RFQP Attachment 2: UCD Health - Infection Control Risk Assessment
 - RFQP Attachment 3: EX01-B-Safety&HealthQualForm-UCIP
 - RFQP Attachment 4: EX13-Self Certification
 - RFQP Attachment 5: EX14-Report of Subcontractor Information