



**REQUEST
FOR
STATEMENTS OF QUALIFICATIONS

FOR

PLANNING SERVICES**

PATHOLOGY REGIONAL PLANNING PROJECT

JULY 23, 2024

**UC DAVIS HEALTH
FACILITIES PLANNING & DEVELOPMENT
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[HEALTH.UCDAVIS.EDU/FACILITIES/](https://health.ucdavis.edu/facilities/)**

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ATTACHMENTS:

Consultant Statement of Qualifications Form

Sample Agreement – Professional Services Agreement (PSA)

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, UC Davis Main Hospital, 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 Department of Pathology and Laboratory Medicine currently operates out of several owned and leased locations. The major locations are:

- The Pathology building on campus which has seismic requirements that are required to be addressed by 2030.
- The Surgery and Emergency Services Pavilion (SESP) building on campus
- The Specialty Testing Center (STC) off campus

Lab also leverages three storage locations, two UC Davis Health warehouses and one contracted warehouse, and has a STAT lab at the Cancer Center.

Project Description:

The UC Davis Health Department of Pathology and Laboratory Medicine (Lab) is experiencing space constraints on campus, causing Lab to operate out of several owned and leased locations in Sacramento as indicated above. Additionally, the building that the Anatomic Pathology department occupies is both undersized for their current operations and has forthcoming seismic compliance requirements that would need to be addressed by 2030 per HCAI AB2190. The Lab department includes staff (laboratory professionals), residents of pathology, and pathologists and provides clinical and anatomical pathology testing for both the University and a small number of outside organizations. Space requirements span clinical testing spaces, office spaces, and storage and warehouse spaces.

The selected firm will develop a comprehensive plan for lab services that supports the future growth and goals of UC Davis Health, addresses space constraints, and addresses seismic compliance risks. The plan is to include space programming, including a detailed equipment list, and feasibility studies across different real estate options. The plan should prioritize operational efficiency and cost-effectiveness by considering the optimal adjacencies of Lab and other pertinent departments and the optimal distribution of lab services across facilities (if applicable). For options developed, the firm will include cost estimates, time to market / construction schedule estimates, and together with the project team, identify risks and benefits to each option.

The prime consultant shall be an architect licensed in the state of California and may partner with a medical planner (can be the same firm or a subconsultant). The team shall have considerable experience in medical planning, specifically in planning for pathology and laboratory services. The team shall have the expertise to develop space programs that align with the business vision and goals and to develop options for the physical deployment of the program. The team shall also include a cost estimator (can be the same firm or a subconsultant) to aid in the cost benefit evaluation of options. Teams must demonstrate their ability to provide effective, clear and complete planning documents.

PROFESSIONAL SERVICES REQUESTED:

This selection process will identify the most qualified architectural consulting team to partner with UC Davis Health to develop a comprehensive plan for lab and pathology services that supports the future growth and goals of UC Davis Health, addresses space constraints, and addresses seismic compliance risks.

1. Planning Services shall include:
 - a. Validating and updating previously developed space program against planned operating scenarios.
 - b. Developing a detailed equipment list.
 - c. Providing guidance on real estate options that would support the planned program.
 - d. Assessing the condition and suitability of various real estate options to support the planned program.
 - e. Test fitting of program within selected real estate options.
 - f. Providing drawings, renderings, slide decks, stacking diagrams and other communication tools as needed to illustrate concepts and scenarios.
 - g. Providing cost estimates for design and construction scenarios including medical equipment costs.
 - h. Providing a preliminary design and construction schedule.
 - i. Evaluating and ranking real estate options.
 - j. Providing a comprehensive report of the analysis, evaluations, findings, and recommendations.

The University intends to select and contract with a single Architectural firm. The selected firm and its subconsultants must demonstrate expertise in planning for pathology services preferably in an academic medical setting including knowledge of current and pending regulations, technologies and UC policies that would impact the project. 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 subconsultants will not be excluded from participating in projects resulting from this study.

Submittal Deliverables – Required Materials (Maximum 30 pages, in addition to the CSOQ)

- A. Show 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 3 pages each.)
- B. Resumes of proposed staff demonstrating the firm's ability to fulfill the requirements of the proposal.
- C. 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. Please be concise for ease of evaluation.
- D. Examples of your work product for both operational planning and space programming relevant to the work described in this RFQ.
- E. Indicate your agreement with the Professional Services Agreement.
- F. 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.
- G. Complete the attached Consultant Statement of Qualifications form.

SCREENING CRITERIA

Please **CLEARLY** and **SUCCINCTLY** address the following criteria in your response:

- 1. Planning skills:** Demonstrated ability of your firm and staff proposed for this work to conduct detailed programming, planning and design of facilities to support pathology operations and to make sophisticated projections and recommendations based on the University's needs. Ability to progress planning efforts with preliminary or limited information available. 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 ability to program and plan projects similar in scale, scope, and complexity.
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.
Points: 25
- 3. Project Management:** Proven 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:	Tuesday, August 20, 2024, by 4 p.m.
Shortlist:	August 27, 2024 (tentative)
Interviews:	September 3 - September 6, 2024 (tentative)
Final Selection:	September 10, 2024 (tentative)

Questions should be directed via email only to:

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