

QUALIFICATION PACKET
for
SOILS TESTING, AND OPTIONAL AIR MONITORING SERVICES
November 17, 2023

I. INTRODUCTION

UCSF Real Estate is requesting written responses to this Qualification Packet from qualified firms to provide professional consulting services for the CUP DIESEL TANKS REPLACEMENT (PRJ-000069) project. The successful firm shall provide soils testing, and optional air monitoring services for work described under Section II, Project Scope.

The successful firm will provide all necessary professional services and be willing to sign the Professional Services Agreement (PSA) (Attachment H) with the University.

UCSF embraces an environment of diverse clientele, faculty, staff, students, researchers, practitioners, and professional support services. The University believes a workforce of differing backgrounds, professional and life experiences and perspectives offers superior innovative, critically analyzed, and complete solutions to our unique business challenges. We are interested in organizations and proposed team members that respect and support the UCSF diversity mission: "We're committed to building a broadly diverse community, nurturing a culture that is welcoming and supportive, and engaging diverse ideas for the provision of culturally competent education, discovery, and patient care." <http://diversity.ucsf.edu>

UCSF Covid Vaccination Requirements: Due to the ongoing pandemic, UCSF is continually updating policies and guidelines to comply with ongoing federal, state, and local public health orders and to keep the UCSF community safe. UCSF requires that all UCSF Partners comply with pandemic-related federal, state, and local public health orders as well as UCSF's policies. Please see Attachment G titled SAR-Site Access Requirements to comply with UCSF Real Estate Design & Construction's compliance and safety efforts.

II. PROJECT SCOPE

The proposed project would decommission the five underground diesel fuel tanks located beneath Medical Center Way and install ten new aboveground tanks at the adjacent site. Most new tanks would be approximately 20-feet-tall, except for one 14-feet-tall tank, with a combined total capacity of approximately 210,000 gallons. The increased capacity is required to meet the needs of the existing Moffit and Long Hospitals, parts of campus, and the future New Hospital at Parnassus Heights.

The scope of work would include:

- Demolition of the existing retaining wall and domestic water pump house and removal of underground fuel tanks,

- Relocation of multiple utilities (domestic water, fire water, natural gas piping, sanitary sewer, storm water, electrical power, and low voltage conduits),
- Construction of a new concrete slab, new retaining walls, and screening around the perimeter of the tank installation adjacent to Medical Center Way,
- Construction of a new retaining wall and a new walkway at the edge of the reserve along the south side of Medical Center Way, to match the existing retaining wall and walkway,
- Construction of a new domestic water pump house, new pumps, associated piping, power and controls, and structural systems,
- Installation of a new stub-out for future fuel oil connection to the New Hospital, and
- Installation of new fuel tanks and foam fire suppression system.

III. SCOPE OF SERVICES:

Depending on the need, it is anticipated that UCSF will contract for the following activities:

1. Testing 1: Soils testing in the area of excavation for the new tank farm to be installed. This will require three holes bored down (by Others) to approximately 30' in the grassy area adjacent to Medical Center Way. It will also require an addition three bores taken at an angle from the fire lane between the area of excavation and the PSRB building. This boring will be extend under the area of excavation down to a further overall depth of 30'. See Attachment 1 (Boring Diagram - Excavation Area Testing).

The purpose of this testing is to allow haul off of the excavated soils (approximately 300 cu. Yards. Soils testing will include testing for:

- TPHg, TPHd: EPA 8015B M or 8260 B/C
 - BTEX, naphthalene, MTBE, t-butyl alcohol, Ethylene dichloride, Ethylene dibromide, chlorinated VOC: EPA 8260 B/C
 - 16 Priority pollutant PAH: EPA 8270 SIM
 - 5 wear metals (soil only for cadmium, chromium, nickel, lead, zinc): EPA 6020/200.8
 - Organic lead: GC-ECD
 - TPHg, TPHd: EPA 8015B M or 8260 B/C
 - BTEX, naphthalene, MTBE, t-butyl alcohol, Ethylene dichloride, Ethylene dibromide, chlorinated VOC: EPA 8260 B/C
 - 16 Priority pollutant PAH: EPA 8270 SIM
 - 5 wear metals (soil only for cadmium, chromium, nickel, lead, zinc): EPA 6020/200.8
 - Organic lead: GC-ECD
2. Testing 2: Soils testing will also include testing near existing Fuel Oil piping which will be demolished per requirements per Certified Unified Program Agencies (CUPA)

- requirements. See Attachment 2 (San Francisco Department of Public Health (SFPDH) - SOIL SAMPLING AT UST CLOSURE). Testing will include EPA 8015M, Carbon Chain.
3. Testing 3 - Air Monitoring Testing (Optional) – Depending on the results of testing above for asbestos, air monitoring testing for airborne asbestos may be required during excavation and haul-off of excavated soil and installation of the new retaining walls and slab.
 4. Testing 4 - Soils testing around the area of the five (5) existing underground tanks for the purpose of decommissioning these tanks per Certified Unified Program Agencies (CUPA) requirements. There will be approximately 12-16 deep bores (by Others) tested (25') and testing around existing piping which will be demolished per requirements. See Attachments 2 (San Francisco Department of Public Health - Soil Sampling at UST Closure) and Attachment 3 (Boring Diagram - Tank Area Testing). Testing will include EPA 8015M, Carbon Chain. This testing would occur in approximately Q3 of 2025.

All testing to be performed on a Time and Material (T&M) basis with a Not-To-Exceed (NTE) total. See Attachment 4 (Project Schedule) for reference.

This RFQ does not obligate UCSF to award any work and UCSF explicitly reserves the right to award all, none, or any part of the services envisioned by this RFQ. The University reserves the right to select more than one professional firm to perform Soils Testing and optional Air Monitoring, and break up and assign scopes of work referenced in this RFQ if more than one firm is selected.

IV. CONTENT OF SUBMITTAL

- A. Cover Letter (1 page limit) summarizing why your firm is the best fit for this project. Please address your letter to:
David Coyle
Project Manager
Campus Design and Construction
UCSF Real Estate
- B. Respond to each item listed under the Selection Criteria, Attachment A. Identify each question and the answer in sequential order as listed in the RFQ.
- C. Complete Statement of Qualifications form, Attachment B.
- D. Complete Project Data form, Attachment C.
- E. If applicable, complete Project Data form for Technical Consultants, Attachment D.
- F. Complete University's Consultant Experience Form, Attachment E. University requires consultants to disclose all work performed on any University project in the previous 5 years and any disputes, claims or litigation arose from such work.

- G. Complete Rate Schedule (Confidential), Attachment I in a separate pdf file labeled "RATE SHEET" with firm's name. The file will be opened after the most qualified firm is selected. The rate sheet will be used to negotiate the rates.

V. SUBMITTAL AND REVIEW PROCESS

- A. Responses must be in a single, complete .pdf file submitted through BuildingConnected. The following guidelines help the screening and selection committees find the relevant information and support the most thorough review possible.
 - a. There is a 10 page limit (each page is equivalent to one 8.5x11 inch page) inclusive of all title and divider pages, attachments, completed forms, etc... Pages after page 10 will not be considered a part of the submittal and will not be reviewed.
 - b. Font size shall be no less than 11pt.
 - c. The file size limit for attaching in BuildingConnected is 25MB. If your pdf file size is greater than 25MB, please reduce the file size OR separate your submittal into several files with each file a maximum of 25MB. If you must submit more than one pdf file, please name your files for ease of understanding.
- B. Responses must be received no later than by **December 6, 2023, 12 noon** in order to be considered.
- C. For technical inquiries not covered by this Qualification process, please submit your inquiry using BuildingConnected by posting on the Message Board no later than **November 28, 2023 at 4:00 pm**
- D. A Screening Committee will review all submittals in response to the RFQ and determine a "short list" of teams and refer this short list to a Selection Committee. The Selection Committee may include user representatives and professional staff as well as others as required.
- E. Firms may be contacted for an interview or engaged in a discussion regarding anticipated concepts, relative utility of alternative methods of approach for furnishing required services, and other issues as appropriate. Where the Selection Committee so determines, an interview need not be performed if the candidate's capabilities are well understood.
- F. If the selected firm and the University are unable to reach a fee agreement, the University reserves the right to discuss proposals with the next qualified firm and so forth responding to this Qualification process.
- G. Final selection to be completed no later than December, 2023.

ATTACHMENTS

- Attachment A, Selection Criteria
- Attachment B, Statement of Qualification Form
- Attachment C, Project Data Form
- Attachment D, Project Data Form for Technical Consultants
- Attachment E, University's Consultant Experience Form
- Attachment F, Four (4) Technical Documents for Reference
 - Attachment 1, Boring Diagram - Excavation Area Testing
 - Attachment 2, San Francisco Department of Public Health - Soil Sampling at UST Closure
 - Attachment 3, Boring Diagram - Tank Area Testing
 - Attachment 4, Project Schedule
- Attachment H, Professional Services Agreement (PSA)
- Attachment I, Consultant Rate Schedule if needed (Confidential)

ATTACHMENT A

SELECTION CRITERIA

Applicant firms shall respond to each item below and will be evaluated on ALL of the following.

Using Attachment C, Project Data, provide 2 example projects completed within the last 8 years. A marketing sheet or page of photos and plans can be attached. The expectation is that no one project will be exactly like this project so highlight what is similar about the submitted project attributes and how it relates to this project, particularly the criteria for this project:

1. List key personnel assignments for this project and submit resumes and references for each. Summarize roles/responsibilities on this project and experience relative to project scope. Create a matrix of proposed staff indicating previous experience:
 - Working in a University or other complex organization.
 - Working with testing technical requirements

Personnel that performed significant work on the submitted example projects will be scored more highly. Personnel assigned cannot be substituted unless approved by the University.

2. We welcome teams made up of more than one firm and encourage diverse partnerships. If not supported within your firm, provide the following consultants and contractors and their key personnel proposed as members of the team who will perform soils testing, and optional air monitoring services.

The team will consist of a Hydrogeologist, Testing Lab and Drilling Company.

List two projects of similar nature to this project completed by the consultants' key personnel. Provide information on projects on Attachment D, Project Data Sheet for Technical Consultants. The Technical Consultant should put their best team forward, but the University reserves the option to require a change to consultants selected by the Professional Services Firm, if necessary.

3. UCSF seeks candidates whose work experience or community service has prepared them to contribute to its commitment to diversity and excellence. UCSF is an equal opportunity employer. If a Corporation or Joint Venture, firm must show evidence of the firm's written equal employment opportunity policy. Sole Proprietors should provide their strategies for diverse sub-consultants or project specific partners.
4. Firm must be licensed in the State of California for all necessary Professional Services disciplines as applicable.

5. Firm must be willing to accept the contract language, including indemnification and insurance requirements, and will execute the Profession Services Agreement (Attachment H) as written if awarded the project.

RFQs submitted will be reviewed and scored by the University. Firms who can satisfy the above minimum criteria will be scored favorably.