

**REQUEST FOR QUALIFICATIONS
FOR
CONSTRUCTION MANAGER SERVICES AT RISK
WITH GUARANTEED MAXIMUM PRICE**

**Art Sculpture Lab Replacement Building
#B200004**

**California State University Sacramento
6000 J Street, MS 6008
Sacramento, CA 95819**

1. INTRODUCTION

The Trustees of The California State University (Trustees) Sacramento State campus is requesting Statements of Qualifications (SOQ) from interested and qualified construction managers (Respondents) to provide construction management services with a guaranteed maximum price for the design and construction of the Project referenced above (Project).

The delivery method for this Project is commonly known as “Construction Manager at Risk” (CMAR). CMAR consists of a preconstruction phase and a construction phase with separate contracts for each phase. During the preconstruction phase, the CM will collaborate with the Architect on the design, constructability, cost and schedule of the Project and develop a Guaranteed Maximum Price (GMP) proposal to construct the Project. Upon the Trustees’ acceptance of the GMP the Trustees will issue a contract to the CM for the construction phase. If the Trustees and the CM do not agree upon a GMP, the Trustees will not award the construction phase of the Project to the CM.

2. PROJECT DESCRIPTION

The Project generally consists of new structures of approximately 18,000 gross square feet to house College of Arts & Letters function, including Drawing Labs, Sculpture Lab, Wood Shop, Metal & Welding Shop, Art Studios, support spaces, outdoor work yards and outdoor common areas. A second phase will consist of demolition and removal of the existing Art Sculpture Lab building and grounds and development of surface parking on that site.

The Project Direct Construction Cost Budget is \$ 8,000,000.00.

The construction duration is 365 calendar days.

Liquidated damages are \$500 for each calendar day construction completion is late.

The CM is required to be licensed in the state of California with a ‘B’ license.

The Project is more fully described in the following documents:

The Project program and site plan are available for viewing and download in PlanetBids:

- *2020 12 21 CSUS ASL Program Appendix – 06.1 – 06.4.pdf*
- *2020 12 21 CSUS ASL Program Appendix – 06.5 – 06.8.pdf*
- *2020 12 21 CSUS ASL Program Report – Part 1.pdf*
- *2020 12 21 CSUS ASL Program Report – Part 2.pdf*
- *Art Sculpture Lab – Site Plans Option.pdf*

3. SCOPE OF CM’S WORK

The work to be performed by the CM is specified in the preconstruction phase contract and construction phase contract documents. Form contracts may be viewed at <https://www2.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/project-center/academic-project/Construction/Pages/Construction-Manager-at-Risk/forms.aspx>. In submitting an SOQ, the Respondent represents that it is qualified and capable to provide all the requirements of both contracts. The following is a brief overview of the services the CM will be required to perform, if awarded both the preconstruction phase contract and the construction phase contract:

1. Review the initial cost estimate and provide continuous cost management to assure the design is within the budgeted cost estimate.
2. Participate in the development of the design and provide constructability reviews and analysis. Offer suggestions to improve the quality of the Project.
3. Provide construction planning, phasing, and scheduling during design and through construction completion.
4. Develop and maintain a Project schedule that incorporates all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.
5. Incorporate LEAN practices and tools into the process.
6. Incorporate integrated project management practices into the Project.
7. Provide quality assurance.
8. Bring design-assist and design-build trade subcontractors into the design phase appropriate for the Project and as approved by the Trustees.
9. Provide cost estimating and value engineering. Reconcile CM cost estimates with Architect's cost estimates.
10. Coordinate with and provide information as required to regulatory agencies. Schedule and monitor required agency approvals.
11. Prequalify trade contractors to comply with Trustees' standards.
12. Comply with requirements to subcontract a minimum of three percent (3%) of the Project to DVBE subcontractors.
13. Develop Trade Contractor Bid Packages and receive bids in the most logical, competitive, and seamless manner.
14. Warrant the completeness and constructability of the construction documents and ensure that trade bid packages include a complete scope of work.
15. Submit a Guaranteed Maximum Price proposal.
16. Manage and administer the Project construction phase to achieve construction completion within the contract time and budget and with high quality workmanship.

4. CM SELECTION PROCESS

The Trustees will select the CM using a two-step process. The first step is this Request for Qualifications (RFQ) from which Respondents may submit SOQs to the Trustees. The Trustees will appoint a selection committee to review and score the SOQs, and the highest scoring four firms will continue in the selection process. Should the score of the fifth place firm be within ten points of the score of the fourth place firm, the fifth place firm will also be selected to continue in the selection process. Unsuccessful firms will be notified. The successful firms will be sent a Request for Proposal (RFP). The Trustees' selection committee will score the responding proposals from the finalists, conduct interviews, and may conduct reference checks. The highest scoring firm will be the successful CM and will be awarded a contract for preconstruction services. The judgment of the Trustees in this selection process is not subject to appeal.

All Respondents must be prequalified with the Trustees one day prior to the SOQ due date, or their SOQ submission will not be considered. The last day to submit an application for prequalification to the CSU Chancellor's Office is indicated on the schedule in page 3. The Proposer's prequalification rating must be greater than the construction manager's construction contract amount for this Project. For information regarding prequalification go to <http://www.calstate.edu/contractor-prequalification>. Direct any prequalification questions to the Trustees' Prequalification Administrator at cocm.prequal@calstate.edu.

Affidavit of Joint Venture, form 703.12

If two or more prospective firms desire to submit a proposal as a joint venture on this project, they must file an affidavit of joint venture form with the Trustees at least five (5) Days prior to the date and time set for opening SOQs, on a form obtained from the Trustees. The affidavit of joint venture will be valid only for the specific project for which it is filed. Each party to the joint venture must be prequalified, as provided herein, at least one (1) Business Day prior to the date and time set for submitting the SOQs. If the Trustees announce that the joint venture is the successful Proposer in response to the Request for Proposals, the joint venture shall obtain the joint venture license prior to Trustees' award of the Contract (Business and Professions Code sections 7029 and 7029.1).

If the Trustees do not award the preconstruction phase contract or the construction phase contract, the Proposers or CM will not be entitled to recover any monetary awards of any type whatsoever. The Trustees reserve the right to reject all responses to this RFQ. The Trustees may terminate the CM's preconstruction phase contract prior to the

construction phase and seek competitive public bids for the construction phase. There is no guarantee the construction phase contract will be awarded.

5. SELECTION PROCESS SCHEDULE:

Event Timelines	Schedule
RFQ Advertised	<i>March 1 , 2021</i>
Last day to submit application for prequalification	<i>March 22, 2021</i>
Last day to submit RFQ questions	<i>March 25, 2021</i>
Last day to submit Affidavit of Joint Venture form	<i>March 25, 2021</i>
RFQ Addenda issued (if required)	<i>April 1, 2021</i>
Statement of Qualifications due	<i>April 15, 2021 2:00 pm</i>
Proposer shortlist published by e-mail	<i>April 22, 2021</i>
RFP distributed to shortlist	<i>April 22, 2021</i>
RFP Site conference	<i>April 29, 2021</i>
Last day to submit RFP questions	<i>May 13, , 2021</i>
Proposals due date and time	<i>May 27, 2021 2:00 pm</i>
Proposing firms interviewed	<i>June 1 – 3 , 2021</i>
Successful Proposer announced	<i>June 9, 2021</i>
Preconstruction agreement executed	<i>June 30, 2021</i>
Preconstruction services duration	<i>180 days</i>
Construction agreement executed	<i>November 2021</i>
Construction start date (per Notice to Proceed)	<i>December 2021</i>

This is a proposed schedule only that is subject to change. The preconstruction and construction (if awarded) contracts will identify the schedule commitments. Any changes to the schedule for the RFQ/RFP process will be issued to all Respondents/Proposers via addenda.

6. INSTRUCTIONS FOR SUBMITTING AN SOQ

Each Respondent must submit its Statement of Qualifications in accordance with the following instructions. The SOQs must be received in the Managing Office shown herein, before the date and time shown in the Selection Process Schedule.

Respondents for this Project shall submit a Statement of Qualifications in accordance with the following instructions:

1. Provide all information requested by this RFQ.
2. Provide information as it pertains to your firm. When referencing projects that were joint ventures, indicate such and explain your firm’s role in the project.
3. The SOQ should be well organized and as concise and complete as possible while still providing the requested information.
4. Information you believe is relevant to the selection of your firm for this Project but not requested by the RFQ may be submitted as an appendix to the SOQ.
5. Where contact information is requested, include the company name, address and a company representative’s name, phone number and e-mail address.
6. Submit one (1) copy as a digital file in PDF format in Planet Bids and one (1) hard copy of the SOQ in “8 ½ x 11” format in a sealed package marked “SOQ for” followed by Project Name and Number.
7. SOQ’s may be mailed to the address below:

Due to the current Covid-19 pandemic, no in-person delivery is allowed.

California State University Sacramento
 Procurement & Contract Services
 6000 J Street, MS 6008
 Sacramento, CA 95819
Attention: Leah Davis – RFQual Ref #B200004

7. MANAGING OFFICE FOR THE SELECTION PROCESS

All communications concerning the selection process should be directed to the Managing Office for the Selection Process. In e-mail communications, place the name of the Project in the subject line. The campus contact for the Managing Office for the CM Selection Process is:

Campus Contact Name	<i>Leah Davis, Contract Specialist II</i>
Campus	<i>California State University Sacramento</i>
Address (mailing):	<i>6000 J Street, MS 6008 Sacramento, CA 95819</i>
Telephone:	<i>916-278-7810</i>
Fax:	<i>916-278-5796</i>
E-Mail:	<i>ldavis@csus.edu</i>

8. SOQ REQUIRED INFORMATION AND SCORING

Provide the following information in your SOQ. Each question will be scored against an ideal response which, in the opinion of the Trustees’ Selection Committee, would receive the maximum number of points possible, as indicated herein. If all information is not provided, the SOQ may not be considered. The Trustees may, at its discretion, call the contacts provided or others as may become known for reference checks. SOQs should be organized with numbered tabs corresponding to the following questions. Provide concise and complete responses; non-requested information and lengthy responses are discouraged.

Tab	Required Information:	Points
1.	Cover letter confirming that your firm’s submittal is in response to this RFQ and agrees to enter into preconstruction and construction contracts if selected.	0 points
2.	Organization Information: <ul style="list-style-type: none"> ◦ Identify your firm’s full legal name, address, phone, fax, e-mail, and website. ◦ Include organization chart of the company. Give titles and names of positions. 	0 points
3.	Provide the address of the office that will manage this Project.	0 points
4.	Copy of your firm’s CSU prequalification letter.	0 points
5.	Copy of your firm’s California Contractor License and DIR public works registration number.	0 points
6.	Your firm’s past experience on CSU projects.	0 points
7.	Your firm’s present contracts on CSU projects.	0 points
8.	Your firm’s general qualifications and experience managing projects of similar size and type, including pre-engineered building systems. List up to five projects and provide contact information for the owner and architect.	60 points
9.	Your firm’s qualifications and demonstrated successful experience with CMAR projects in the public sector. Provide information for at least two projects that have been completed, or are 75% complete, in California within the last five (5) years for which the Respondent has worked directly with the architect and owner on a project of similar	60 points

size and scope to the Project which demonstrates the Respondent’s ability to act as a CM at Risk and include:

- A. A project description in summary form showing key data for each project submitted.
 - B. A narrative project description and include the processes that were used to:
 - (1) Provide design coordination and review with the architect.
 - (2) Address and incorporate constructability issues into the design.
 - (3) Provide cost estimating and value engineering; explain how issues were addressed and used to revise or develop the architect’s design to meet the project construction budget.
 - C. A narrative for the delivery method and include information that details:
 - (1) The manner that trade contractor bids were solicited and awarded.
 - (2) The types and qualifications of the trade work for the project type.
 - (3) Demonstrates the firm’s ability to effectively use CMAR delivery.
 - D. Provide reference and contact information for the project owner or the owner’s representative, and architect, and their roles, responsibilities and everyday interaction with your project team.
10. Your firm’s experience incorporating subcontractors into the design phase by methods such as design-assist or design-build. Provide contact information for owner and architect. 10 points
 11. Your firm’s experience utilizing DVBE subcontractors. 10 points
 12. Provide a description of your firm’s safety record. Provide your Experience Modification Rate. 30 points
 13. Your firm’s unique qualifications to perform on this Project. 50 points
 14. Your firm’s experience within 50 miles of the Project. 20 points
 15. Your firm’s experience using Building Information Modeling (BIM) technology. 10 points
 16. Your firm’s experience using LEAN tools and Integrated Project Management methods. 10 points
 17. Your firm’s process for assuring the Project cost is within the scope and budget and completed on time. 50 points
 18. During the past five (5) years was your firm required to pay penalties for failure to pay prevailing wages? If yes, please explain. 30 points
 19. During the past five (5) years has your firm been assessed CAL-OSHA fines in the serious, repeat, or willful category? If yes, provide circumstances, number of instances, and the amount of fine(s). 30 points
 20. Response to RFQ was clear, concise and responsive. (No tab required) 30 points
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| TOTAL | 400 points |
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9. QUESTIONS

All questions regarding this RFQ for the CM selection process listed herein must be submitted in Planet Bids per the due date indicated in the schedule. All question(s) received after the deadline will not be considered. Written responses will be posted in Planet Bids.

End of Request for Qualifications