

NOTICE TO CONTRACTORS
REQUEST FOR QUALIFICATIONS
FOR COLLABORATIVE DESIGN-BUILD SERVICES
Bid Solicitation #B230003
Student Housing III, Project Number PW230004
California State University, Sacramento
6000 J Street
Sacramento, CA 95819

The Trustees of The California State University are requesting Statements of Qualifications (SOQ) from interested and qualified design-builders (Respondents) to provide design, preconstruction, and design-build construction services for the above-named Project. The Trustees will select a design-build team consisting of a general contractor and architect (Design-Builder) using a two-step process: (1) this Request for Qualifications (RFQ) from which Respondents may submit SOQ to the Trustees, and (2) the Request for Proposals (RFP) which the Trustees will issue to the shortlisted firms. A technical review committee shall review the Respondents' SOQ and, based on the criteria identified in the RFQ, the committee shall select no more than five finalists to receive the Request for Proposals. Selection of the winning Proposer will be based on qualifications and proposed fees (a design competition is not utilized). Collaborative Design-Build is a two-phased delivery process: Design Phase and Design-Build Phase, and the Trustees will issue a separate contract for each phase.

The Project approximately consists of: a new, approximately 94,000 gross square feet (GSF) student housing building located at the south end of the campus housing village, in a surface parking lot between Riverview Hall and American River Courtyard. The new building will contain approximately 320 beds of singles, doubles, and triples in semi-suite style. Community amenities will include common study rooms, living areas with kitchenettes, conference room, classroom, recreation room, and other support spaces. It is expected to be a four(4) story Type V structure.

SOQ Submittal Due Date and Time: August 22, 2023 @ 10:00am PST

Direct Construction Cost Budget: \$44,000,000.00

Contractor License Requirement: B

RFQual Conference (non-mandatory) to be held on August 7, 2023 at 10:00am PST.

CSU Point of Contact for Information: Nicole Lack, 916-278-5860, lack@csus.edu.

To search for and view this project advertisement, Respondents shall register and log in on the "California State Contracts Register" (CSCR) at <https://caleprocure.ca.gov/pages/BS3/login.aspx>. If Respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance.

RFQ documents will be available on July 21, 2023 on the "PlanetBids Public Solicitation Portal" website, <https://pbsystem.planetbids.com/portal/15331/bo/bo-search>. Respondents shall first register as a vendor and then log in to the PlanetBids Public Solicitation Portal to search for this project and download the RFQ documents. If Respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance.

Respondents must be prequalified with the Trustees. To do so, submit the prequalification applications no less than ten business days prior to SOQ submittal due date. Respondents shall go to the following PlanetBids website to register, log in and then select the Prequalification tab to apply.

"California State University, Office of the Chancellor, Vendor Portal"

<https://www.planetbids.com/portal/portal.cfm?CompanyID=15331>

Direct any prequalification questions to the Trustees' Prequalification Administrator at cocm.prequal@calstate.edu.

The Trustees shall give a small business a bid advantage of five percent up to a maximum of \$50,000 to contracting firms that have been certified as a "Small Business" by the Department of General Services, Office of Small Business and DVBE Services, in accordance with Contract General Conditions (and Supplementary General Conditions) for Collaborative Design-Build Major Projects, Article 32.10, Small Business Five Percent Bid Advantage.

Additionally, the Trustees require three percent Disabled Veteran Business Enterprise (DVBE) participation in all contracts, in accordance with Contract General Conditions (and Supplementary General Conditions) for Collaborative Design-Build Major Projects, Article 32.12-g, DVBE Incentive. In accordance with Government Code section 14838(f), and Military and Veterans Code sections 999.5(a) and 999.5(d), the Trustees are granting a bid incentive for bid evaluation purposes only to Proposers that exceed the three percent (3%) DVBE participation requirement. The level of DVBE incentive will correlate to the level of participation; that is, the more DVBE participation proposed, the higher the incentive.

DVBE Participation Incentive

3.00% to 3.99% None

4.00% to 4.99% 1%

5.00% to 5.99% 2%

6% or more 3%

The Trustees calculate the DVBE bid incentive as a percentage of the highest technical proposal score. If the lowest responsive, responsible proposer is a California certified small business, for bid evaluation purposes only, the only proposers eligible for the DVBE bid incentive will be California certified small businesses. Reference also the Request for Proposals, RFP 6.21 and RFP 7.04. When it nears time to bid trades, the selected design-builder shall contact the Trustees' DVBE Coordinator, Kimberley Holmberg, 916-278-7403, kholmberg@csus.edu

Respondents shall be familiar with all of the provisions in the Contract General Conditions and Supplementary General Conditions, especially the insurance requirements for the CSU Builders Risk Insurance Program (BRIP) and for the CSU Owner-Controlled Insurance Program (OCIP). This Project will be enrolled into the BRIP, and may be enrolled into the OCIP, if so specified in the Supplementary General Conditions. Respondents may review OCIP documents online at www.calstate.edu/ConstructionInsurancePrograms.

This Project is a public works project and is subject to prevailing wage rate laws (Contract General Conditions, Article 36.02). All Respondents/Proposers and all tiers of subcontractors who will work on this Project shall register to bid and work on public works projects with the Dept. of Industrial Relations (DIR), and maintain current this registration per Labor Code section 1725.5. For more information, go to <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

-End Notice to Contractors-