

NOTICE TO CONTRACTORS
REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGER AT RISK SERVICES
Acacia Court HVAC Replacement Project, Project Number ST-02286
California State University, Stanislaus
612 E. Magnolia Street, Stockton CA 95202

The Trustees of The California State University are requesting Statements of Qualifications (SOQ) from interested and qualified construction managers (Respondents) to provide preconstruction and construction services for the above-named Project. The Trustees will select a construction manager (general contractor) 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). Construction Manager at Risk is a two-phased delivery process: (1) Design/Preconstruction Services Phase and (2) Construction Phase, and the Trustees will issue separate contracts for each phase. Note: the Trustees will issue a separate contract to a licensed, CSU-prequalified architect to perform all design services for this project.

The Project generally consists of installing new central variable refrigerant flow (VRF) heat pump HVAC system, with condensers located in two courtyards, and tied to the Building Management System. Existing air systems will be abandoned in place if not in the way of the new system, in the Acacia Hall Building (001) at the Stockton Campus. The occupiable space is 34,086 ASF (see Exhibit I). The work will take place in an occupied building, and installation sequences will need to be planned out and scheduled, as will commissioning.

SOQ Submittal Due Date and Time: January 23, 2024 before 2:00 pm

Budgeted Direct Construction Cost: \$2,700,000.00

Contractor License Requirement: **B**

CSU Point of Contact for Information: Debbie DaRosa ddarosa2@csustan.edu

RFQ Respondents Conference and Site Inspection to be held on December 21, 2023 at 10:00 am in the parking lot at 612 E. Magnolia Street, in Stockton California.

To search for and view this project advertisement, Respondents shall register and log in on the "California State Contracts Register" (CSCR) at <https://www.planetbids.com/portal/portal.cfm?CompanyID=15331>. If Respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance.

RFQ documents will be available on or after December 7, 2023 at the e-ARC website and plan rooms by requesting them from ARC at www.e-arc.com/ca/modesto, select Planrooms, then Order From Planwell: Public Planroom: Find "in all company" C.S.U.S. or call the ARC Modesto location at (209) 524-2924 and ask for the PlanWell department.

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 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 Construction Manager at Risk with Guaranteed Maximum Price Projects, Article 2.08, 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 Construction Manager at Risk with Guaranteed Maximum Price Projects, Article 2.09-g, DVBE Incentive. The University is granting a DVBE bid incentive up to 3% as per Contract General Conditions, Section 32.12(g) Incentive, page 11 of

63. When it nears time to bid trades, the selected construction manager shall contact the CSU Point of Contact named above.

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). This Project will be enrolled into the BRIP. Respondents may review BRIP 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 4.02). All Respondents/Proposers and all tiers of subcontractors who will work on this Project shall register with the Dept. of Industrial Relations (DIR) to bid and work on public works projects, 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-