

NOTICE TO CONTRACTORS
REQUEST FOR QUALIFICATIONS
FOR COLLABORATIVE DESIGN-BUILD SERVICES
Bid Solicitation #PW23-3
Health, Dining and Housing Building, Project #PLY106
California State Polytechnic University, Humboldt
1 Harpst Street
Arcata, CA 95521

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 four 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 consists of:

The project as currently envisioned has two distinct elements:

- Element 1: Design and renovation of Jenkins Hall to accommodate the academic functions currently located in the existing Ceramics and Sculpture Labs. The removal of these facilities is necessary to construct Element 2. Jenkins Hall is on the City of Arcata's historic landmark listing (though not registered) and is currently unoccupied.
- Element 2: Design and construction of the Health, Dining and Housing Building Project as described more fully below:

The vision is to develop a building that coalesces an ecosystem of programs and functions that will enrich the student experience and bolster persistence goals. The hybrid building (approximately 200,000 GSF) will create a welcoming hub for student life and resources that center justice, equity, belonging, holistic sustainability, and healthy living. Major program areas include:

- A new student health center (approximately 35,000 GSF) that will provide medical health services, counseling and psychological services and health education.
- A new hub for campus dining services including a café/bakery, (approximately 35,000 GSF) that supports holistic wellness, dignified, diverse food access to address basic needs including a food pantry program and demo kitchen connected to student health education.
- A 518 bed residence hall that centers belonging and community - includes a mix of units (doubles and singles) with social amenities and services that cultivate learning communities.

The project site for Element 2 is situated near the current location of the existing Ceramics and Sculpture Labs, and Parking Lots R8 and G11 (northern portion). The project boundaries are approximately: Lot G11 as the southern extent, LK Wood Boulevard as the western boundary, Rossow Street as the eastern boundary and the northern boundary is the existing Campus Apartments and the rising hillside. As noted, there are existing buildings on the site that will require demolition.

SOQ Submittal Due Date and Time: **July 13, 2023, 3 P.M.**

Target Guaranteed Maximum Price for both elements combined: **\$165,000,000**

Contractor License Requirement: **B, General Building Contractor**

RFQ Respondents Conference to be held on **June 21, 2023, 10 A.M. via Zoom Meeting.**

CSU Point of Contact for Information: **Addie Dunaway, Addie.Dunaway@humboldt.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/>. 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 June 6, 2023, on the on the Cal Poly Humboldt Contracts & Procurement website <https://procurement.humboldt.edu/bids/construction>. 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. Comply with requirements to include a minimum of three percent (3%) of the Project to DVBE contractor and subcontractors. When it nears time to bid trades, the selected design-builder shall contact the Trustees’ DVBE Coordinator Addie Dunaway, 707-826-3304, aes151@humboldt.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-