

NOTICE TO CONTRACTORS
REQUEST FOR QUALIFICATIONS
FOR COLLABORATIVE DESIGN-BUILD SERVICES
Craftsman Student Housing, Project Number PLY 100
Humboldt State University
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 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 consists of:

The Project approximately consists of: The design and construction of an 800 bed housing complex including site and resident amenities supporting off campus student residents. The project site is located at 2715 St Louis Road in Arcata CA, roughly 1 mile from the Humboldt State University campus. The project will maximize the buildable foot print within the 10.7 acres of the site. The complex will incorporate apartment style student residence units utilizing a resident to bathroom ratio of no more than 3:1, preferably 2:1. Interior amenities for the complex may include but not limited to, exercise gym, common lounge spaces, study spaces, computer rooms, TV rooms, a market /convenience store, and conference rooms. Exterior amenities shall include south facing greenspace, covered bike parking, ball courts, outdoor cooking, and appropriate hardscapes. Additionally, the project will maximize the buildable footprint beyond the residence and exterior amenities with parking. It is a goal of the project to achieve a resident to parking space ratio of 2:1. The project will ensure sufficient pedestrian access to Eye Street, St. Louis Road, and a future trail that runs parallel to highway 101 going south. Exterior lighting and site lines will be critical in supporting safety relative to resident mobility between the community and the university. The project will construct a bus/shuttle stop at the St. Louis Rd. turnaround. The Trustees will work in partnership with the City of Arcata and the design/builders to develop solutions for pedestrian traffic to and from the site. Attached to this RFQ are concept drawings to be used as reference only.

SOQ Submittal Due Date and Time: **December 10, 2021 3 P.M.**

Estimated Design and Construction Cost: **\$82,108,000**

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

RFQ Respondents Conference and Site Inspection to be held on **November 24, 2021 11 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 November 12, 2021 on the Humboldt State University 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-