



Oro Grande School District
19900 National Trails Hwy
Oro Grande, CA 92368

September 9, 2022

RFQ/P No. 22-23-04
REQUEST FOR STATEMENT OF QUALIFICATIONS AND FOR PROPOSALS FOR DESIGN AND
CONSTRUCTION SERVICES (DESIGN-BUILD) FOR MULTI BUILDING COMPLEX
(Ed. Code, § 17250.10 et seq)

The Oro Grande School District (“**District**”) is requesting submission of:

- A statement of qualifications (“**SOQ(s)**”); and
- A proposal (“**Proposal(s)**”)

(together, “**Response(s)**”) from qualified firms, partnerships, corporations, associations, persons, or professional organizations (“**DBE(s)**” or “**Firm(s)**”) to design, build, and commission the project based on the scope of work and criteria as further described in **Attachment 1** (collectively, “**Project**”) utilizing the design-build delivery method. (Ed. Code, § 17250.10 et seq.) The District intends to award the one (1) DBE, but reserves the right to award to multiple DBE’s, all Sites of the Project, as identified in **Attachment 1** to the Request for Statement of Qualifications and for Proposals (“**RFQ/P**”).

DBES THAT INTEND TO SUBMIT A RESPONSE MUST MEET THE FOLLOWING CRITERIA:

- Be insured;
- Hold a Class A or B Contractors License. Which is current, valid, and in good standing with the California Contractors State License Board as well as a current and valid California architect or engineering license

Responses. Interred DBEs are invited to submit a Response as described below.

- **SOQ.** Submit the SOQ with the RFQ/P at the date and time specified electronically to **April Lara** at bids@orogrande.org .
- **Proposals.** Submit a Proposal on the date and time indicated in the RFQ/P Schedule. Proposals shall be submitted electronically by submitting to **April Lara** at bids@orogrande.org .

Questions. Questions regarding this RFQ/P must be directed to **April Lara** at bids@orogrande.org and must be received on or before the time indicated in the RFQ/P Schedule. ***DBEs with questions or comments about this RFQ/P should not contact any other District representative, Board member, consultant, or employee unless directed to do so by April Lara. If a DBE contacts a person other than the one identified herein, the District may, on its sole discretion, deem the DBE’s Response non-responsive and reject it.***

RFQ/P Agenda. If the District issues addenda to the RFQ/P, DBEs are solely responsible for and **must** acknowledge receipt of addenda in the DBE's Response. Failure to acknowledge and respond to any addenda issued by the District may, in the District's sole discretion, make the DBE's Response non-responsive and subject to rejection.

RFQ/P Attachments. The following documents are attached to this RFQ/P:

Attachment No.	Attachment Description
Attachment 1	Project Description & Project Sites
Attachment 2	Best Value Scoring
Attachment 3	PreQualification Questionnaire (SOQ)
Attachment 4	Proposal Form

RFQ/P Schedule. The District shall follow this schedule for the schedule for the review and selection process. The District reserves the right to modify this schedule at its discretion.

Event	Time/Date
Deadline for DBEs to submit questions regarding this RFQ/P	09/19/22 3pm
District to respond to DBEs questions regarding this RFQ/P	09/21/22 3pm
Deadline for DBEs to submit SOQ & Proposals	09/26/22 2pm
District to Conduct Interviews	09/28/22-10/04/22
Anticipated Intent to Negotiate	10/05/22
Anticipated Award	11/02/22

Skilled and Trained Workforce Notice. This Project will be subject to the skilled and trained workforce requirements pursuant to Public Contract Code section 2600, et seq. and Education Code section 17407.5 ("SWF Statutes"). DBEs should familiarize themselves with the SWF Statutes and should review their obligations pursuant to the "Skilled and Trained Workforce Requirement" section in the "Terms and Conditions" of the Contract (as defined below).

Thank you for your interest in working with the Oro Grande School District.

1. General Information.

1.1. **General Services.** The District invites qualified DBEs to submit a Response setting forth their ability to provide the Services, as more fully indicated herein. DBEs must have extensive experience with the Office of Public School Construction, the California Building Standards Code, Title 24 of the California Code of Regulations, and the Division of the State Architect ("DSA"). DBEs must have extensive experience: in the design and construction of public school facilities or – at minimum – public entities, working with public school district representatives and other school facility related consultants, establishing project scope, project budgets, and bidding procedures under both the Public Contract Code's formal bidding process and under alternative construction delivery methods (e.g., design-build, lease leaseback, etc.).

1.2. **Scope.** The basic scope and estimated costs of the Project are as follows ("Services"):

1.2.1. The design by the selected DBE of a multiple building complex as described in **Attachment 1** at the Sites; and

1.2.2. Installation and commissioning of the multiple building complex at the Site based on **Attachment 1** by the selected DBE.

1.3. **Design-Build Entity.** An eligible DBE under Education Code section 17250.10 et seq., means a corporation, limited partnership, partnership, or other association that is capable of providing appropriately licensed contracting, architectural, and engineering services as needed pursuant to a design-build contract. Nothing in this RFQ/P is intended nor should be interpreted as contravening the provisions of the Education Code. The DBE shall be fully knowledgeable of, and shall comply with, the provisions of Education Code 17250.10 et seq, and shall be fully capable of providing the services required of a DBE as defined therein.

1.4. **Contract Requirements.** The selected DBE will enter into a contract, the form of which is forthcoming through successful negotiations with the District. The Contract should include:

1.4.1. **Indemnity.** Pursuant to Public Contract Code section 20103.6, the Contract with the DBE includes language requiring the Designer/Builder to indemnify the District to the furthest extent permitted by California law.

1.4.2. **Bonds & Insurance.** Pursuant to the Contract, the DBE shall be required to obtain:

1.4.2.1. A payment bond and performance bond to cover the Contract amount for non design services; and

1.4.2.2. Errors and omissions insurance coverage sufficient to cover all design and architectural services provided in the Contract.

1.5. **Insurance.** The DBE is required to maintain professional liability insurance. DBE will be required to ensure active insurance is on file with the District prior to release of each payment.

1.6. **Skilled and Trained Workforce.** The successful DBE and its subcontractors at every tier shall use a skilled and trained workforce at minimum percentages, as defined in Public Contract Code section 2601, and required by Education Code section 17250.25(c), to perform all work on the Project that falls within an apprenticeable occupation. The selected DBE shall provide monthly reports demonstrating compliance by itself and its subcontractors at every tier with the skilled and trained workforce requirements as prescribed by Public Contract Code sections 2601 and 2602 and Education Code section 17250.25(c) (collectively, "**SWF Statutes**"), as well as the Terms and Conditions to the

Contract. **The District recommends that DBEs review the SWF Statutes and the “Skilled and Trained Workforce Requirement” section of the Terms and Conditions to the Contract.**

1.7. The District reserves the right to reject any and all Responses, or components thereof, and to amend this RFQ/P, as necessary. All materials submitted to the District in response to this RFQ/P shall remain property of the District.

1.8. The District reserves the right to contract with any DBE responding to this RFQ/P, to reject any Response as non-responsive, and not to contract with any DBE for the Project. The District makes no representation that participation in the RFQ/P process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any Response or participating in the RFQ/P process.

1.9. Proposals will be opened privately to assure confidentiality and avoid disclosure of the contents to competing DBEs prior to and during the review, evaluation, and negotiation processes. However, to the extent that Proposals are public records under California law, the Proposals may be released to the public if requested by members of the public.

1.10. **Interviews.** After the Proposals are scored, the District, at its sole discretion, may elect to interview one or some of the DBEs, based on each DBE’s score. Adequate time will be allowed for presentation of qualifications followed by questions and answers. The District anticipates scheduling interviews in the dates identified in the RFQ/P Schedule. DBE’s key proposed personnel will be required to attend the presentation portion of the selection process, including the Project Manager, Design Phase Services Manager, Design Architect, Project Design Architect, Mechanical, Electrical, Structural, and Civil engineers, to the extent applicable.

1.11. **Negotiations with DBE.** District staff may choose to begin negotiations with the DBE that District staff, in its sole opinion and discretion, thinks offers the best value to the District and may commence negotiations of Services with that DBE.

1.11.1. If the District is unable to successfully negotiate a satisfactory agreement with terms and conditions the District deems to be fair and reasonable, the District may then commence negotiations with the DBE that it thinks offers the next best value, in sequence, until an agreement is reached, or determination is made to reject all Proposals.

1.11.2. If a commitment is made, it will be to the most qualified respondent with whom the District is able to successfully negotiate the terms and conditions.

1.11.3. During these negotiations, the District reserves the right to ask clarifications regarding DBE’s Responses, and seek best and final offers regarding any item in a Response.

1.12. **Board Approval.** Final selection of a DBE shall be at the sole discretion of the District’s Board after recommendation from District staff.

1.13. **District’s Evaluation.** The DBE will be selected based on the “best value” as determined by the District through this RFQ/P. Best value is defined as “value determined by objective criteria and may include, but need not be limited to, price, features, functions, life-cycle costs, and other criteria deemed appropriate by the school district.” (Ed. Code § 17250.15.)

PROPOSALS

2. Proposals.

2.1. **Project Criteria / Project Enhancements. Attachment 1** (Project Description & Project Sites) describe the District's technical design concept for the Multi Building Complex project. This design concept is not meant to be restrictive. Please provide DBE's design concept and layout for the Project. Identify recommended enhancements that would improve the performance and efficiency of the components of the Project, including, without limitation, designs that will increase the useful life of systems. Any enhancements should be identified separately in the "Project Cost Breakdown" below. Describe whether the Project can be designed in a way to maximize state or federal grants or subsidies, if any apply.

2.2. **Pricing.** The District acknowledges that each DBE's Proposal may be structured differently and may have varying degrees of specificity. Regardless, each Proposal must conform to the following pricing provisions, and if the District enters into negotiations with a DBE, the DBE's Proposal will be the starting point of those negotiations.

2.2.1. The total Project cost must be in an amount not-to-exceed the Project Budget as stated in this RFQ/P to design and construct the Project, NOT including (to the extent applicable), any project inspection, special testing, if any, and commissioning agent. The Project cost should NOT include: Water Fees & Service Capacity Charges; Off-Site Testing Lab; DSA inspection and fees; CDE fees; hazardous materials, geotechnical and environmental professional services and survey costs; Furniture, Fixtures or Equipment.

2.2.2. Please provide a statement of your approach to the Project and identify with specificity all issues which you believe are factors in reaching a GMP for the Project. In addressing those factors, please describe DBE's approach to addressing those issues and what, if anything DBE will do to address those issues so as to facilitate pricing and providing a GMP. The Project Budget includes all design, engineering, administration, bonding, insurance, fees, permits, construction and contingency. Confirm that the DBE will complete this Project at or below the Project Budget and, if not, why that Project Budget is not sufficient and what Project Budget the DBE recommends. In addition, explain the methods and processes you will use to ensure the Project does not exceed the Project Budget to ensure that the District will receive the best value pricing from sub consultants and subcontractors.

Attachment 1

PROJECT DESCRIPTION & PROJECT SITES

District Sites Included in Project Scope and Anticipated Project Schedule:

Site Name	Address	Requested Square Footage:
CTE Building (Student Occupancy)	19900 National Trails Hwy Oro Grande, CA 92368	10,000 sqft.
Maintenance & Operations Building	19900 National Trails Hwy Oro Grande, CA 92368	8,400 sqft.
Nutrition Services Kitchen	19900 National Trails Hwy Oro Grande, CA 92368	11,500 sqft.
MRA Buildings (Student Occupancy)	19900 National Trails Hwy Oro Grande, CA 92368	9 Buildings 4,000 sqft. each
MRA Office	19900 National Trails Hwy Oro Grande, CA 92368	4,000 sqft.
Health & Wellness Center (Student Occupancy)	19900 National Trails Hwy Oro Grande, CA 92368	2 Buildings 3,800 sqft. each
Baseball & Softball Field	19900 National Trails Hwy Oro Grande, CA 92368	CIF Regulation Size

***Expected completion date for all listed projects 06/30/2025.**

Scope of Work: This Project generally consists of the design, build, and construction of above referenced buildings. DBEs shall perform the following Services:

- Design Services, including (1) Project Program, (2) Schematic Design, (3) Design Development, (4) Construction Documents – 50%, and (5) Construction Documents – 100%.
- Subcontractor Procurement / GMP Negotiations
- Construction Services

Preconstruction Services / Subcontractor Procurement & GMP Negotiations: While there is no “Pre Construction Phase” of the Project, the selected DBE will be required to perform various preconstruction services (e.g., cost estimation, constructability reviews, and value engineering, etc.) as a component of the Design Phase Services. During the Construction Documents 100% Phase Services, the DBE shall procure subcontractors and finalize a proposed GMP (guaranteed maximum price) prior to commencing construction of the Project (“**Final Pricing Negotiations**”).

Project Budget: The District’s estimated Project Budget is not to exceed Sixty Million Dollars and no cents (\$60,000,000.00).

Attachment 2

BEST VALUE SCORING

SOQ Scoring:

Maximum Score of **125** points

Proposal Scoring:

Item	Maximum Qualifications	DBE's Qualification Points
Project Criteria / Project Enhancements	75	
Pricing	120	
Thorough and complete response to the requirements of the RFP	30	
Experience/Staff Qualifications	100	
TOTAL POINTS	325	

Interview Scoring:

Item	Maximum Qualifications	DBE's Qualification Points
Past Projects/Experience	150	
Approach to Design / Coordination with District	20	
Personnel/Leadership	20	
Schedule	10	
Ability to Perform Preconstruction Services, Procure Subcontractors, and Prepare Final GMP	30	
Additional Considerations (deemed relevant)	20	
TOTAL POINTS	270	

Combined Maximum Qualifications Score of 720

Attachment 3

PREQUALIFICATION QUESTIONNAIRE

INFORMATION ABOUT DESIGN-BUILD ENTITY MEMBERS

A. CONTACT INFORMATION

General Contractor Name: _____ DIR# _____ License # _____

Architect of Record Name: _____

Design- Build Entity Contact Person: _____

Design-Build Entity Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

B. GENERAL QUESTIONS

1. Does the General Contractor and each proposed MEP Subcontractor know and understand their obligations to pre-qualify with the Oro Grande School District prior to being on site?

☐ Yes ☐ No

2. Has any Design Build Entity Member or any of their employees (contractors, architects, engineers) or any of its Associates, or any of their employees ever been convicted of a crime involving the awarding of a contract for a government project, or the bidding or performance of a government contract within the last five (5) years?

☐ Yes ☐ No

3. Is the General Contractor covered by a professional liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$4,000,000 in the aggregate for work on a design-build contract?

☐ Yes ☐ No

4. Has any Design Build Entity Member or any of their employees (contractors, architects, engineers) or any of its Associates ever defaulted on a construction contract? If yes, please provide an explanation.

☐ Yes ☐ No

5. At any time in the last five years has any Design Build Entity Member or any of their employees (contractors, architects, engineers) or any of its Associates been assessed liquidated damages or more than \$50,000 on a construction contract with either a public or private owner? If yes, please provide an explanation.

☐ Yes ☐ No

6. In the past five years has any claim in excess of \$50,000 been filed in court or arbitration against any Design Build Entity Member or any of their employees (contractors, architects, engineers) or any of its Associates concerning their work on a construction project? If yes, please provide an explanation.

☐ Yes ☐ No

7. Has there been more than one occasion during the last five years in which the General Contractor or any of its Associates was required to pay either back wages or penalties for failure to comply with the State's prevailing wage laws? If yes, please provide an explanation.

☐ Yes ☐ No

8. At any time during the last five years, has the General Contractor or its associates been found to have violated any provision of the California apprenticeship law or regulations, or the law pertaining to use of apprentices on public works? If yes, please provide an explanation.

☐ Yes ☐ No

9. Has any professional license held by any architect who will provide services been revoked at any time in the last five years?

☐ Yes ☐ No

10. Is the Architect of Record covered by a professional liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$4,000,000 in the aggregate for work on a design-build contract?

☐ Yes ☐ No

11. Has there been any change in ownership of the Structural Engineer's Firm during the last three years?

(NOTE: A corporation whose shares are publicly traded is not required to answer this question with regard to public trades.)

☐ Yes ☐ No

12. Has any professional license held by any engineer who will provide services been revoked at any time in the last five years?

☐ Yes ☐ No

13. Is the Structural Engineer covered by a professional liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$4,000,000 aggregate for work on a design build contract?

☐ Yes ☐ No

14. List the General Contractor's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three premium years:

(NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.)

Year: <u>2021</u>	EMR: _____
Year: <u>2020</u>	EMR: _____
Year: <u>2019</u>	EMR: _____

C. ATTACHMENTS

1. **History.** Provide a brief history of the DBE. Describe the financial capacity of your company to handle this project. Include company bond rating, bond limits, and evidence of insurability (not to exceed 1 page).
2. **Personnel.** Resumes of key DBE personnel who would be performing Services for the District including, without limitation, design professional(s), design consultant(s) (if applicable), onsite supervisor, project engineer, and project manager. Specifically, define the role of each person and outline his or her individual experience and responsibilities. Indicate personnel who will serve as primary contact(s) for the District. Indicate each person's availability to provide the Services. Also, please include the name and title of the representative(s) that attended the mandatory pre-submission meeting. At a minimum, the personnel identified must include (not to exceed 1 page per individual):
 - i. Project Manager;
 - ii. Design Phase Services Manager;
 - iii. Site Superintendent;
 - iv. Project Architect; and
 - v. Project Designer.
3. **Communication.** Demonstrate and describe the DBE's approach to coordination and communication with sub-disciplines, such as Civil, Structural, Landscape, and MEP, and Specialty consultants. Provide the sub-disciplines roles and responsibilities for each phase of design and construction (not to exceed 1 page).
4. **Experience.** Please identify and provide the following information regarding ALL of DBE'S most recent past design-build projects for K-12 or community college districts, and what role the DBE had on that project. You must limit your response to the **FIVE (5) MOST RECENT** projects (not to exceed 1 page per project).
5. **Financial Statements.** Most recently reviewed or audited financial statements with accompanying notes and supplemental information prepared by a certified public accountant (must be dated within the past 18 months).
6. **Certification.** Include the following certification in your SOQ, signed by the DBE, its general partners or joint venture members: ***"We hereby certify under penalty of perjury that the foregoing information is true and correct."***

Attachment 4

PROPOSAL FORM

TO: ORO GRANDE SCHOOL DISTRICT, acting by and through its Governing Board, herein called the "DISTRICT"

FROM: _____
Proper Name of Bidder ("Bidder")

- A. **The following documents, as stated within the RFQ/P Proposal requirements, are attached to this proposal form.**

☐ **Any project enhancements or modifications (RFQ/P Section 2.1)**

☐ **GMP Approach/Suggestions (RFQ/P Section 2.2.2)**

- B. **Addendum:** The undersigned has thoroughly examined any and all Addenda (if any) issued during the bid period and is thoroughly familiar with all contents thereof and acknowledges receipt of the following Addenda: (Bidder to list all addenda).

ADDENDUM NO. _____ DATE RECEIVED _____

ADDENDUM NO. _____ DATE RECEIVED _____

- C. **Construction Charges / Design Rates.** Please provide DBEs construction charges in the format indicated below. Additionally, for DBE's design services, please provide a fee schedule for the type of services offered, and identify any additional fees, costs, expenses or reimbursable fees for which DBE would seek compensation. District is only requiring this compensation information for the purposes of the SOQ. **However, this pricing shall apply to the Project if the DBE is selected, unless the District and the selected DBE negotiate lower pricing.**

Item	Amount
Staffing that would be part of General Conditions	\$ _____
Project Executive (hourly rate)	\$ _____
Project Manager (hourly rate)	\$ _____
Project Superintendent (hourly rate)	\$ _____
Project Engineer (hourly rate)	\$ _____
Safety Officer (hourly rate)	\$ _____
Estimator (hourly rate)	\$ _____
Scheduler (hourly rate)	\$ _____
Mark-up on Subcontractor work	_____ %
Mark-up on self-performed work	_____ %

Mark-up on Subcontractor change order work	_____ %
Mark-up on self-performed change order work	_____ %
Fee / overhead & profit (as a percentage of direct costs) if any, that is in addition to any mark-up	_____ %
Bond cost (as a percentage of direct costs)	_____ %
Insurance cost (as a percentage of direct costs)	_____ %
Other costs (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)	\$_____ or _____ %

- D. It is understood that DISTRICT reserves the right to reject this Bid and that this Bid shall remain open and not be withdrawn for the period specified in the Notice Inviting Bids.
- E. Communications conveying acceptance of bids, requests for additional information or other correspondence should be addressed to the undersigned at the address stated below.

I, the below-indicated bidder, declare under penalty of perjury that the information provided and representations made in this bid are true and correct.

Proper Name of Company

Name of Bidder Representative

Street Address

City, State, and Zip

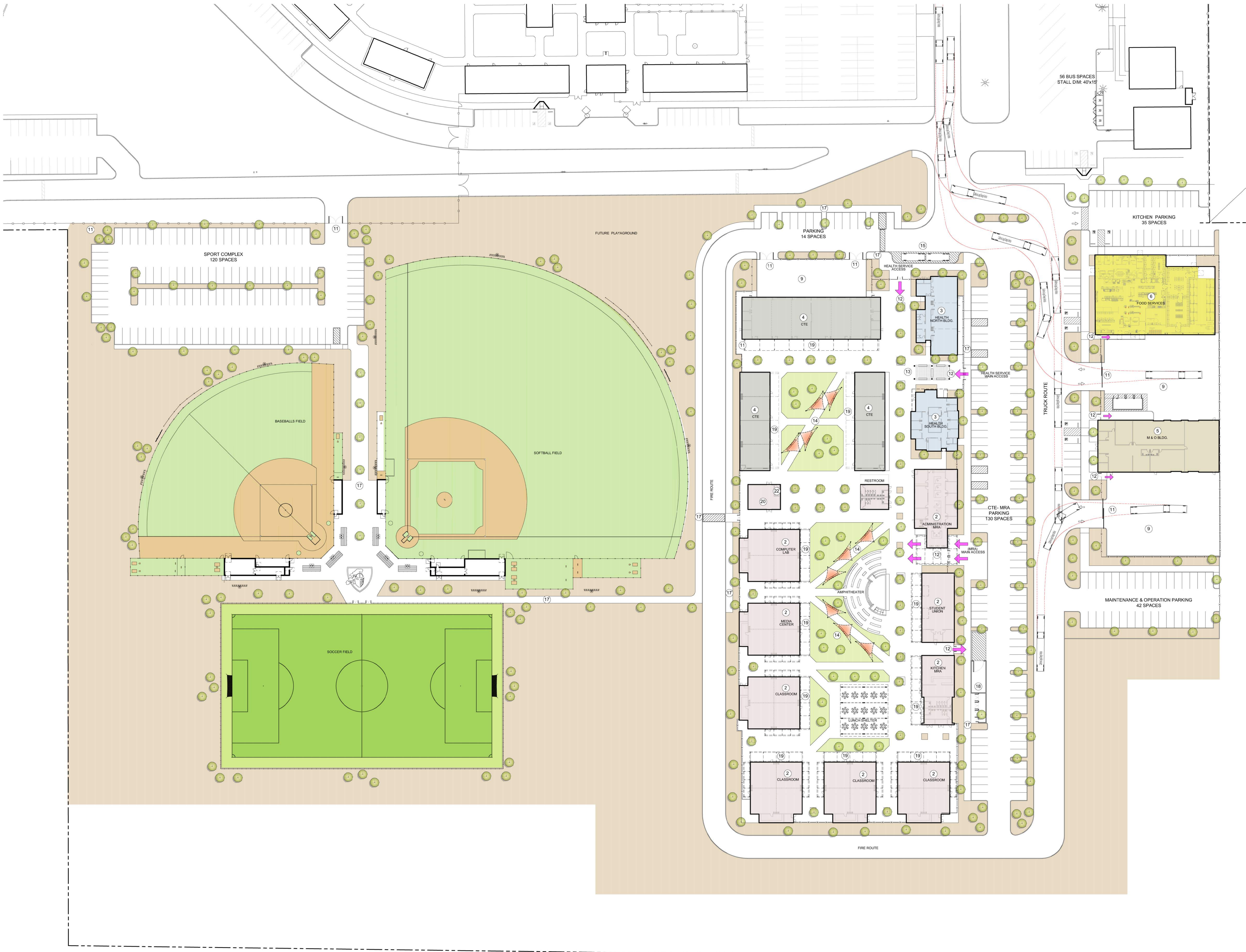
Phone Number

E-Mail

By: _____ Date: _____
Signature of Bidder Representative

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of authorized officers or agents and the document shall bear the corporate seal; if bidder is a partnership, the true name of the firm shall be set forth above, together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership; and if bidder is an individual, his signature shall be placed above.

All signatures must be made in permanent blue ink.



- LEGEND MASTER PLAN #
- PROGRAM
- 1. NOT IN USE
 - 2. MOJAVE RIVER ACADEMY BUILDING (MRA)
 - 3. HEALTH SERVICES BUILDING
 - 4. CAREER TECHNICAL EDUCATION BUILDING (CTE) (FUTURE)
 - 5. MAINTENANCE & OPERATIONS BUILDING
 - 6. FOOD SERVICE BUILDING
 - 7. EXISTING TRANSP. BUILDING TO REMAIN
- SUPPORTING
- 8. NOT IN USE
 - 9. YARD AREA
 - 10. FIRE VEHICLE ROUTE
 - 11. ACCESS CONTROL GATE
 - 12. PEDESTRIAN GATE
 - 13. OUTDOOR GATHERING AREA
 - 14. OUTDOOR SEATING AREA
 - 15. MOBILE BLOOD BANK VEHICLE PARKING
 - 16. FUTURE EXPANSION
 - 17. PEDESTRIAN PATH
 - 18. TRASH ENCLOSURE
 - 19. COVERED WALKWAY
 - 20. STORAGE
 - 21. NO IN USE
 - 22. JANITOR ROOM
- PROPOSED FENCE
EXISTING FENCE
ACCESS / EXIT POINT