

SUMMERVILLE UNION HIGH SCHOOL DISTRICT

REQUEST FOR QUALIFICATIONS

FOR
MODERNIZATION SERVICES AT THE FOLLOWING
DISTRICT SCHOOL

Summerville High School

USING THE AUTHORITY
GRANTED BY
CALIFORNIA EDUCATION CODE - SECTION 17406

SUMMERVILLE UNION HIGH SCHOOL DISTRICT

6/7/13

RELEASE OF RFQ:

6/7/13

SUBMITTALS DUE:

PDF to Architect

6/21/13

(NLT 5:00 PM PST)

Hard Copies to District

6 COPIES (One copy shall be unbound)

6/24/13

(NLT 1:00 PM PST)

ADDRESS FOR SUBMITTALS:

Summerville Union High School District

17555 Tuolumne Road

Tuolumne, CA 95379

Attn: Superintendent

and

by PDF submittal by e-mail to:

Nik Sernande at BCA Architects at NikS@BCAarchitects.com

Lacey Ford at BCA Architects at LaceyF@BCAarchitects.com

1. BACKGROUND

The Summerville Union High School District herein referred to as the District, proposes to cause the modernization of one of its existing schools - Summerville High School.

PLEASE NOTE THE FOLLOWING:

The District reserves the right to include or not include the aforementioned project in the lease-lease back process. Funding limitations and District decisions will impact whether the project listed will be completed through the lease-lease back process contemplated herein.

Selection of one Builder (as defined below) for the project does not give that Builder any right (contractual or otherwise) to work on any other project under any future requests for qualifications.

2. SCOPE OF SERVICES

The intent of the District is to acquire the pre-construction services and construction of the Phase 1 modernization work at Summerville High School. This work is to be acquired using a competitive best value selection process available to the District through the California Education Code section 17406. The selected builder (the "Builder") will cause the work to be completed. Under the authority of section 17406, the District shall enter into lease agreements with the Builder. The Builder will be required to construct the project according to California Department of Education ("CDE"), State of California, and District guidelines. Design documents must be approved by the Division of State Architect ("DSA") of the Department of General Services prior to execution of the above-referenced lease agreements. Prior to the execution of said lease agreements, Builder may be required to review the design documents and provide certain advice including, but not limited to, value engineering. District reserves the right to not enter into the above-mentioned lease agreements in the event the District and the Builder are unable to reach agreement on the guaranteed maximum price or the District is unsuccessful in securing adequate funding, to District satisfaction.

The successful Builder may be awarded a pre-construction services contract (form of agreement attached hereto as Exhibit A) with the District. The District makes no representations or guarantees that the successful Builder selected and awarded the pre-construction contract will be selected to undertake construction of the Phase 1 modernization work described in this Request for Qualifications ("RFQ"). The District retains the absolute right to award construction of the Phase 1 modernization work to an entity other than the successful Builder selected to provide pre-construction services.

The modernization work to be constructed at Summerville High School will be performed over the course of multiple years in three phases. By way of this RFQ, the District is soliciting proposals only for pre-construction services and construction of the Phase 1 modernization work at Summerville High School. The Phase 1 of the modernization work is

expected to be completed by August 2014 (estimated schedule attached as Exhibit B). The District makes no representations or guarantees that the successful Builder selected and awarded the contract for Phase 1 work will be selected to undertake Phase 2 or Phase 3 work. The District retains the absolute right to award Phase 2 and Phase 3 work to an entity other than the successful Builder selected for Phase 1 work.

Phase 1 scope of work is as follows:

1. New football field and 8-lane track
2. New field lighting
3. New bleachers on hillside (accessible)
4. New 200-seat capacity portable/moveable bleacher system for visitor football games
5. New pressbox (accessible)
6. Path of travel upgrades to pressbox
7. Upgrade restrooms at concession stand to ADA
8. Technology and infrastructure upgrades for classrooms

For informational purposes only, Phase 2 scope of work is as follows:

1. Baseball field upgrades. Move (E) homeplate 15' towards pitching mound to create more space for bleacher seating
2. New location of 3-bay bus barn – 2 interior, 1 exterior covered bus washing bay, driver lounge, offices, parking. Plans have previously been developed.
3. Selective HVAC and roof repair
4. Demo (E) Building P, provide new art classroom (modular)
5. New student quad lunch shelter for 150 students

For informational purposes only, Phase 3 scope of work is as follows:

1. Agriculture – New buildings and (E) building upgrades
 - a. Modernize (E) fabrication/welding shop
 - b. New vet science barn (modular)
 - c. New vet science classroom/lab (modular)
 - d. Relocate existing agricultural portable adjacent to wrestling portable near gyms
 - e. New greenhouse (modular)
2. Parking lot resurfacing

Please refer to RFQ reference documents located on “drop box”:

The drop box link is:

https://www.dropbox.com/sh/hyqz1znu2e3pief/fMGe_5eNjG

FTP Site Contents:

- Current Plans
- RFQ and Exhibits

3. BUILDER RESPONSIBILITIES

Builder represents that it has expertise and experience in construction supervision; bid evaluation; project scheduling; cost benefit analysis; claims review and negotiation; and

general management and administration of construction projects. The work within budget will be the responsibility of the Builder selected by the District. In general, the District expects the Builder to be responsible for the following:

A. Primary Responsibilities

- Design Coordination with Architect and District
- Assistance in obtaining DSA approval of design documents
- Code and regulatory assessments
- Budgeting
- Provision of guaranteed maximum price
- Cost control
- Value analysis
- Scheduling
- Local approvals and permits
- Construction supervision
- Warranties

4. CERTAIN CONTRACT REQUIREMENTS

A. Inspector of Record

The project will require the participation of Division of State Architect (DSA) approved Inspector of Record who shall be the District employee or inspector under direct contract with the District.

B. Prevailing Wage Rates

The contractors shall be required to adhere to the California Labor Code Section 1770 *et seq.* and shall pay their building trade contractors based on the prevailing wage rates, which are established and issued by the Department of Industrial Relations, Division of Labor Statistics and Research. It is also the contractor's and subcontractors' duty to employ registered apprentices on the project under Labor Code Section 1777.5. The Builder is also advised that the Department of Industrial Relation's Compliance Monitoring Unit ("CMU") requirements may be applicable to the work.

C. Bonding Requirements

The Builder shall be required to submit with the guaranteed maximum price, 100% performance and 100% payment bonds for the cost of construction.

D. DVBE Requirements

Firms responding to this request are notified that, depending on the source of funding, State Allocation Board ("SAB") Disabled Veterans Business Enterprise (DVBE) requirements may be applicable.

5. RESPONSE TO THIS REQUEST FOR QUALIFICATIONS

At a minimum, the following information shall be submitted in response to this RFQ in the form of five (5) bound copies and one (1) unbound copy plus an e-mail of the entire response to the Architect at the addresses set forth above:

- A. A Cover Letter not-to-exceed two pages **{Required Submittal}**.
- B. A Table of Proposal Contents **{Required Submittal}**.
- C. Relevant information and general business experience of the Builder including, but not limited to **{Required Submittal}**:
 - Company information.
 - Name of Agency/Company (including any "Doing Business As" names).
 - Headquarters/Parent Company locations.
 - History of Firm.
 - Internet website address (if any).
 - Details of Entity Business Structure (Corporation, Partnership, LLC).
 - Date founded.
 - Organization Chart of the Builder.
 - Office locations with addresses, office telephone numbers and local address and telephone number, cell telephone numbers, fax numbers and e-mail addresses.
 - List of any outstanding litigation that would threaten the viability of the firm or performance of any contract resulting from this RFQ.
- D. Proposal – a description of how Builder intends to complete the work described in the Scope of Services for Phase 1, with the factors used to calculate Guaranteed Maximum Price. A description of the employees (including all relevant experience and upcoming workload of employees) who will be assigned to complete the work and the process and method by which such work will be completed (the project plan) should be included. As part of the Proposal, the Builder should include three (3) school district references for projects done under the authority of Education Code section 17406. **{Required Submittal}**.
- E. Estimate of cost to provide pre-construction services. **{Required Submittal}**.

6. SELECTION PROCESS

The proposals will be evaluated and scored by an Evaluation Panel consisting of individuals selected by the District. A Builder may be requested by the Evaluation Panel to clarify the contents of its proposal.

A. Proposals will be evaluated using the following factors:

Qualifications and Experience of the Builder.

Elements considered important for this evaluation criterion include experience of the Builder: the strength of the Builder's references, the experience of the Builder in building schools or similarly regulated construction, the experience of the estimator and project engineer in building schools or similarly regulated construction.

Calculation of Guaranteed Maximum Price.

Elements considered important in the evaluation of this selection criterion include, but are not limited to, the factors used to calculate the guaranteed maximum price including, but not limited to, profit and overhead and contingency.

Project Control.

Elements considered important for this evaluation criterion include the strength of the proposed project plan, the current and projected workload of the Builder's employees during the performance of the contract.

B. Interviews

At the District's discretion, to further assist in evaluation, any or all of the responding firms may be requested to participate in an oral interview. The presentations will be used as another opportunity to clarify any issues within a given proposal and the approaches that may be used to satisfy all requirements of the District.

7. SUBMISSION

Proposals must be completed in accordance with the terms of this RFQ. PDFs of the proposal are to be received by BCA Architects on or before 5:00 pm, on June 21, 2013 at the email addresses shown above. Hard copies of the proposals are to be received at Summerville Union High School District on or before 1:00 pm, on June 24, 2013.

A completed submittal will consist of six (6) copies (one shall be unbound) of the completed proposal correctly addressed, postage or delivery charges prepaid by the firm, to be addressed as follows:

Summerville Union High School District
17555 Tuolumne Road
Tuolumne, CA 95379
Attn: Superintendent

All proposals submitted in response to this RFQ shall become the property of the District.

Submission of a proposal pursuant to this RFQ shall constitute acknowledgment and acceptance of all terms and conditions set forth in this RFQ, and the District's approved construction documents, unless otherwise expressly stated in the proposal.

8. INFORMATION

For information regarding this RFQ, contact Nik Sernande of BCA Architects at 408.588.3800.

9. DISTRICT RIGHTS

The District may investigate the qualifications of any individual or firm under consideration, require confirmation of information furnished and require additional evidence of qualifications to perform the services described in this RFQ. The District also reserves certain rights, including, but not limited to, the following:

- a. Reject any or all of the proposals.
- b. Issue subsequent Requests for Qualifications.
- c. Cancel the entire Request for Qualifications.
- d. Remedy technical errors in the Request for Qualifications process.
- e. Appoint evaluation committees to review qualifications or proposals.
- f. Seek the assistance of outside technical experts in qualification or proposal evaluation.
- g. Establish a short list of firms eligible for discussions after review of the RFQ.
- h. Negotiate with any, all, or none of the firms.
- i. Solicit best and final offers from all or some of the firms.
- j. Award a contract to one or more firms.
- k. Waive informalities and irregularities in the RFQ.
- l. Award without discussion.
- m. Determine not to enter into the lease agreements.
- n. Change the form of the attachments.

10. RFQ PREPARATION AND PARTICIPATION COSTS

This RFQ shall not, in any manner, be construed to be an obligation of the District to enter into a contract or result in any claim for reimbursement of cost for any efforts expended in responding to the RFQ, participation in interviews or in anticipation of any contract. This RFQ is not a formal request for bids.

END OF RFQ

EXHIBIT A

**FORM OF PRELIMINARY SERVICES AGREEMENT
FOR PRE-CONSTRUCTION SERVICES**

EXHIBIT B

ESTIMATED SCHEDULE

- July 5 or 11, 2013: Notice to Proceed to LLB Contractor on preconstruction services;
- July 15, 2013: 1st advertisement for modular building bids; LLB contractor commencing modular building bidding;
- July 22, 2013: 2nd advertisement for modular building bids;
- August 1, 2013: Modular building bids due to LLB contractor;
- *August 7, 2013: Modular building bid recommendations placed on 8/14 board agenda;*
- *August 14, 2013: Amendment to preconstruction services to accommodate modular building component;*
- August 15, 2013: LLB contractor issues Notice to Proceed to modular building Manufacturer to prepare construction documents;
- September 16, 2013: 90% modular building construction documents due to LLB contractor and BCA for review;
- September 30, 2013: 100% modular building construction documents and HPI credit documentation due to LLB contractor and BCA;
- October 11, 2013: DSA submittal;
- February 2014: estimated DSA approval;
- March - April, 2014: SUHS, Phase #1 Bid / Award Phase;
- May – August, 2014: SUHS, Phase #1 Construction Phase