

**REQUEST FOR QUALIFICATIONS  
FOR  
TASK ORDER-CONSTRUCTION AGREEMENT FOR MULTIPLE PROJECTS—  
MASTER ENABLING AGREEMENT  
RFQ Number: RFQ 2025-07JT  
CALIFORNIA STATE UNIVERSITY, CHICO  
400 W 1ST STREET  
CHICO, CA 95926**

**1.0 INTRODUCTION**

The State of California, acting through the Board of Trustees of the California State University, hereinafter called Trustees, on behalf of California State University, Chico, hereinafter called University, is requesting Statements of Qualifications (SOQ) from interested and qualified General Contractors (Respondents) to provide Design-Build and Construction Manager services with lump sum pricing for the design and construction of multiple projects under a master enabling agreement (MEA).

The delivery method for this contract is Task Order-Construction Agreement for Multiple Projects—Master Enabling Agreement (TO-CA MEA). The TO-CA MEA will include two types of agreements for the multiple projects: a single task order for the design and preconstruction phase services for the anticipated group of projects, and individual project construction agreements for the construction phase. During the design and preconstruction phase and under a Trustees-issued task order, the selected Respondent will collaborate with the Trustees on the design, constructability, cost, and schedule of the Project and develop a Lump Sum proposal to construct the Project. Upon the Trustees’ acceptance of the Lump Sum, the Trustees will issue a Construction Agreement to the General Contractor for the construction phase. If the Trustees and the General Contractor do not agree upon a Lump Sum, the Trustees will not award the construction phase of a Project to the General Contractor.

**2.0 DESCRIPTION OF TO-CA MEA**

**2.1 Description**

- The Trustees’ TO-CA MEA is a three-year contract.
- It is the University’s intent to award up to three (3) separate TO-CA MEAs.
- The total maximum Budgeted Cost for all Projects includes all design, preconstruction and construction costs, and includes all design and preconstruction fees.
- The total maximum Budgeted Cost for all Projects shall not exceed \$30,000,000 per contract.
- The Budgeted Direct Construction Cost for all Projects is the total cost of the work for all projects, excluding Design, Preconstruction, and Site Management fees, and Construction Overhead and Profit.
- No single project shall exceed \$7,000,000 in total Budgeted Cost.
- Every project in this Contract is subject to prevailing wage rate laws as detailed in the Contract General Conditions; the California Department of Industrial Relations will be monitoring the projects under this Contract for payment of prevailing wage rates.
- The Trustees shall not guarantee a minimum volume of Service Orders or Construction Agreements to be awarded as part of the TO-CA MEA.
- The General Contractor shall be licensed in the State of California with a ‘B’ license, and the Architect on the General Contractor’s team shall be licensed to practice architecture in the State of California. Both General Contractor and Architect must be prequalified with the Capital Planning, Design and Construction Department of the CSU Office of the Chancellor.

**2.2 Projects**

The Projects may include, but are not limited

No.	Project Description {Specify DB or CM project for each}	Delivery	Budget
1	New Facilities	DB	\$ 7M
2	Site Infrastructure & Energy	DB	\$ 7M
3	Building System Renewal	DB	\$ 4M

4	Building Interior	DB	\$ 4M
5	Building Exterior	DB	\$ 4M
6	Site/Ground Improvements	DB	\$ 2M
11	Subtotal of Projects Identified above		\$ 28M
12	Other Projects to be Identified		\$ 2M
13	Total		\$ 30M

The Projects are more fully described in the following documents:

**New Facilities**

Projects currently being evaluated or under consideration include Farm honeybee and dairy, Big Chico Creek Ecological Reserve complex. FMS Storage Facilities, and relocation of the existing Data Center. Interior and exterior renovation of Deen House.

**Site Infrastructure and Energy**

Projects currently being evaluated or under consideration include underground telecom infrastructure, relocation of steam lines, chilled water line repairs, renewal of various domestic services to include water, sanitary sewer and storm drains. Various energy projects are under development which include lighting upgrades and solar panel installations.

**Building System Renewal**

Projects currently being evaluated or under consideration include installation of emergency response systems, replacement of stand-alone boilers and the possible installation of electric boilers, repair and replacement of HVAC systems in various building, new emergency generators, renewal of elevators, upgrading security systems including electronic hardware upgrades and IT infrastructure.

**Building Interiors**

Projects currently being evaluated or under consideration include athletic facilities, various office and classroom refreshes, smart classroom upgrades, area buildout to change use or update facilities.

**Building Exteriors**

Projects currently being evaluated or under consideration include repair and replacement of building roofs, partial and complete exterior building painting and exterior building skin repair including windows and flashings. Preparation of roofs for solar use.

**Site/Grounds Improvements**

Projects currently being evaluated or under consideration include bike paths, concrete flatwork, earthwork, paving, ADA compliance installs and updates, new and temporary parking lot construction and repair, wayfinding and security lighting.

**3.0 SCOPE OF WORK**

The Contract terms and conditions, along with Work to be performed by the General Contractor are specified in the following TO-CA MEA Contract Documents:

- TO-CA MEA, which includes Riders A-Agreement General Provisions and B-Scope of Services;
- Task Order Request (for Design and/or Preconstruction Services);
- Task Order (for Design and/or Preconstruction Services);
- Construction Agreement;
- Contract General Conditions (both Collaborative Design-Build and Construction Manager at Risk); and
- Supplementary General Conditions for both sets of Contract General Conditions.

Form contracts may be viewed and obtained at <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/Pages/cpdc-resource-library.aspx?&FilterField1=GeneralConditions&FilterValue1=TOCA-CDB>. In submitting a response to this RFQ, the Respondent represents that it is qualified and capable to provide all the requirements of the TO-CA MEA, which would include both the Task Order for Design and/or Preconstruction Services and any potential Construction Agreements.

The following is a brief overview of the work the General Contractor will be required to perform, if awarded the TO-CA MEA and any subsequent task order and construction phase agreement:

- 3.1 For each TO-CA MEA Task Order Request issued, the Trustees and the General Contractor collaborate to establish the delivery method, desired level of services and fees for each phase (preconstruction and construction) of each project, and write a task order or construction agreement for that customized level of services and fees.
- 3.2 Each TO-CA MEA Task Order issued shall have a separate Budgeted Cost and shall include:
  - If specified to be a Design-Build (DB) project in the Task Order: Design responsibility with an Architect and Engineering consultants under contract to the General Contractor; preconstruction coordination, scheduling, constructability, and cost estimating services.
  - If specified to be a Construction Manager at Risk (CM) project in the Task Order: Collaboration with the Trustees Architect and Engineering consultants; and preconstruction coordination, scheduling, constructability, and cost estimating services.
  - The Rider A-Scope of Services may vary for the General Contractor on an individual project basis, depending on project needs, and in-house needs and capabilities of the Campus.
- 3.3 Review the initial cost estimates and provide continuous cost management to assure the design is within the budgeted cost estimate.
- 3.4 Develop the design and provide constructability reviews and analysis. Offer suggestions to improve the quality of the Projects.
- 3.5 Provide construction planning, phasing, and scheduling during design and through construction completion.
- 3.6 Develop and maintain Project schedules that incorporate all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.
- 3.7- Incorporate LEAN practices and tools into the process.
- 3.8 Incorporate integrated project management practices into the Project.
- 3.9 Provide quality assurance.
- 3.10 Bring design-assist and design-build trade subcontractors into the design phase appropriate for the Project and as approved by the Trustees.
- 3.11 Provide cost estimating and value engineering. Reconcile General Contractor cost estimates with Owner's budget.
- 3.12 Coordinate with and provide information as required to regulatory agencies. Schedule and monitor required agency approvals, obtain Campus Building Permit.
- 3.13 Advertise all projects before the first project bids. Prequalify trade contractors to comply with General Contractor's and Trustees' standards, to create a subcontractor bidding pool for all subsequent projects.
- 3.14 Comply with requirements to subcontract a minimum of three percent (3%) of the Project to Disabled Veteran Business Enterprises.
- 3.15 Develop Trade Contractor Bid Packages and receive bids in the most logical, competitive, and seamless manner.
- 3.16 Warrant the design of a Design-Build project, and the completeness and constructability of the construction documents and ensure that trade bid packages include a complete scope of work.
- 3.17 Submit a Lump Sum proposal.
- 3.18 Manage and administer the Project construction phase to achieve construction completion within the contract time and budget and with high quality workmanship.

#### **4.0 SELECTION PROCESS / REQUIREMENTS**

##### **4.1 Selection Process**

The Trustees will select the General Contractor using a two-step process—the Request for Qualifications and the Request for Proposals. In the first step of the selection process, the Trustees focus on selecting the most

qualified firms by issuing this Request for Qualifications (RFQ) from which Respondents may submit Statements of Qualifications (SOQ) to the Trustees. The Trustees will appoint a selection committee to review and score the respondents' SOQ, and up to the five highest scoring firms will continue in the selection process. The Trustees will notify the unsuccessful firms, and will send the successful firms the Request for Proposals (RFP).

In the second step of the selection process (the RFP process), the Trustees focus on the selection of the firm with team members that are most suited to the Project. The Trustees' selection committee will score the responding proposals from the finalists, conduct interviews, and may conduct reference checks. The Trustees may award the TO-CA MEA to the highest scoring firm, or to multiple firms as specified in the RFP. The judgment of the Trustees in this selection process is not subject to appeal.

If the Trustees do not award the TO-CA MEA, or if the Trustees award the TO-CA MEA and do not award a construction phase agreement, the Respondents will not be entitled to recover any monetary awards of any type whatsoever. The Trustees reserve the right to reject all responses to this RFQ. The Trustees may terminate the TO-CA MEA agreement prior to a construction phase and/or seek alternate competitive public bids for a construction phase. There is no guarantee any construction phase agreement will be awarded.

#### 4.2 Requirements for Qualification

##### a. Prequalification.

All Respondents (general contractors) must be prequalified with the Trustees one day prior to the SOQ due date, or their SOQ submission will not be considered. The last day to submit an application for CSU prequalification is indicated on the enclosed schedule. Respondents must submit the CSU prequalification applications online. For more information regarding prequalification with the Trustees, go to <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/operations-center/Pages/contractor-prequalification.aspx> to apply for prequalification, go to this website and click on PlanetBids. The Respondent's available prequalification rating (rating minus receivables on any current contracts held with the Trustees) for the TO-CA-MEA must be greater than \$10,000,000, and shall not be less than the total of the project budgets listed in RFQ 2.2. Construction phase contract awards may not exceed their prequalification rating at any time during the contract duration.

Architects on the successful Respondent's team must be prequalified in accordance with the requirements found on the following CSU website: <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/operations-center/Pages/architectural-prequalification.aspx>.

##### b. Affidavit of Joint Venture.

If two or more prospective firms desire to submit a proposal as a joint venture on a single project, they must file an affidavit of joint venture with the Trustees at least five (5) Days prior to the date and time set for opening SOQ on [Form 703.12](#), Affidavit of Joint Venture. The affidavit of joint venture is valid only for the specific project for which it is filed. Each party to the joint venture must be prequalified, as provided herein, at least one (1) Business Day prior to the deadline identified in the Proposal Documents.

More information at website below:

<https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/operations-center/Pages/contractor-prequalification.aspx>

If the Trustees announce that the joint venture is the successful bidder, the joint venture shall, prior to Trustees' award of Contract:

- (1) obtain the joint venture license (Business and Professions Code sections 7029 and 7029.1), and
- (2) register the joint venture with the Department of Industrial Relations.

#### 4.3 Documents

Interested parties may obtain RFQ selection documents at the following website. Documents include the Notice to Contractors, Request for Qualifications, addenda and announcements.

California State University, Chico Procurement & Contract Services:

<https://www.csuchico.edu/purc/supplier-vendor-info/current-bids.shtml>

Additional advertising of Notice To Contractors has been posted at the following sites:

California State Contract Register:

<https://caleprocure.ca.gov/event/6680/2025-07JT> (Event ID: 2025-07JT)

CSU Public Solicitation Portal (by PlanetBids):

<https://hub.planetbids.com/hub/bm/bm-detail/126372> (Keyword: RFQ 2025-07JT)

If you have problems viewing this website, contact Jennifer Thayer, (530) 898-6516, [jthayer@csuchico.edu](mailto:jthayer@csuchico.edu), for assistance.

## 5.0 SELECTION PROCESS SCHEDULE:

Schedule Activities	Schedule
RFQ Advertised	February 12, 2025
Last day to submit application for prequalification	March 14, 2025
Last day to submit RFQ questions	March 7, 2025 by 5:00PM
Last day to submit Affidavit of Joint Venture	March 21, 2025 by 3:00PM
RFQ Addenda issued (if required)	March 13, 2025
Statements of Qualifications due	March 28, 2025 by 3:00PM
Proposer shortlist published by e-mail	April 4, 2025
RFP distributed to shortlist	April 7, 2025
RFP Site conference	April 21, 2025
Last day to submit RFP questions	April 28, 2025 by 5:00PM
RFP Addenda issued (if required)	April 30, 2025
Proposals due date and time	May 6, 2025 by 3:00PM
Proposing firms interviewed	Week of May 19, 2025
Successful Proposer announced	Week of May 26, 2025
TO-CA MEA executed	June 2025
First task order issued	Summer 2025
First construction agreement executed	Summer/Fall 2025

This is a proposed schedule that is subject to change. The task orders and construction agreements (if awarded) will identify the schedule commitments. Any changes to the schedule for the RFQ/RFP process will be issued to all Proposers via addenda.

## 6.0 INSTRUCTIONS FOR SUBMITTING A STATEMENT OF QUALIFICATIONS

Respondents shall submit their Statement of Qualifications (SOQ) to the Managing Office shown herein before the date and time shown in the Selection Process Schedule, in accordance with the following instructions:

- 6.1 Provide all information requested by this RFQ.
- 6.2 Provide information as it pertains to your firm. When referencing projects that were joint ventures, indicate such and explain your firm's role in the project.
- 6.3 The SOQ should be well organized and as concise and complete as possible while still providing the requested information.
- 6.4 Information you believe is relevant to the selection of your firm for this Project but not requested by the RFQ may be submitted as an appendix to the SOQ.
- 6.5 Where contact information is requested, include the company name, address and a company representative's name, phone number and e-mail address.
- 6.6 Submit five copies of the SOQ in "8 ½ x 11" format and one copy as a digital file in PDF format.
- 6.7 Deliver the SOQ in a sealed package marked on the outside "SOQ for" and add the Contract Name, Contract No., and Campus.
- 6.8 Deliver the SOQ to the Managing Office for the Selection Process prior to the date and time indicated in the Selection Process Schedule.

## 7.0 MANAGING OFFICE FOR THE SELECTION PROCESS

All communications concerning the selection process should be directed to the Managing Office for the Selection Process. In e-mail communications, place the name and number of the Contract in the subject line. The Managing Office for the CM Selection Process is:

Name	Jennifer Thayer, Procurement Specialist, Procurement and Contract Services
Campus	California State University, Chico
Address (mailing):	400 W 1 <sup>st</sup> St, Chico, CA 95929-0244
Telephone:	(530) 898-6516
E-Mail:	jthayer@csuchico.edu

## 8.0 SOQ REQUIRED INFORMATION AND SCORING

Provide the following information in your SOQ. Each question will be scored against an ideal response which, in the opinion of the Trustees' Selection Committee, would receive the maximum number of points possible, as indicated herein. If all information is not provided, the SOQ may not be considered. The Trustees may, at their discretion, call the contacts provided or others as may become known for reference checks. *SOQs should be organized with numbered tabs corresponding to the following required information.* Provide concise and complete responses. Non-requested information and lengthy responses are discouraged.

Tab	Required Information:	Points
1	Cover letter stating: 1) that your firm's submittal is in response to this RFQ; 2) that your firm agrees to enter into preconstruction services and construction agreements if selected; and 3) under penalty of perjury, that all information in the SOQ is accurate.	0 points
2	Organization Information: <ul style="list-style-type: none"> <li>• Identify your firm's full legal name, address, phone, fax, website, and point of contact.</li> <li>• Include organization chart of your Design-Build team. Give titles and names of positions.</li> </ul>	0 points
3	Provide the address of the office that will manage this Project.	0 points
4	Copy of your firm's CSU prequalification letter, which also contains your firm's Composite Safety Score.	0 points
5	Copy of your firm's California Contractor License and your team Architect's License.	0 points
6	Your firm's past experience on CSU projects.	0 points
7	Your firm's present contracts on CSU projects.	0 points
8	Your Team's general qualifications and experience managing DB and CM projects of similar size and type. List up to five projects each for the GC and the AE, and provide contact information for the owners; include names and e-mail addresses. Provide examples for both types of delivery methods. Projects that the GC and AE have worked on together shall receive higher scores.	60 points
9	Your Team's qualifications and demonstrated successful experience with DB and CM at Risk projects in the public sector. Provide the following information for both the proposed GC and AE: at least three projects in California that were completed, or are 75% complete, within the last five (5) years. Your Team must have provided DB or CM at Risk services for these projects, and worked directly with the owner. Include: A. A project description in summary form showing key data for each project submitted. B. A narrative project description and include the processes that were used to: (1) Provide design coordination and review with the architect and owner. (2) Address constructability issues and incorporate solutions into the design. (3) Provide cost estimating to assure conformance to the owners budget (4) Demonstrates the firm's ability to effectively use TO-CA MEA delivery.	60 points

	C. Provide reference and contact information (names and e-mail addresses) for the project owner or the owner’s representative, and architect, and their roles, responsibilities and everyday interaction with your project team.  D. Describe any lawsuits involving any of your projects’ owners in the last five years to which you have been a party. Describe if you were the plaintiff or defendant, a brief summary of each case, and the outcome.	
10	Your firm’s experience incorporating subcontractors into the design phase by methods such as design-assist or design-build. Provide contact information for owner and architect.	25 points
11	Your firm’s experience utilizing DVBES.	10 points
12	Your firm will be assigned points according to the Composite Weighted Score (CWS) which is indicated in your firm’s prequalification letter. The highest possible CWS is 50; the lowest, 25 (contractors are not prequalified with scores below 25). One point will be assigned for each increment higher than 25, for a maximum assignment of 25 points. For example, a CWS of 43 will be assigned 18 points, and a CWS of 30, 5 points.	25 points
13	Your Team’s unique qualifications to perform on this Project.	50 points
14	Your firm’s experience within 100 miles of the Project.	20 points
15	Your firm’s experience using LEAN tools and Integrated Project Management methods.	20 points
16	Your firm’s process for assuring the Project cost is within the scope and budget and completed on time.	50 points
17	During the past five (5) years was your firm required to pay penalties for failure to pay prevailing wages? If yes, provide a description of each instance and the amount of penalties paid. .	25 points
18	During the past five (5) years has your firm been assessed CAL-OSHA fines in the serious, repeat, or willful category? If yes, provide circumstances, number of instances, and the amount of fine(s).	25 points
19	Response to RFQ was clear, concise and responsive. (No tab required)	30 points
<b>TOTAL</b>		<b>400 points</b>

**9.0 QUESTIONS**

All questions regarding this RFQ for the TO-CA MEA selection process listed herein must be submitted in writing by e-mail to the Managing Office and received no later than the due date indicated in the Selection Process Schedule. Questions received after the due date will not be considered. Written responses to submitted questions will be sent to all registered Respondents. Clarifications may be requested verbally, however, verbal responses will not be considered binding.

-End of Request for Qualifications-