

NOTICE TO CONTRACTORS
REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGER AT RISK SERVICES
Health Education Hub, Stewart School, Project Number PW25-2
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 construction managers (Respondents) to provide preconstruction and construction services for the above-named Project. The Trustees will select a construction manager (general contractor) 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). Construction Manager at Risk is a two-phased delivery process: (1) Design/Preconstruction Services Phase and (2) Construction Phase, and the Trustees will issue separate contracts for each phase. Note: the Trustees will issue a separate contract to a licensed, CSU-prequalified architect to perform all design services for this project.

The Project consists of:

- The Project generally consists of the renovation of an existing two-story Type-V building located in Arcata, CA (the Stewart Building). It is envisioned that upon completion, the 41,781-square-foot renovation will consist of: office space, classrooms, student areas, and specialized health education environments. These include both low-fidelity and high-fidelity simulation spaces designed to support immersive learning experiences. Site work, structural, MEP, and building enclosure upgrades are anticipated.
- The Stewart Building is located at 1125 16th Street, Arcata CA 95521. Built as an Elementary School in 1925 the building has a total of 42,000 GSF. 21,000 SF on the main floor, consisting of circulation space and 14 office spaces. 21,000 SF on the ground floor including 5 office spaces, 1,175 sf storage and 9,118 sf of unfinished storage space. There are 83 on-site parking stalls and the total lot size is 1.6 acres. The building was purchased by the University Foundation in 2021.
- The construction duration is approximately 530 calendar days. It is anticipated that the project will be permitted in multiple packages, and fast-tracked for concurrent design and construction activities.
- Liquidated damages for each calendar day construction completion is late is \$3,000.
- The CM is required to be licensed in the state of California with a 'B' license.
- The project is currently in the Schematic Design Phase.
- The Project is more fully described in the following documents:
Attachment 01: Basis of Design Document dated 04 March 2025 (excerpt)
Attachment 02. Site Map

SOQ Submittal Due Date and Time: May 28, 2025, 3PM

Budgeted Direct Construction Cost: \$16,413,000

Contractor License Requirement: B License

RFQ Respondents Conference and Site Inspection to be held on: April 30, 2025, 2PM

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 [California State Contracts Register](https://www.calstatecontracts.com/). 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 April 15, 2025 on the "PlanetBids Public Solicitation Portal" website, <http://psp.planetbids.com/g/81563/>. Respondents shall first register as a vendor and then log in to the PlanetBids Public Solicitation Portal to search for this project and download the RFQ documents. If Respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance. Documents are also available at Cal Poly Humboldt's Construction web page at <https://www.humboldt.edu/strategic-business-services/construction>

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 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 Construction Manager at Risk with Guaranteed Maximum Price Projects, Article 2.08, 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 Construction Manager at Risk with Guaranteed Maximum Price Projects, Article 2.09-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 also be enrolled into the OCIP, if so specified in the Supplementary General Conditions. Respondents may review BRIP and OCIP documents online at www.calstate.edu/ConstructionInsurancePrograms.

Per our Owners Controlled Insurance Program, contractors must have an EMR of 1.00 or less in order to participate in this SOQ regardless of composite score.

This Project is a public works project and is subject to prevailing wage rate laws (Contract General Conditions, Article 4.02). All Respondents/Proposers and all tiers of subcontractors who will work on this Project shall register with the Dept. of Industrial Relations (DIR) to bid and work on public works projects, 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-