

**REQUEST FOR QUALIFICATIONS  
FOR  
TASK ORDER-CONSTRUCTION AGREEMENT FOR MULTIPLE PROJECTS—  
MASTER ENABLING AGREEMENT  
Solicitation #PW26-1  
California State Polytechnic University, Humboldt  
1 Harpst Street, Arcata, CA 95521**

**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 Polytechnic University, Humboldt, 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 Price or GMP 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 task order for the design and preconstruction phase services for each project, 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 Price or GMP proposal to construct the Project. Upon the Trustees' acceptance of the Lump Sum Price or GMP, 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 Price or GMP, 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 an initial three-year contract term. One additional 2-year extension may be authorized via consensual amendments before the agreement permanently expires (5-year maximum)
- The total maximum Budgeted Cost for all Projects includes all design, preconstruction, construction costs, and all fees.
- The total maximum **Budgeted Cost for all Projects shall not exceed \$20,000,000**.
- The Budgeted Direct Construction Cost for all Projects is defined as the total cost of the work for all projects, excluding design, preconstruction, and site management fees, and overhead and profit.
- No single project shall exceed \$7,000,000 in Total Budgeted Direct Construction 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 to:

No.	Project Description	Delivery		Total
		CBD	CMAR	
1	Jolly Giant Commons-J Dining Improvements	X		\$2,000,000
2	Sunset Residence Hall-Restroom Remodel	X		\$2,000,000
3	Redwood Residence Hall-Restroom Remodel	X		\$2,000,000
4	Siemens Hall-Restroom Remodel	X		\$800,000
5	Music B-Restroom Remodel	X		\$500,000
6	Student Business Services-Reroof		X	\$1,800,000
7	Softball Field-Artificial Turf Installation	X		\$1,000,000
8	Campus Accessibility Improvements (Curb cuts, Intersections, Ramps, Accessible Parking Stalls, Sidewalks, etc.)	X		\$750,000
9	Student Business Services-UPD HVAC		X	\$500,000
10	Science E-Chiller and Controls	X		\$500,000
11	Van Matre Hall-Data Center Upgrades	X		\$1,500,000
12	Library-Interior LED Lighting Upgrade	X		\$500,000
13	Forbes Gymnasium-HVAC upgrades	X		\$750,000
14	Fish Hatchery-Pump and Infrastructure Improvements	X		\$250,000
15	Kinesiology & Athletics-Dance Studio Insulation	X		\$100,000
16	Behavioral & Social Science Building-Insulation	X		\$100,000
17	Hagopian House-Demolition and site rehab			\$250,000
18	<b>Subtotal of the value of all projects listed above</b>			<b>\$15,300,000</b>
19	Other Projects to be determined (\$ amount NTE 20% of the value in the subtotal above)			\$4,700,000
<b>Total Maximum Budget for All Projects</b>				<b>\$20,000,000</b>

The Projects are more fully described in the following documents:

- Exhibit A, Project Descriptions
- Exhibit B, Campus Map

### 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 Rider B, Scope of Work;
- 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:

- TO-CA Collaborative Design-Build: <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/project-center/academic-project/Construction/Pages/TOCA-Collaborative-Design-Build/forms.aspx>
- TO-CA Construction Manager at Risk: <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/project-center/academic-project/Construction/Pages/TOCA-Construction-Manager-at-Risk/forms.aspx>

In submitting a response to this RFQ, the Respondent represents that it is qualified and capable of providing 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 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.
- 3.2 Review the initial cost estimates and provide continuous cost management to ensure the design is within the budgeted cost estimate.
- 3.3 Develop the design and provide constructability reviews and analysis. Offer suggestions to improve the quality of the Projects.
- 3.4 Provide construction planning, phasing, and scheduling during design and through construction completion.
- 3.5 Develop and maintain Project schedules that incorporate all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.
- 3.6 Incorporate LEAN practices and tools into the process.
- 3.7 Incorporate integrated project management practices into the Project.
- 3.8 Provide quality assurance.
- 3.9 Bring design-assist and design-build trade subcontractors into the design phase appropriate for the Project and as approved by the Trustees.
- 3.10 Provide cost estimating and value engineering. Reconcile General Contractor cost estimates with Owner's budget.
- 3.11 Coordinate with and provide information as required to regulatory agencies. Schedule and monitor required agency approvals, obtain Campus Building Permit.
- 3.12 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.
- 3.13 Comply with requirements to subcontract a minimum of three percent (3%) of the Project to Disabled Veteran Business Enterprises.
- 3.14 Develop Trade Contractor Bid Packages and receive bids in the most logical, competitive, and seamless manner.
- 3.15 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.
- 3.16 Submit a Lump Sum Price or GMP proposal.
- 3.17 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 the highest scoring four 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 that 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 [CSU prequalification website](#) and click on the [PlanetBids](#) link to apply. The Respondent's available prequalification rating (rating minus receivables on any current contracts held with the Trustees) for the TO-CA-MEA must be \$7,000,000 or more 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: <http://www.calstate.edu/CPDC/ae/prequal/>.

##### 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.

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 selection documents and Project description documents by registering as a vendor on [Planet Bids](#). Once registration is completed, use the [Planet Bids Solicitation Portal](#) to search for Projects by CSU location. or at the following campus-specific website: <https://www.humboldt.edu/strategic-business-services/construction>

If you have problems viewing this website, contact Addie Dunaway, Contracts and Procurement Specialist, [Addie.Dunaway@humboldt.edu](mailto:Addie.Dunaway@humboldt.edu) for assistance.

#### 5.0 SELECTION PROCESS SCHEDULE:

Schedule Activities	Schedule
RFQ Advertised	March 10, 2026
Last day to submit application for prequalification	April 3, 2026
Last day to submit RFQ questions	April 8, 2026
Last day to submit Affidavit of Joint Venture	April 14, 2026
RFQ Addenda issued (if required)	April 21, 2026
Statements of Qualifications due	April 28, 2026
Proposer shortlist published by e-mail	April 30, 2026
RFP distributed to shortlist	May 11, 2026
RFP conference	May 18, 2026
Last day to submit RFP questions	May 28, 2026 @ 3:00PM PST
Proposals due date and time	June 8-12, 2026
Proposing firms interviewed	June 18, 2026
Successful Proposer announced	July 1, 2026
TO-CA MEA executed	July 6, 2026
First task order issued	August 5, 2026

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 Deliver the SOQ to the Managing Office via email for the Selection Process prior to the date and time indicated in the Selection Process Schedule. **No physical copies will be accepted.**

## 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	Addie Dunaway, Procurement Specialist, Contracts and Procurement
Campus	California State Polytechnic University, Humboldt
Address (mailing):	1 Harpst Street, Arcata, CA 95521
Telephone:	707 826-3304
Fax:	707 826-3312
E-Mail:	<a href="mailto:Addie.Dunaway@humboldt.edu">Addie.Dunaway@humboldt.edu</a> and <a href="mailto:procure@humboldt.edu">procure@humboldt.edu</a>

## 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.

<b>Tab</b>	<b>Required Information:</b>	<b>Points</b>
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 owner’s budget. (4) Demonstrates the firm’s ability to effectively use TO-CA MEA delivery. 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.	60 points
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 50 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, fax or 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.

## 10 - RFQ CONFERENCE

The Trustees will hold a non-mandatory conference to discuss this RFQ and the delivery process on the date indicated below.

RFP Conference Time: 11 a.m. (PST), Monday, May 11, 2026

RFP Conference Location: [Join Zoom Meeting Info](#)

-End of Request for Qualifications-