

Request For Qualifications

Department of General Services
Real Estate Services Division
Project Management and Development Branch

The Department of General Services (DGS), Real Estate Services Division (RESA), Project Management and Development Branch (PMDB) is requesting Statements of Qualifications (SOQ) from Construction Management firms, pursuant to Government Code §4525 et. seq.

I. PROJECT DESCRIPTION

RESA PMDB 2026-06

**CONSTRUCTION PROJECT MANAGEMENT
CALIFORNIA DEPARTMENT OF GENERAL SERVICES
O STREET STATE PARKING GARAGE
1200 O STREET
SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA**

The O Street Parking Garage Project (Project) involves the construction of a new 750 stall parking structure at an existing surface parking lot located at the northeast corner of the block bordered by 12th Street to the west, O Street to the north, 13th Street to the east and Carriage Path to the south.

The anticipated design-build budget for the Project is approximately \$40,000,000 with the preconstruction phase duration of 5 to 8 months and progressive design-build phase 24 months, for a total of 29 to 32 months.

Firms are hereby made aware the selected firm and any team member (individual, firm, sub-consultant or subsidiary or affiliate thereof) shall be precluded from participating on the future Design-Build team(s), construction, or other competitively bid contract work on this project.

DGS Construction Inspection and Management Branch will assign the Inspector of Record (IOR) and the different inspectors needed for the project.

The estimated duration of this contract is 36 months.

II. SCOPE OF SERVICES

The Firms shall provide professional construction project management (CPM) services and additional services as required for the above referenced progressive design-build project (Project). "Construction Project Management" means those services provided by an architect, engineer or general contractor licensed in the State of California which meet the requirements of Government Code Section 4529.5 for management and supervision of work performed on State construction projects as stated below:

Any individual or firm proposing to provide construction project management services pursuant to this chapter shall provide evidence the individual or firm and its personnel carrying out onsite responsibilities have expertise and experience in but not limited to construction project design review and evaluation, construction mobilization and supervision, bid evaluation, CPM project scheduling, cost-benefit analysis, claims review and negotiation, and general management and administration of a construction project.

Prospective firms are hereby made aware DGS reserves the right to contract for these services by phase, as the project will be delivered in two phases, the Preconstruction (PC) Phase and Progressive Design-Build (DB) Phase. Prior to the PC phase, it is the State's intent to include the selected firm in the evaluation of the Design-Build Entity SOQ's and selection process.

CONSTRUCTION PROJECT MANAGEMENT DESCRIPTION OF SERVICES

Provide professional CPM services for the O Street State Parking Garage project in downtown Sacramento California. The firms shall have experience in construction project management services for the design and construction of facilities of similar size and complexity to the Project. This includes the firm's recent experience and expertise in the CPM of parking structures which utilized a progressive design-build delivery process; knowledge of the design and operation of State buildings; and knowledge of sustainable design processes and design excellence, including LEED and ZNE, commissioning, estimating including GMP development, move management, coordination with stakeholders including City, OSFM, DSA, Utilities, light rail, City Fire Department.

Project scope includes but is not limited to the design and construction of a 750-space parking structure.

The selected firms shall ensure the orderly management of the planning, design, construction, and post-construction processes, including the following:

- Assist the State with evaluating the Design Build Entity's (DBE) Statements of Qualifications (SOQ).
- Assist in the State in the analysis of the Project site both in preconstruction and progressive design-build phase.
- Assist in developing the project GMP
- Review Project budgets, cost estimates, and assist in developing the project GMP
- Assist with the preparation of California Environmental Quality Act (CEQA) documents (provided by others), including coordination with the State's CEQA consultant and assisting the State with any public outreach efforts that may be necessary.
- Assist the DBE with programming.
- Prepare, update, manage, and monitor the Project Master Schedule.
- Provide a monthly updated project dashboard showing project health including but not limited to budget, changes, cash flow projections, milestones, RFI status, project KPI's, design change status, current project risks, etc.
- Provide code compliance and constructability reviews during the different phases of the project including but not limited to building structural, building systems, vertical transportation, and Fire Life Safety (FLS),
- Analyze value engineering and systems proposals.
- Provide on-site construction representation, observation, and reporting during the progressive design-build phase.
- Provide monitoring of the DBE's safety program and project statistics.
- Develop the package to be tendered by the CM to provide Material Testing and Inspection (MTIS) for the Project including management of the testing and inspections for the project. After the CM firm is selected and price is negotiated, an amendment will be issued to the CM agreement to capture the cost for MTIS
- Provide document control. Platform to be identified during negotiations with selected firm.
- Coordinate the efforts of the DBE, other Project team members employed by the State, and outside agencies or entities.
- Provide cost control, including reviewing and negotiating change order requests, applications for payment and claims.
- Assist with the verification of compliance with all sustainable design and energy efficiency requirements including ZNC, ZNE, etc. LEED, ZNC, and ZNE administration will be the responsibility of the DBE; however, the construction project manager will have a limited role to support and assist the State and the DBE.

- Assist the State in preparing the Front End documents Division 00/01
- Assist the State with the review of the DBE's documents for compliance with the contract documents. Assist in managing the project design and cost variance reports.
- Assist the State in the procurement, delivery and installation of possible owner furnished furniture and equipment. Assist in tracking and coordinating with owner-furnished-contractor-installed and owner-furnished-owner-installed items.
- Assist with DBE quality control/quality assurance, inspections and commissioning activities.
- Assist with punch list and close-out documents.
- Assist with tenant move-in, facility activation and post-occupancy oversight.
- Provide Commissioning Authority (CxA) for the project including building envelope, building systems, and reviewing/commenting on DBE's commissioning plan. CxA activities include Monitoring Based Commissioning.
- Life-Cycle Cost analysis and analysis of Basis of Design/system proposals
- Provide Partnering facilitation, facilitator must have an IPI certification
- Assist the State with facility activation, operational readiness, and post-occupancy support and oversight
- Other CPM services which may be required to successfully deliver the Project to the tenant including but not limited to Special Inspection Services, Inspection Augmentation Services, Change Management, and FF&E management assistance.

MINIMUM SUBMITTAL REQUIREMENTS

Firms that are interested in providing professional services for this contracting opportunity shall submit the following information in 8.5" x 11" format (11-point font or greater) Firms shall ensure that their written responses indicate how they meet the Selection Criteria in Section IV below.

All references to number of pages requested as part of this RFQ process are equivalent to a single double-sided page. For example, if the requirement is no more than three (3) pages, then three (3) double sided pages are acceptable.

Submit one (1) electronic as detail below:

1. Letter of Interest will include the **Federal Identification Number** of the firm as well as the person authorized to negotiate and sign all agreements.
2. Executive Summary (3 pages maximum).
 - a. Overall statement of the qualifications of the proposing team(s)
 - b. Project leadership and location of the coordination office for team(s)
3. Federal Form 330 Parts I & II for the firm and Federal Form 330 Part II for any proposed sub-contractors. The Form 330 may be found by clicking [here](#).
 - a. For each resume (provide resumes of everyone on your firm's organization chart for this project), firms shall supplement the Form 330 with the following information (no more than one supplemental page per person):
 - i. Project assignment and responsibilities.
 - ii. General Professional Experience
 1. Project references and contact information.
 2. History of working with other members of the team.

3. Pertinent certifications including: DBIA, CCM, LEED AP.
- iii. Specific professional experience related to this assignment.
 1. Project references and contact information.
 2. Experience with design-build project delivery including progressive design-build.
 3. Experience with interacting with local municipalities to coordinate roads, traffic signals, utility connections, etc.
 4. Experience with Lean principals and tools in big room environment.
 5. Experience with delivery of complex MEP systems.
 6. Experience with LEED, ZNC and ZNE projects.
 7. Experience\ understanding of code compliance and working with SFM.
- iv. Current work assignment(s) and projected completion dates
 1. Availability for this assignment
4. Project Assignment Approach (maximum 12 pages)
 - a. Project team organization chart
 - b. Written statement of the firm's qualifications addressing the Selection Criteria in Section IV below. Firms shall respond in writing indicating how they believe their qualifications fulfill the requirements of these criteria and how they would apply to the Project. Firms must respond to each numbered criterion with complete and organized responses.
5. Additional Required Documents
 - a. Current Statement of Information (can be obtained on the [California Secretary of State's website](#)). If operating under a fictitious business name, provide all supporting documentation (i.e. fictitious business name statement certified by the appropriate county clerk).
 - b. If applicable, proof of current certification from the DGS Office of Small Business and Disabled Veteran Business Enterprise Services (OSDS). This information can be obtained [DGS Office of Small Business and Disabled Veteran Business Enterprise Services website](#).
 - c. Completed and signed California Civil Rights Laws Attachment, available on the [website link to the Civil Rights Laws Attachment Form](#)
 - d. Proof of current registration with the California Department of Industrial Relations as a Public Works Contractor for the firm submitting SOQ, and subs. [Website link to the DIR Contractor Registration Search](#).
 - e. Darfur Contracting Act Certification. [Website link to the Darfur Contracting Act Certification Form](#).
 - f. Iran Contracting Act Certification. [Website link to the Iran Contracting Certification Form](#).
 - g. The Bidder's Declaration Form (GSPD-05-105). This form documents subcontracted services. [The Website link to the GSPD-05-105 Form](#).

The State encourages Small Businesses and Disabled Veteran Business Enterprises participation.

To locate certified firms for subcontracting purposes, start on Cal eProcure. [Website link to Cal eProcure](#). Click on “Small Business / Disabled Veteran Business Enterprise,” then “Search for Certified SB/DVBE Firms.” In the Certification Type, select any combination of Micro Business (MB), Small Business (SB), or Disabled Veteran Business Enterprise (DVBE).

Additionally, there are fields that allow for a narrowing of the search. In the UNSPSC Classifications field, a search can be conducted in which the words “architectural” or “engineering” are used. If, for example, the UNSPSC Classification for Architectural Engineering (81101508) is selected, in addition to Disabled Veteran Business Enterprise (DVBE), Service Area (County) Sacramento (34), a number of DVBE certified firms that associate with the Architectural Engineering category are shown.

If you feel your company or your subcontractor qualifies as either, visit the [website link to DGS SB & DVBE](#) for more information or call OSDS at (916) 375-4940 for further information.

Please note that no preference in the qualifications category can be given to Small Business firms under the contracting law set up for professional services contracts (Architectural, Engineering, Environmental Services, etc.). Procedures shall assure maximum participation of small business firms, as defined by the Director of General Services pursuant to Government Code Section 14837.

III. SUBMISSION INFORMATION AND DEADLINE

One (1) electronic copy of the SOQ shall be uploaded by the submitting firm to the following DGS Box.com site:

<https://dgscloud.app.box.com/f/5f9d86ea27e44360afdfda7b9f40cfe5>

The SOQ electronic copy shall be in PDF format. Hand delivered or dropped off, e-mailed files, and other electronic transmissions will **NOT** be accepted.

Submittal Deadline: **Wednesday, August 19, 2026, at 5:00 P.M.**

IV. SELECTION CRITERIA

SOQ packages meeting the minimum requirements of Section III and submitted as described in Section IV will be evaluated and scored based on the sixteen (16) criteria listed below.

1. Experience of Firm

Professional experience of the firm in relation to the work to be performed.

- List each person with their role for all staff identified as a part of this proposal.
- Experience of subcontractors in relation to the work performed.
- Nature and quality of completed work.

2. Experience of Principals

Professional experience and licenses of the principals to be assigned to the project.

- List the Principals to be assigned to and involved with the project.

3. Experience of Key Personnel

Professional experience and training of key personnel, including both design and field personnel.

- List staffs experience, education, licensing, certification, and training.

4. Resource Availability

- Firm's resource availability and demonstrated ability to meet deadlines and produce timely required deliverables. SOQs should demonstrate reliability of firm and continuity of firm's staff and sub consultants.
- Location of firm office(s) for project coordination and services.

5. Working with Other Entities

Demonstrated ability to collaborate and work with various utilities, Authorities Having Jurisdiction, and governmental departments including experience coordinating with multiple stakeholders.

6. Big Room

Demonstrate abilities of working knowledge of the latest industry techniques such as: Operating in a "Big Room" environment, Progressive Design-Build, Lean principles, Formal Partnering, Target Value design, use of A3's and Choosing by Advantages decision making tools, and Last Planner. DGS may utilize elements of these operational tools or none at all. However, DGS is seeking firms who can implement these tools and lead a progressive partnering attitude focused on collaboration to optimize efficiency and value to the state and avoid litigation.

7. Problem Solving

Demonstrated ability to provide creative and innovative solutions to solve design and engineering problems, including unexpected problems, via examples of past projects.

8. LEED, ZNC and ZNE

Demonstrated experience with LEED, ZNC and ZNE of complex building systems including security monitoring and alarm, energy management, facility management, telecommunications, data distribution etc.

9. Commissioning Agent

Demonstrate Commissioning services for similar projects including CxA plans and MBCx plans

10. Cost Estimating and Scheduling

Demonstrated design/build expertise and experience in cost estimating, scheduling and phasing, value engineering, and cost benefit analysis. Demonstrate experience and expertise in general management and administration of a design-build project.

11. Project Management Software and Systems

Demonstrate capabilities and firm's approach to utilization of project management information systems and other software and systems utilized in the management of projects. Systems include but are not limited to:

- Project Management/Reporting/Dashboard Software
- Scheduling Software
- Cost Reporting Software
- Cloud-based sharing

12. Regulatory Requirements

Demonstrate experience and knowledge of issues related to regulatory requirements including experience addressing comments from the State Fire Marshal and Division of the State Architect.

13. Quality Assurance

Demonstrated effectiveness of the Quality Assurance program and procedures being utilized by firm.

14. Leadership

Demonstrated expertise and experience in providing professional advice and leadership to the State in the role of an extension to the staff to enable the project to be completed within the authorized scope, budget, and schedule, with no adverse legal action and to the satisfaction of the state.

15. Construction Claims

Demonstrated expertise and experience in construction claims prevention, review and negotiation.

16. Concurrent DGS CPM Procurements (OPTIONAL)

DGS will be delivering another project in the same vicinity with an overlapping schedule - the 10th & O Street Reconfiguration Project. In the case firms are pursuing both projects, proposers may, at their discretion, describe an approach for coordinating staffing or resources between both projects. Proposers are encouraged to identify any potential efficiencies, shared resources, or management strategies that could benefit both projects while maintaining each project's independent requirements and performance standards. DGS reserves the right, at its sole discretion, to select one consultant for each project or to award them separately.

V. CONTRACT ADMINISTRATIVE PROCESS

Firms will be selected on the basis of written responses to this RFQ and an oral interview.

Submittals will be evaluated and scored based upon the above selection criteria for those firms who have complied with the minimum qualification requirements.

Typically, three firms with the highest scores will be selected for the "short list." These firms will be invited for an interview and asked to make an oral presentation on their firm and its qualifications and experience.

Upon completion of all interviews, a single firm will be selected. The selected firm will be asked to submit a fee proposal specifying the hourly rates for specific classifications of employees, subcontractors, and/or services to be provided. The State will enter into negotiations to create fixed rates. In the event that a satisfactory agreement cannot be negotiated, the State will terminate negotiations with that firm and begin negotiations with the next ranked firm, and so on. After successful negotiations, a contract will be awarded and executed.

The State reserves the right to terminate the selection proceedings at any time.

Ten percent (10%) percent retention will be held for all progress payments made to consultant. When the estimated amount to be retained exceeds ten thousand dollars (\$10,000.00), and the retention continues for a period of 60 days beyond the completion of phased services, upon written request and at the expense of the consultant, the State will pay the retentions earned directly to a state or federally chartered bank in this state, as the escrow agent. [Website link to Public Contract Code § 6106.5](#). Visit

the website link for [Public Contract Code § 6106.5 \(e\)](#) for further requirements pertaining to sub-consultants.

VI. LABOR COMPLIANCE MONITORING & ENFORCEMENT PROGRAM-CONTRACTOR REGISTRATION

Pursuant to [Labor Code § 1725.5](#), contractors must register with the Department of Industrial Relations (DIR) as a public works contractor to bid on, be listed in a bid proposal or engage in the performance of any public works contract. The application also provides agencies that administer public works programs with a searchable database of qualified contractors. Application and renewal are completed online [DIR Contractor Registration Info Page](#). The current annual fee can be located on the DIR website. The registration period coincides with the fiscal year.

Firms submitting a SOQ must list their Department of Industrial Relations (DIR) registration number, as well as the DIR registration number for each listed subcontractor. Which subcontractor is assigned to each registration number must be clear. If a coverage determination has been provided by DIR, the coverage determination letter may be submitted in lieu of a DIR registration number.

All A&E firms and subcontractors shall be required to comply with the monitoring and enforcement program, including, but not limited to, contractor registration, submittal of electronic certified payroll reports (eCPRs) directly to the DIR as applicable and cooperation with on-site monitoring by DIR personnel if the work performed is covered by prevailing wage laws. Not all work performed by an A&E firm or its subcontractors are covered by prevailing wage laws. Refer to [Labor Code § 1771.4 et seq.](#) and the [Website link to the Prevailing Wage Requirements](#).

VII. PREVAILING WAGES

Pursuant to [Labor Code § 1774](#), the contractor and any subcontractors, regardless of tier, shall pay not less than the specified prevailing wage rates, as applicable, to all workers employed in the execution of the agreement. [Website link to Labor Code § 1774.](#)

Copies of the prevailing rate of per diem wages are on file at the Department of General Services, which shall be made available to all interested parties. Additionally, prevailing wage rates are available on the DIR website. [Website link to the DIR Prevailing Wage Determination page.](#)

This project is subject to compliance monitoring and enforcement by the DIR.

The Contractor's team selected for this work, including all sub-consultants, shall be precluded from participating on the selected Design-Build teams for this project.

VIII. ECONOMIC SANCTIONS

Firms submitting an SOQ must be advised of Executive Order N-6-22 Russia Sanctions. On March 4, 2022, Governor Gavin Newsom issued Executive Order (EO) N-6-22 regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. By submitting a SOQ, the submitting firm represents that it is not a target of Economic Sanctions. Should the State determine the submitter is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for rejection of the Bidder's SOQ any time prior to contract execution, or, if determined after contract execution, shall be grounds for termination by the State.

IX. GENAI DISCLOSURE NOTIFICATION CLAUSE

The State of California seeks to realize the potential benefits of GenAI, through the development and deployment of GenAI tools, while balancing the risks of these new technologies.

Bidder / Offeror must notify the State in writing if it: (1) intends to provide GenAI as a deliverable to the State; or (2), intends to utilize GenAI, including GenAI from third parties, to complete all or a portion of any deliverable that materially impacts: (i) functionality of a State system, (ii) risk to the State, or (iii) Contract performance. For avoidance of doubt, the term “materially impacts” shall have the meaning set forth in [State Administrative Manual \(SAM\) § 4986.2 Definitions for GenAI](#).

Failure to report GenAI to the State may result in disqualification. The State reserves the right to seek any and all relief to which it may be entitled to as a result of such non-disclosure.

Upon notification by a Bidder / Offeror of GenAI as required, the State reserves the right to incorporate GenAI Special Provisions into the final contract or reject bids/offers that present an unacceptable level of risk to the State.

[Government Code 11549.64](#) defines “Generative Artificial Intelligence (GenAI)” as an artificial intelligence system that can generate derived synthetic content, including text, images, video, and audio that emulates the structure and characteristics of the system’s training data.

X. QUESTIONS

All technical questions should be directed to Nick Rossi DGS Project Director III at nicholas.rossi@dgs.ca.gov.

All contract related questions and questions regarding the submission of RFQs should be directed to Therese Dominguez, Contracts Analyst at therese.dominguez@dgs.ca.gov or Nora Sandstedt, Contracts Technician at nora.sandstedt@dgs.ca.gov.

The deadline to submit questions is 5 August 2026. Questions submitted after 6 August 2026 will not be answered by DGS.

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