

**NOTICE TO CONTRACTORS
REQUEST FOR QUALIFICATIONS
FOR DESIGN-BUILD SERVICES**

**USU Gateway, Project Number PW2511
California State University, Northridge
18111 Nordhoff Street
Northridge, CA 91330-8219**

The Trustees of The California State University are requesting Statements of Qualifications (SOQ) from interested and qualified Design-Build Entities (Respondents) to participate in a competitive Request for Proposal (RFP) Process to provide design and construction services for a building replacement project at the University Student Union (USU). The new proposed building is named the USU Gateway.

The Trustees will select a Design-Build Entity (a General Contractor/Construction Manager partnered with an Architect/Engineering team) 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' SOQs and, based on the criteria identified in the RFQ, the committee shall select no more than three finalists to receive the Request for Proposals. The RFP will only be provided to shortlisted firms.

The new USU Gateway Building is anticipated to be a 45,000-50,000 GSF building and will replace the existing Southwest Addition (SWA) and the Old Mercantile Buildings (OMB). The building will strengthen the physical and visual connection between the University Student Union complex and the broader CSUN campus, creating a more welcoming and active transition between the two environments.

The Gateway Building will include expanded dining and seating areas, office and program space for Associated Students and the Matador Involvement Center, conference and meeting space, and a new Rise Center concept that brings together multiple student resource centers within a shared facility while preserving dedicated space for each organization. Collectively, these uses are intended to create a highly active and welcoming destination that supports student engagement, involvement, leadership development, and student success.

The preliminary anticipated design-build maximum acceptance cost for the USU Gateway is \$80,000,000. The final design-build maximum acceptance cost for the Project will be published in the RFP.

**RFQ Respondents Pre-Submittal Conference
1:00 PM Wednesday, August 12, 2026
USU Grand Salon**

SOQ Submittal Due Date and Time: Monday, September 28, 2026, by 3:00 PM

Contractor License Requirement: B

Short List Published: Monday, November 23, 2026

Mandatory RFP Conference for Shortlisted Firms: Thursday, January 7, 2027

RFP Released to Shortlisted Firms: Monday, January 11, 2027

CSU Point of Contact for Information: Jenni Cox, 818-677-6567, jenni.cox@csun.edu

To search for and view this project advertisement, Respondents shall register and log in on the "California State Contracts Register" (CSCR) at <https://www.caleprocure.ca.gov>. If the respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance.

RFQ documents will only be available on Planetbids for download. Respondents shall first register as a vendor on the "PlanetBids Public Solicitation Portal" website <http://psp.planetbids.com/g/81563/>. Respondents not registered in PlanetBids will NOT be sent a download link for the RFQ.

Respondents must be prequalified with the Trustees in order to submit a responsive SOQ. 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 Design-Build Major Projects, 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 Design-Build Major Projects, DVBE Incentive. DVBE Participation (Incentive), 3.00% to 3.99% (None), 4.00% to 4.99% (1% incentive), 5.00% to 5.99% (2% incentive), 6% or more (3% incentive). When it nears time to bid trades, the selected construction manager shall contact the Trustees' DVBE Coordinator, Jenni Cox, 818-677-6567, jenni.cox@csun.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 review BRIP documents online at <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/operations-center/Pages/construction-insurance-programs.aspx>.

This Project will also be enrolled into the CSU OCIP Insurance Program. Respondents may review OCIP documents online at <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/operations-center/Pages/construction-insurance-programs.aspx>.

This Project is a public works project and is subject to prevailing wage rate laws (Contract General Conditions). 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-