



REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES

**Bid Solicitation # 000-125
THE FORGE PROJECT
California State University, Fresno
5241 N Maple Avenue, Fresno CA 93740**

1 – 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, Fresno hereinafter called University, is requesting Statements of Qualifications (SOQ) from interested and qualified Design-Builders (Respondents) to design and build the above-named Project.

The University will select a design-build team consisting of a general contractor and architect (Design-Builder) using a two-step process: (1) this Request for Qualifications (RFQ) from which Respondents may submit SOQ to the University, and (2) the Request for Proposals (RFP) which the University will issue to the short-listed 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 Respondent will be based on a best value methodology, qualifications, interview and proposed fees.

The Trustees will issue a Design-Build Agreement for this project under which the Design-Builder will provide all professional design, engineering, permitting, procurement, construction and closeout services necessary to remodel the existing Forestry Building, located at 2081 E. Sierra Avenue, Fresno, California, into an Ag-Tech, Bio-Tech and Engineering Innovation Center.

The Design-Builder shall be responsible for validating and refining the University's conceptual design while maintaining the design intent, character and functional objectives established by the University.

The University's intent in utilizing the Design-Build project delivery method is to maximize schedule efficiency, encourage early contractor involvement, effectively manage renovation risks, and ensure project completion within the grant funding requirements.

2 - PROJECT DESCRIPTION

The Project consists of the adaptive reuse and renovation of the existing Forestry Building into The Forge – Ag-Tech, Bio-Tech and Engineering Innovation Center, a multidisciplinary facility that will support agricultural technology, biotechnology, engineering, workforce development, research collaboration, entrepreneurship and innovation.

The Estimated Project Design-Build Cost is **\$5,200,000.00** plus an add-alternate of **\$2,000,000.00** for a ground-up building next to the existing building.

Project objectives include:

1. Deliver a fully operational innovation center by September 29, 2028.
2. Support Ag-Tech, Bio-Tech and Engineering innovation.
3. Create flexible laboratory and prototyping environments.
4. Provide workforce training and industry engagement spaces.
5. Foster entrepreneurship and commercialization activities.
6. Comply with all CSU design, accessibility, sustainability and life-safety requirements.
7. Maintain compliance with grant funding requirements.
8. Deliver the project within the established budget and schedule.

The contract duration for the agreement is approximately 655 calendar days.

- The contract specifies that liquidated damages are \$2,000.00 for each calendar day construction completion is late.
- The Design-Builder is required to be licensed in the state of California with a 'B' license and registered to bid public works with the California Department of Industrial Relations (DIR).
- The Design-Builder is required to be prequalified by the CSU Prequalification Program Administrator; refer to RFQ Section 4.
- The Architect is required to be licensed in the state of California.
- The Architect is required to be prequalified by the Trustees and may visit the following website for more details and contact information: http://www.calstate.edu/cpdc/ae/prequal/app_for_prequal.shtml.

3 - SCOPE OF DESIGN-BUILDER'S WORK

The Trustees will specify the work to be performed by the Design-Builder in the Design-Build Agreement. The services that will be required of the Design-Builder are identified within CSU's sample documents for design, design-build services, and procedure guidelines, all of which are available for download at [CPDC Resource Library](#). By submitting an SOQ, the Respondent represents that it is qualified and capable to provide the requirements of the agreement.

The following is a brief overview of the services the Design-Builder will be required to perform, if awarded the Design-Build Agreement:

1. Perform a comprehensive field verification of existing conditions and identify any discrepancies between the conceptual documents and actual site conditions prior to design completion.
2. Coordinate all utility investigations, required service interruptions, and tie-ins with the Trustees to minimize impacts to campus operations, cost and schedule.
3. Design building systems to facilitate long-term operation, maintenance, equipment access, and future replacement with minimal disruption.
4. Design-Builder shall perform a Program Validation and Budget Reconciliation Phase to validate and refine the conceptual design while maintaining the intent, character, and functional objectives established by the University.
5. Prepare detailed cost estimates at the following phases: Program Validation, Schematic Design, Design Development, Construction Documents, and GMP Development. Should projected costs exceed available funding, the Design-Builder shall propose scope modifications in coordination with the Campus Project Manager.
6. Provide coordination and clash detection among all architectural, structural, mechanical, electrical, plumbing, fire protection, lab equipment and technology systems prior to construction.
7. Select material, finishes, and equipment that are durable, readily available, and maintainable, with consideration for long-term life-cycle performance and replacement costs.
8. Schedule the Project, as appropriate, to conform to Project scope and Trustees' parameters.
9. Confirm all other Project criteria are appropriate and fully detailed.
10. Develop the schematic design deliverables per the CSU requirements and assist with presentation to the CPDC committee and the Board of Trustees.
11. Provide construction services per CSU guidelines and as necessary to construct the Project.
12. Procure all agency reviews, peer reviews and local agency approvals as required.
13. Provide construction planning, phasing, and scheduling.
14. Develop and maintain a Project schedule that incorporates all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.

15. Provide preconstruction and construction quality assurance.
16. Comply with requirements to subcontract a minimum of three percent (3%) of the Project to DVBE subcontractors.
17. Pay prevailing wages and comply with prevailing wage laws.
18. Manage and administer the Project construction phase to achieve construction completion within the contract time and budget and with high-quality workmanship.

4 - DESIGN-BUILDER SELECTION PROCESS

The Trustees will select the Design-Builder using a two-step process. The first step in the selection process focuses on selecting the most qualified firms. The Trustees issue this RFQ, to which respondents may submit SOQs to the Trustees. The Trustees will appoint a selection committee to review and score the SOQs. The Trustees will select up to five of the highest scoring firms that meet the minimum qualifying score (50% of total maximum points) with all required qualifications will continue in the selection process and the short-listed finalists will be published on PlanetBids.

The second step in the process will focus on the selection of the firm with team members that are most suited to the Project. The Trustees will issue the Request for Proposals (RFP) to the short-listed finalists and hold a pre-proposal meeting. The Trustees' selection committee will evaluate and score proposals from the finalists and conduct interviews. The Trustees may also conduct reference checks, as necessary. The Trustees will award a Design-Build Agreement for all design, engineering, procurement, and construction services necessary to complete the project. This agreement will be awarded to the highest scoring firm who will become the successful Design-Builder. The judgment of the Trustees in this selection process is not subject to appeal.

All Respondents must be prequalified with the Trustees and shall include their prequalification letter (General Contractor and Architect/Engineer) in their SOQ submittal. The last day to submit an application for prequalification online to the CSU Chancellor's Office is indicated on the enclosed schedule. Each Respondent's prequalification rating must be greater than the construction budget for this Project. For information regarding prequalification, go to [CPDC Contractor Prequalification](#) and click on the link for PlanetBids. Direct any prequalification questions to the Trustees' Prequalification Administrator at cocm.prequal@calstate.edu.

Joint Venture Affidavit

If two or more prospective firms desire to submit a proposal as a joint venture on this 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 SOQs, on a form obtained from the Trustees. The Affidavit of Joint Venture will be 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 date and time set for submitting the SOQs. If the Trustees announce that the joint venture is the successful Respondent in response to the Request for Proposals, the joint venture shall obtain the joint venture license prior to Trustees' award of the Contract (Business and Professions Code sections 7029 and 7029.1).

If the Trustees do not award a Design-Build agreement, 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 Design-Builder's Agreement prior to completion and seek to complete the Project by other means or abandon the Project.

5 - TENTATIVE SELECTION PROCESS SCHEDULE

RFQ SCHEDULED ACTIVITIES	SCHEDULE
RFQ Advertised	<i>Monday, August 17, 2026</i>
RFQ Conference (Mandatory)	<i>Tuesday, September 2, 2026, 10:00 A.M.</i>
<i>Labor Day – Campus Closed</i>	<i>Monday, September 7, 2026</i>
Last day to submit application for prequalification on PlanetBids	<i>Thursday, September 10, 2026</i>
Last day to submit RFQ questions	<i>Thursday, September 10, 2026</i>
Last day to submit Affidavit of Joint Venture form	<i>Thursday, September 17, 2026</i>
RFQ Addenda issued (if required)	<i>Friday, September 18, 2026</i>
Statement of Qualifications due	<i>Thursday, September 24, 2026 2:00 P.M.</i>
Respondent Short-list published on PlanetBids	<i>Thursday, October 1, 2026</i>
RFP SCHEDULED ACTIVITIES	SCHEDULE
RFP distributed to short-list on or before	<i>Friday, October 2, 2026</i>
Pre-Proposal Conference	<i>Thursday, October 8, 2026</i>
Last day to submit RFP questions	<i>Tuesday, October 13, 2026</i>
RFP Addenda issued (if required)	<i>Wednesday, October 21, 2026</i>
RFP Proposals due date and time	<i>Tuesday, October 27, 2026 2:00 P.M.</i>
Proposing firms interviewed	<i>Wednesday, November 4, 2026</i>
Successful Respondent announced	<i>Tuesday, November 10, 2026</i>
Intent to Award	<i>Tuesday, November 10, 2026</i>
<i>Veteran's Day – Campus Closed</i>	<i>Wednesday, November 11, 2026</i>
<i>Thanksgiving Holiday – Campus Closed</i>	<i>Thursday, November 26 & Friday, November 27, 2026</i>
Design-Build Agreement executed	<i>Friday, December 4, 2026</i>
Issue NTP	<i>Monday, December 7, 2026</i>
Potential Start Date on or after	<i>Tuesday, December 15, 2026</i>

MILESTONE SCHEDULE – FULL PROJECT	ESTIMATED TIMEFRAME
The FORGE Project RFQ Issued	<i>August 17, 2026</i>
Contract Execution	<i>December 4, 2026</i>
Validation and Budget Reconciliation	<i>December 15, 2026 – January 08, 2027</i>
Schematic Documents	<i>January 11, 2027 – February 19, 2027</i>
CPDC Schematic Review	<i>February 22, 2027 – April 16 2027</i>
Construction Documents	<i>April 19, 2027 – August 06, 2027</i>
Permits	<i>August 09, 2027 – December 30, 2027</i>
Construction	<i>January 03, 2028 – September 29, 2028</i>
Construction Close-out	<i>August 14, 2028 – September 29, 2028</i>
Notice of Completion	<i>September 2028</i>
Design-Build Agreement duration	<i>Estimate 655 calendar days</i>

The schedule above is tentative and subject to change. The Design-Build Agreement will identify the schedule commitments.

6 - INSTRUCTIONS FOR SUBMITTING AN SOQ

Statement of Qualifications must be received in the Managing Office shown herein before the date and time shown in the Selection Process Schedule.

Respondents for this Project shall submit a Statement of Qualifications in accordance with the following instructions:

1. Provide all information requested in this RFQ.
2. Provide information as it pertains to your team. When referencing projects that were joint ventures, or individual efforts, indicate such and explain each JV member firm's role in the project.
3. The SOQ should be well organized, as concise and complete as possible, while still providing the requested information.
4. Where contact information is requested, include the company name, address and a company representative's name, phone number and e-mail address.
5. Submit one (1) hard copy of the SOQ in "8 ½ by 11" format and one (1) digital file of the SOQ, in PDF format on a flash drive, by the due date indicated in the Selection Process Schedule. The SOQ submittal shall be in a seal package marked on the outside "SOQ for" and add the Project Name, Project Number, and Campus Name, delivered to the Managing Office below.

7 - MANAGING OFFICE FOR THE SELECTION PROCESS

Respondents shall direct all communications concerning the selection process to the Managing Office for the Selection Process. In e-mail communications, place the name of the Project in the subject line. The campus contact for the Managing Office for the Design-Build Selection Process is:

Campus Contact Name	<i>Rhonda Willson, Procurement Professional III</i>
Campus, Dept.	<i>California State University, Fresno - Procurement & Public Works</i>
Physical and Mailing Address:	<i>5150 N Maple Ave. M/S JA111 Joyal Administration Building Room 161 Fresno, CA 93740</i>
Telephone:	<i>559-278-2869</i>
E-Mail:	publicworks@mail.fresnostate.edu

8 - 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. When describing experience, indicate if the experience is of the firm and/or the individuals proposed for the project. The SOQ evaluation is weighted towards the experience of the firm and not of the individuals proposed for the project. If all information is not provided, the SOQ may not be considered. The Trustees may, at its discretion, call the contacts provided or others that may become known for reference checks. SOQs should be organized with numbered tabs corresponding to the following questions. Provide concise and complete responses; **non-requested information and lengthy responses are discouraged.**

Required Information:	Maximum Score
1. Cover Letter confirming that Respondent's SOQ submittal is in response to this RFQ and agrees to enter into a design-build contract if selected, all information in the SOQ is accurate under penalty of perjury and must be signed by an authorized agent.	0 points
2. Table of Contents Include a comprehensive table of contents.	0 points
3. Prequalification Letter and DVBE Experience Include a copy of Trustees' Prequalification Letter and experience using Disabled Veterans Business Enterprise (DVBE) subcontracts.	0 points
4. Design-Build Organization Chart Information should include subcontractors (1) page maximum: - Identify Respondent's full legal name, type of business entity, physical and mailing address, phone, fax, e-mail, and website. - Provide the address of the office that will manage this Project and contact information of the project manager including email address of the primary contact for this SOQ.	0 points
5. Construction Firm Profile (1) page maximum Include office locations, number of staff and contact information. Provide name, address, telephone number and authorized representative(s). - Describe Business Entity: - What type of business entity is proposed to respond to the RFP? - Describe your design-build team and list each participant, type of entity, corporate officers or principals, corporate headquarters, office nearest to Fresno, California. - For each participant, list the number of years in business, the total number of professional and other employees and the number of professional and other employees in the office that will have primary responsibility for this project. - Provide Licensing and Qualifications: - Describe the professional and contractor licenses of all team participants. - Provide copies of Respondent's California Contractor's License and DIR public works registration number - Indicate those trades for which the prime contractor is qualified and may self-perform	0 points
6. Design Consultant Firm (1) page maximum See similar requirements above	0 points
7. Construction Firm University Project Experience-3 maximum (1) page maximum per project - Provide three (3) examples of Firm experience on project(s) of a size, cost and type similar to the current project under consideration. All projects need to be completed within the past eight (8) years. Include the following: - Name of institution and project - Type of services completed - Project cost	200 points

<i>(Section 7. Cont.)</i> • Year completed and design duration • Dollar amount of construction change orders • Number of RFIs • Name of Project Manager • Project owner contact person, including telephone numbers and email address • Subcontractors providing design-assist or design-build services	
8. Design Firm University Project Experience – 3 maximum (1) page maximum per project • See similar requirements above	200 points
9. Project staffing and staff resumes (1) page maximum each. Provide for Team Project Manager, Project Manager & Superintendent only The design phase of this project will require substantial time commitments, and the construction phase will require on site staff. Respondents shall identify, in the organizational chart, all of its employees who will be assigned to the project. The Trustees reserve the right to review and mutually agree upon the number of staff proposed to complete the work as proposed by the Respondent. • Respondents shall identify and assign a team project manager who will have the overall responsibility for the performance of the services of the team and who will be able to promptly resolve any questions or problems that arise during all phases of the project. The assigned team project manager shall possess experience supervising design-build projects for at least three (3) projects similar in size and scope. • Respondent shall provide information for the contractor's project manager, superintendent and the architect's project manager only. Include the following information with the resume of each individual: ○ Provide examples of personnel experience, both for the construction and design staff and all major subconsultants, on projects(s) of a size and type similar to the current project under consideration at California State University Fresno performed within the past eight years. ○ Demonstrate ability of key personnel to work with clients and all parties involved in the planning and construction of a project similar in size and scope of the project ○ Provide a resume describing educational and related work experience for each person listed above.	150 points
10. Design-Build Team Experience and History (2) pages maximum Describe the prior design-build experience of your primary team members (prime Contractor, Architect, Engineer) working as a team and as members of other teams. • Provide a matrix indicating all proposed team members and their joint project experience, if any. Give titles, names and positions. • Describe early participation of subcontractors with a history of three (3) past projects where subcontractors were part of the Design-Build team, including if they provided design build or design-assist services and at what stage of the design process (Schematic, Design Development, Construction Documents) • The schedule for this project is critical. Describe techniques and demonstrated process you have employed to ensure that design services, construction management, materials and labor are available to meet the design-build construction schedule. • Describe the process of team design communications between the prime contractor and design consultants. Include how the owner was or was not part of the design process.	200 points
11. Safety Score: The Trustees' prequalification letter (see #3 above) will also indicate the Respondent's Composite Weighted Safety Score. The Trustees will rank each responding firm according to this Composite Weighted Safety Score. Two points will be awarded for each point above the minimum Composite Safety Score of 25 up to a maximum of 50 points.	50 points
12. Prevailing Wage Penalties: During the past five (5) years was your firm (GC or AE) required to pay penalties for failure to pay prevailing wages? If yes, please provide a description of each instance and the amount of penalties paid.	50 points

13. Conciseness & Brevity Respondents focused on conveying specific information, excluding generic marketing and process information; and editing for brevity. The SOQ Response to RFP is clear, concise and responsive.	50 points
14. Supplemental Submission materials (2) Pages maximum Respondents may provide additional information they feel best describe the team's ability to meet the goals of the Trustees.	100 points
TOTAL Maximum Points 1000 points	

9 - QUESTIONS

Respondents must submit all questions regarding this RFQ through PlanetBids no later than the due date indicated in the Selection Process Schedule. The Trustees will not consider questions received after the due date. Written responses to submitted questions will be addressed in an Addendum through PlanetBids.

10 - RFQ CONFERENCE

The Trustees will hold a mandatory conference to discuss this RFQ and the delivery process on the date indicated in the enclosed schedule. Below are the details for this meeting.

RFQ Conference Date and Time: **Wednesday, September 2, 2026, at 10:00 A.M.**

Meeting will be held in the Planning & Design Conference Room located at 2351 East Barstow Ave. on the Fresno State campus.

-End of Request for Qualifications-

RFQ for DB Bid Solicitation Number 000-125