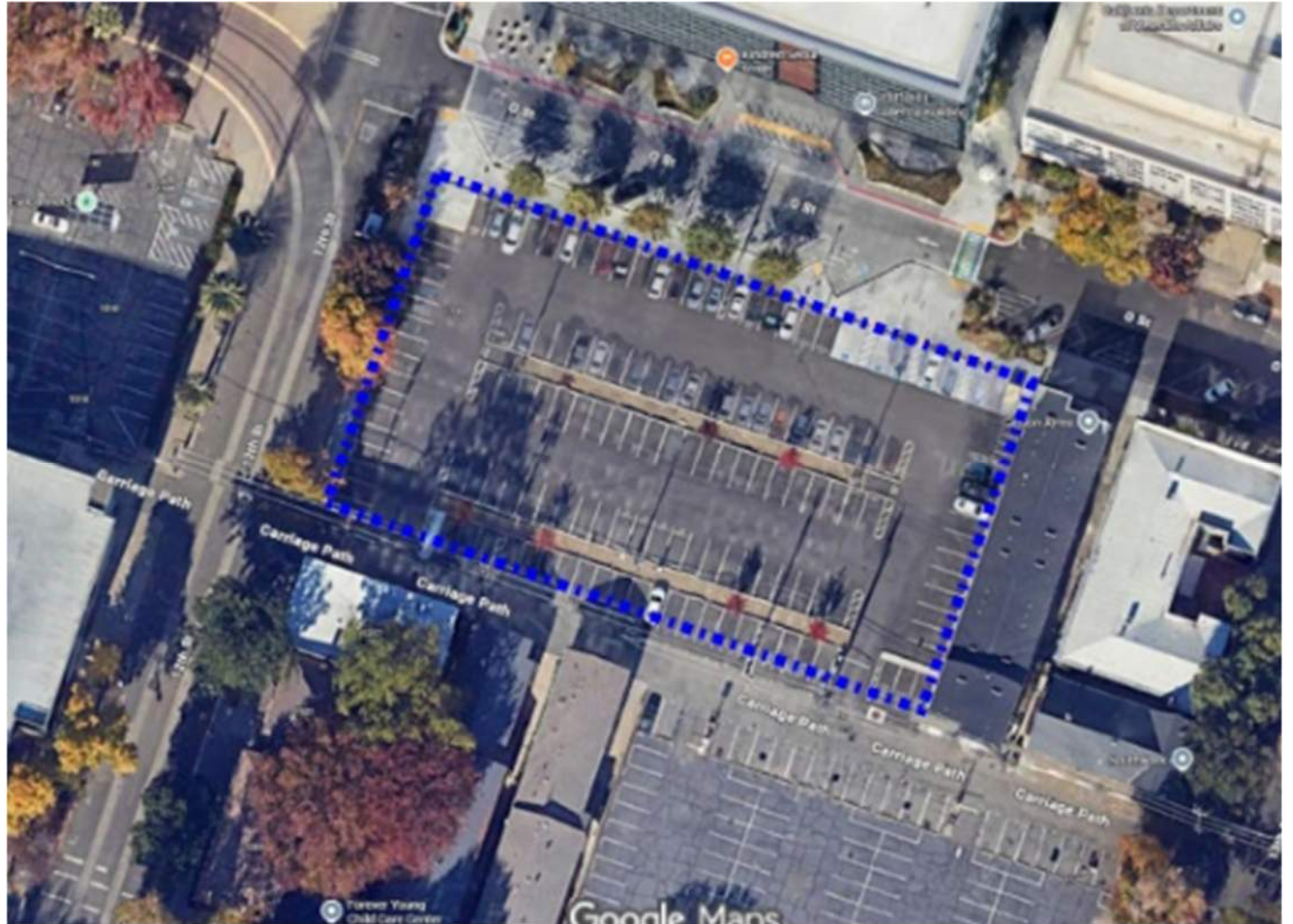


RFQ Briefing Conference O Street State Parking Garage

Nick Rossi, Project Director III

August 10th, 2026 | 9:00-10:00 |
MS Teams Live Event



Registration, Questions and Housekeeping



**Please mute your
microphones.**

**Please submit your
questions via the chat**

**Please remember to sign
in. Another link provided
in the Q&A Section**

Introductions

- **Nick Rossi**, Project Director III
- **Juli Kawahata**, Capital Outlay Program Manager
- **Jackie Soto**, Project Director II



Agenda

1

- Introductions

2

- Meeting Purpose

4

- Organization

5

- Current Status and Schedule

6

- Project Description and Scope

7

- RFQ Requirements

8

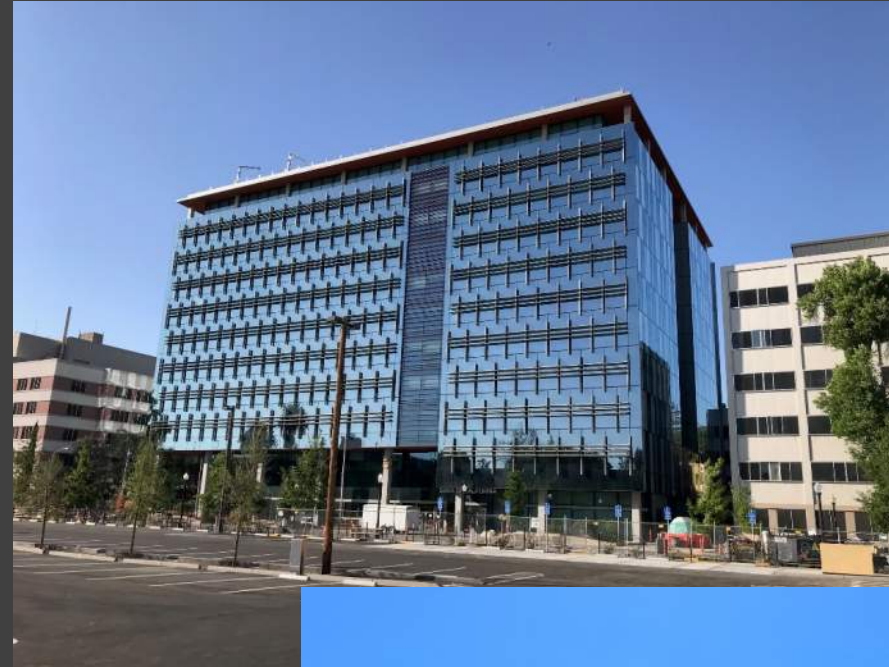
- Data and Information

9

- Questions / Sign-in

10

- Closing Remarks



Meeting Purpose

Nick Rossi

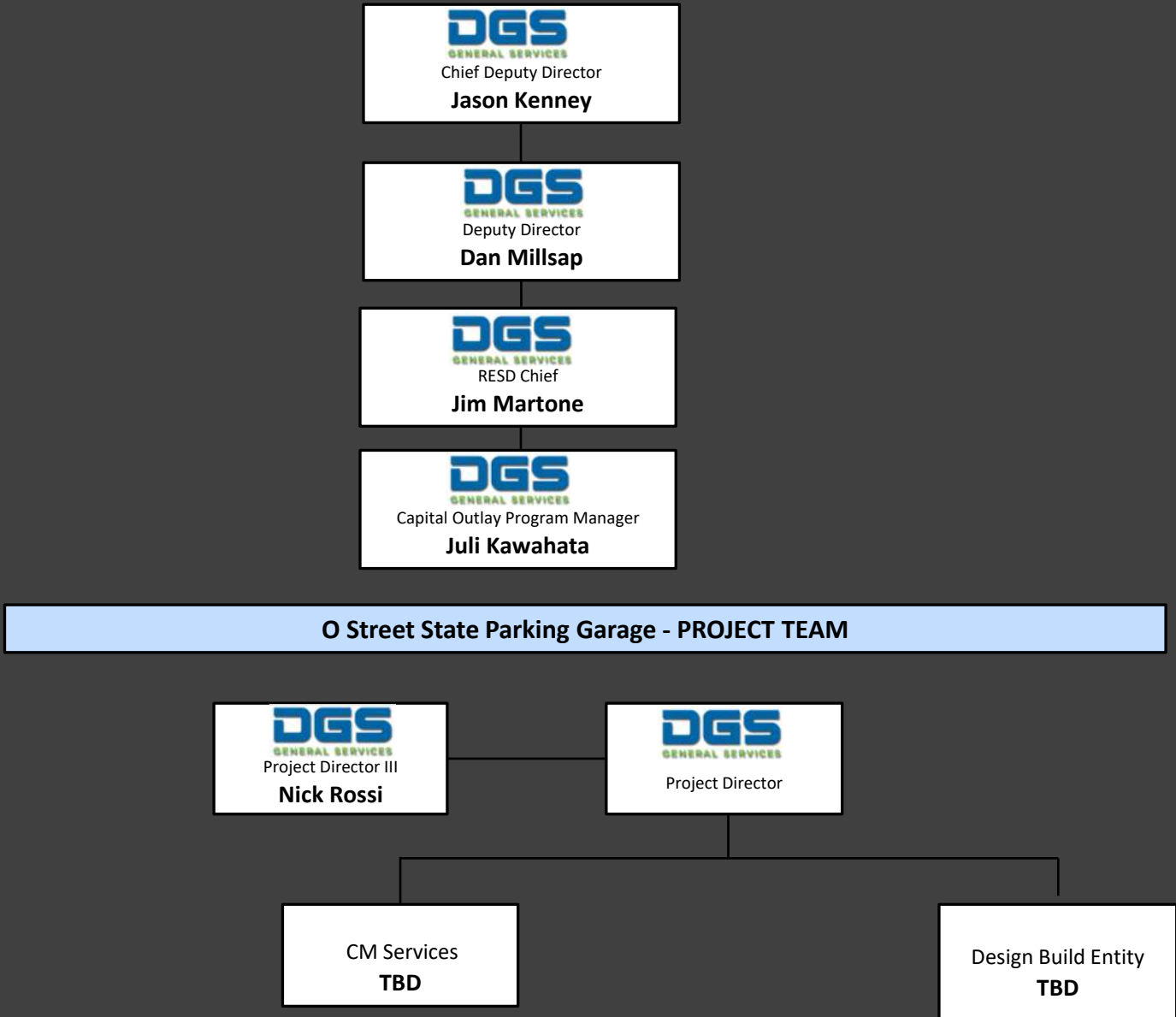
Project Director III

Meeting Purpose



“A team is not a group of people who work together. A team is a group of people who trust each other.” – Simon Sinek

Management Team



Current Status and Schedule

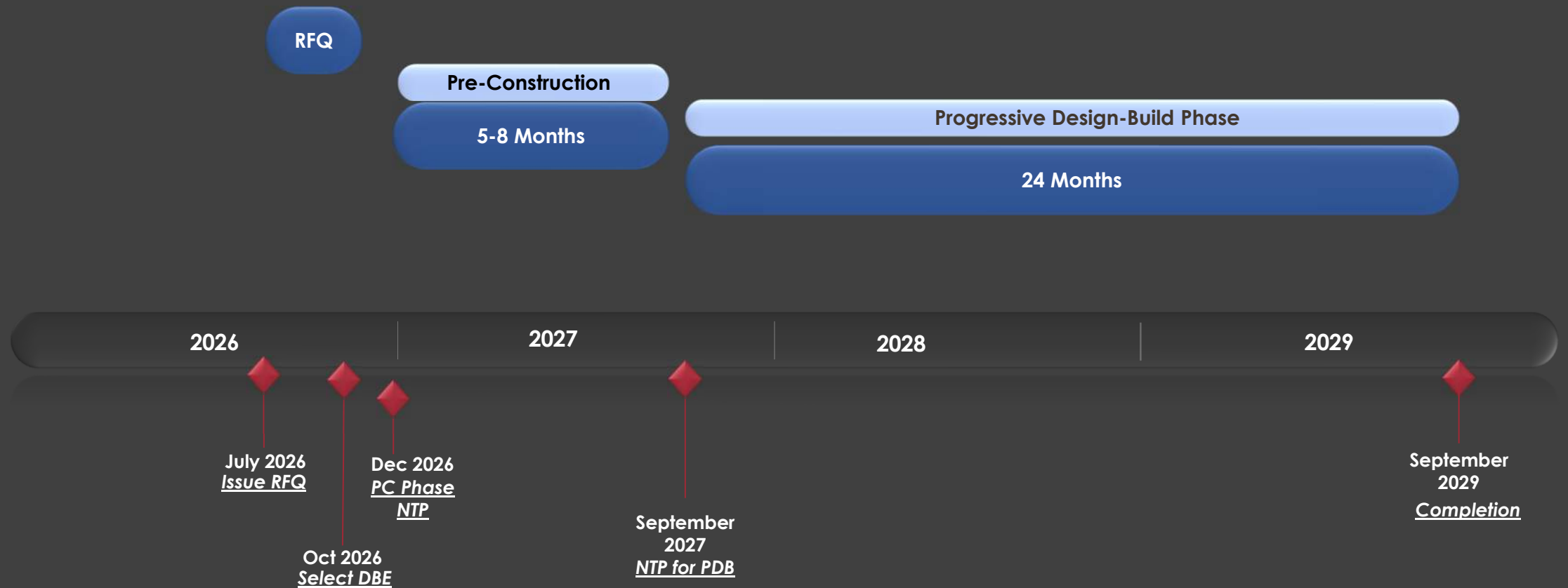
Nick Rossi

Project Director III

Funding Status

- Preconstruction Phase was authorized in the FY 26-27 Budget
- Progressive Design-Build Phase funding is planned for FY 27-28 (July 1, 2027)

Project Schedule



Schedule – D-B Entity : RFQ Process

RFQ Process	
Publish date	7/29/2026
Submit RFQ Package	9/2/2026
Interview	10/22/2026
Execute Agreement	November 2026
NTP – Pre-Con Phase & GMP Development	December 2026

Pre-Construction Phase

Pre-Construction Phase	
Pre-Con/GMP Development	December 2026- Spring/Summer 2027

Progressive Design Build Phase

Progressive Design Build Phase	
Design-Build Phase	September 2027-September 2029

How will we execute the project?

> ***Progressive Design-Build Delivery***

- *Qualifications Based Selection*
- *3 Shortlisted Firms*
- *RFQ Response and Interview Only*

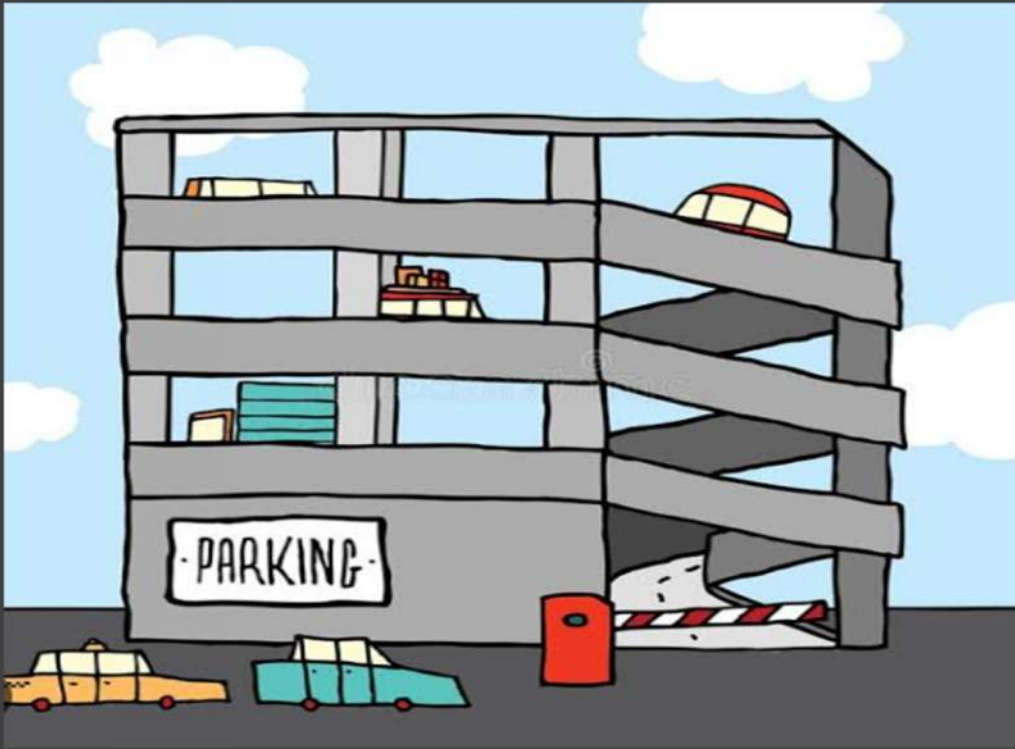
Progressive Design-Build Delivery

Preconstruction Phase

- ② Develop Scope, Schedule & Budget (GMP) for the project
- ② Validate construction schedule and completion prior to September 2029
- ② Collaborate with the State on design development
- ② Thoroughly investigate the project site and existing conditions

Progressive Design-Build Delivery

Design Build Phase



- 24 Months
 - > September 2029 Completion
- Complete Design
- Complete Permitting
- Construction

RFQ Requirements

Nick Rossi

Project Director III

RFQ - I. General Procurement/Delivery Process and Requirements

- Proposal Manager
 - Attachment A – Identification of Design Build Entity Proposal Manager
- Conflict of Interest
 - Attachment B – Potential Conflict of Interest Disclosure (Within the past two (2) years)
- Attachments A/B Due Wednesday, August 12, 2026 @ 4:00 PM
 - Submit to Nick Rossi

Attachment A: Proposal Manager

O Street State Parking Garage
Request for Qualifications for Design-Build Entities



**ATTACHMENT A. IDENTIFICATION OF DESIGN-BUILD ENTITY
PROPOSAL MANAGER**

Name of Design-Build Entity:

Proposal Manager:

Title:

Firm/Company:

Address:

Phone:

E-mail Address:

Name of Design-Build Entity Partner:

Email a copy of this form to:

Department of General Services
Attention: Mr. Nicholas Rossi, Project Director III
Email: nicholas.rossi@dgs.ca.gov

Attachment B: Conflict of Interest

O Street State Parking Garage

Request for Qualifications for Design-Build Entities



ATTACHMENT B. POTENTIAL CONFLICT OF INTEREST DISCLOSURE

Each member of the Design-Build Primary Team must complete a separate disclosure

Design-Build Primary Team Member:

- ☐ Design-Build Entity (required)
- ☐ General Contractor (required if not the Design-Build Entity)
- ☐ Architect of Record (required)
- ☐ Design Architect (required if not the Architect of Record)

Firm/Company:

Address:

Phone:

Does the Design-Build Primary Team member currently have a contractual relationship with any entities listed in the State Consultants Table, or has the Design-Build Primary Team member had a contractual relationship with any entities listed in the State Consultants Table within the past two (2) years?

☐ Yes ☐ No

If yes, provide the following details for each occurrence (add additional sheets as necessary):

Name and Location of Project:

Services Provided Under Contract:

RFQ - II. Project Information

- Labor Compliance
 - Department of Industrial Relations registration is required
- Project Labor Agreement
 - This project is subject to a Project Labor Agreement (PLA)
- Disabled Veteran Business Enterprise (DVBE)
 - 3% Mandatory of the GMP
- Small Business (SB) Participation
 - 25% Goal of the GMP

RFQ - III. Statement of Qualifications

Instructions

● General

- Part A – Questionnaire (Pass/Fail & 150 Points)
- Part B – Experience (850 Points)
- Part C – Interview (1,000 Points)
- Part D – Selection

● Part A – Questionnaire (150 Points)

- | | |
|-------------------------|---|
| ➤ Declaration | ➤ Insurance |
| ➤ Design-Build Team | ➤ Termination/Failure to Complete;
Violations; Claims, Arbitration and
Litigation (50 points) |
| ➤ Licensure | |
| ➤ Financial Information | ➤ Safety Record (100 Points) |

RFQ - III. Statement of Qualifications

Instructions

◎ Part B – Experience (850 Points)

- Section 1: Design Build Team (100 Points)
 - Narrative and Organizational Chart (3-Page Limit)
 - Working Relationship Matrix
 - Firm Profiles
- Section 2: Personnel Resumes (200 Points)
 - 2-page limit for each (Form is part of page limit)
 - Key Design –Build Entity Management Personnel
 - Key Design Team Personnel
 - Key Construction Team Personnel
 - Special Knowledge

RFQ - III. Statement of Qualifications

Instructions

- ◎ Part B – Experience (850 Points) *continued*
 - Section 3: Project Profiles (200 Points)
 - 3-page limit for each profile
 - D-B Entity up to eight (8) projects in last fifteen (15) years
 - Design Experience (4 projects)
 - Construction Experience (4 projects)
 - Two (2) Projects in excess of \$30M
 - One (1) in California
 - Two (2) Projects must be Design-Build
 - One (1) in California

RFQ - III. Statement of Qualifications

Instructions

- ◎ Part B – Experience (850 Points) *continued*
 - Section 4: Project Reference (50 Points)
 - All references will be called
 - Section 5: Project Approach (300 Points)
 - Narrative of how the Design-Build Entity intends to manage the design and construction of the Project

Part B – Section 5 – Project Approach

Section 5: Project Approach

The information requested in this section is intended to provide the SOQ Evaluation Team with a clear understanding of how the DBE intends to manage the design and construction of a new parking structure, and why their specific approach is best suited to achieve success. Provide the DBE's philosophy and methodology for delivering a Design-Build parking structure projects in California, including approaches to structural efficiency, circulation, safety, durability, sustainability, and long-term operational performance. This section is limited to ten (10) pages.

The DBE shall also demonstrate its understanding of Design-Build delivery by identifying features that are critical to parking structure projects, such as efficient vehicle and pedestrian circulation, site utilization, energy efficiency, sustainability, lighting, security, signage/wayfinding, and integration of modern parking technologies—and describe how these features will be addressed to ensure a successful project.

Items of Focus

- Design Approach
- Preconstruction Approach/GMP Development
- Quality
- Programming
- CEQA
- Experience with AHJ's
- Durability/Maintainability/Sustainability
- Big Room – LEAN Principals
- Schedule Management

RFQ - III. Statement of Qualifications

Instructions

- ◎ Part B – Experience (850 Points) *continued*
 - Section 6: List of Designated Subcontractors (Not Scored)
 - List of Designated Subcontractor Trades
 - Section 7: Preconstruction Cost (Pass/Fail)

RFQ - III. Statement of Qualifications

Instructions

- Part C – Interview (1000 Points)
 - Anticipate that 3 Highest SOQ's will be interviewed

Interview Slots	Dates/Time
Interview A	October 22 or 23, 2026
Interview B	October 22 or 23, 2026
Interview C	October 22 or 23, 2026
●	

RFQ - III. Submittal Requirements

- ◎ Part F – Statement of Qualifications (SOQ) Submittal Requirements
 - Submittal requirements start of page 27 of the issued RFQ
 - Three (3) hard copies
 - One (1) electronic file of flash drive media
 - Preconstruction Cost Proposal Form in separate sealed envelope

RFQ Submission Delivery

● See page 11 of RFQ.

R. SUBMITTAL INFORMATION:

MAILED SUBMITTALS:

Department of General Services
Office of Business and Acquisition Services
Attn: Hector Cavazos, Acquisition Analyst
707 3rd Street, MS 508
West Sacramento, CA 95605

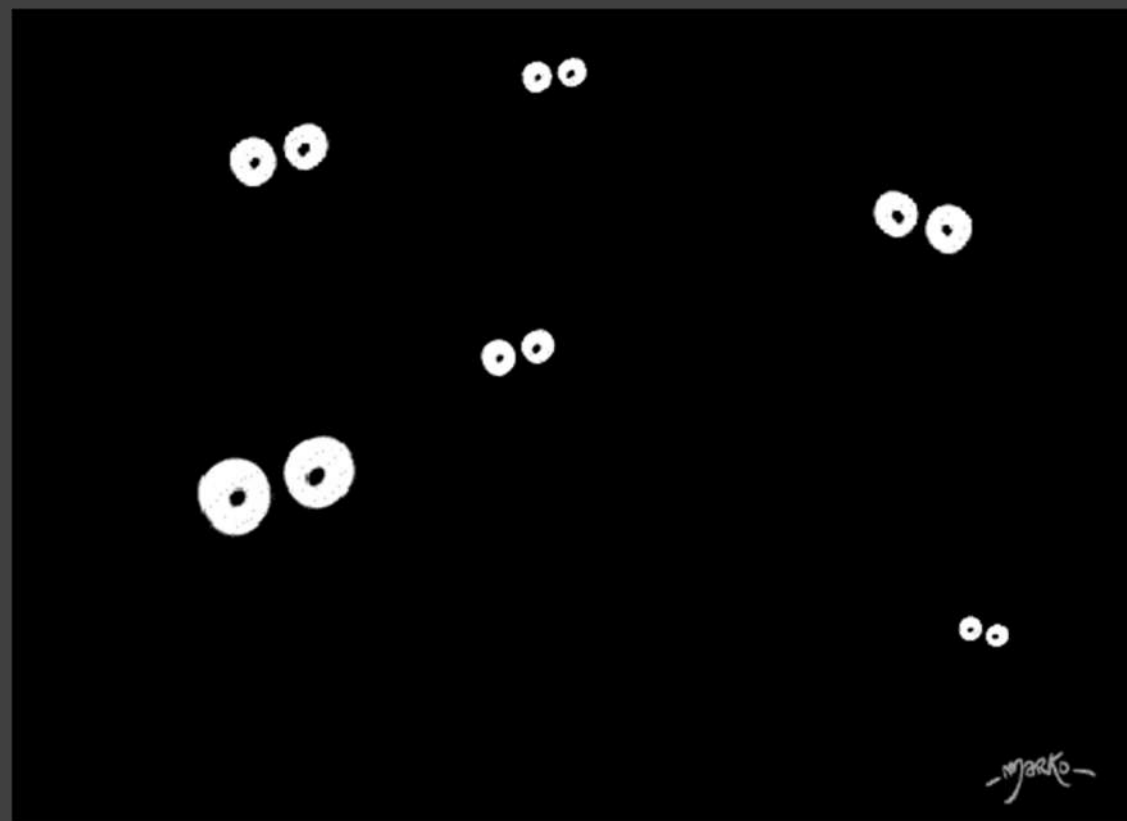
HAND DELIVERED SUBMITTALS:

Hand delivered SOQs will be received only by appointment before 2:00PM, on September 2, 2026, starting at 12:00PM. If hand delivering the SOQ, please coordinate the delivery date and time with the Acquisition Analyst, Hector Cavazos, at hector.cavazos@dgs.ca.gov.

Communication

⦿ “Going Dark!”

- August 13, 2026— Last day for questions
- August 19, 2026 – Answers to written questions



Information

- ◎ Department of General Services Website
 - > <https://www.dgs.ca.gov/dgs/Home.aspx>
- ◎ Cal eProcure Website
 - > <https://caleprocure.ca.gov/event/7760/0000039919>

QUESTIONS?

**Remember
to Sign-in!**



Contacts

Nick Rossi

Project Director III

D 916-261-0186

nicholas.rossi@dgs.ca.gov

(don't forget to sign in!)

