

**REQUEST FOR QUALIFICATIONS
FOR
COLLABORATIVE DESIGN-BUILD SERVICES**

**Bid Solicitation # LS26001
ASI Wellness Initiative, Project No: FL-2673**

**California State University, Fullerton
2600 Nutwood Avenue, Suite 300, Fullerton, CA 92831**

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, Fullerton, hereinafter called University, is requesting Statements of Qualifications (SOQ) from interested and qualified Design-Builders (Respondents) to provide design, preconstruction and design-build construction services for the project referenced above (Project).

The delivery method for this Project is a modified form of the Trustees' Design-Build process, called Collaborative Design-Build. This is a two-phased project delivery process: Phase 1-Design and Preconstruction Services to define the Project, hereinafter referred to as Phase 1, and Phase 2-Design-Build Construction Services to complete the design and construct the Project, hereinafter referred to as Phase 2. There will be separate agreements for each phase. This modified process selects the Design-Builder on qualifications and proposed fees (a design competition is not utilized).

During Phase 1 the University will issue a design and preconstruction services agreement, under which the Design-Builder will: complete the programming; develop the schematic design; commit to a guaranteed maximum price (GMP) and schedule; start Design Development; confirm other criteria are appropriate; and obtain CSU Board of Trustees (BOT) approval. Upon receipt of both the BOT approval of the schematic design and the University's authorization to proceed, Design-Builder shall: continue with the design development; publish a set of the Design-Build Construction Documents; and establish and submit a GMP to the Trustees.

During Phase 2 the University will issue a GMP collaborative design-build agreement incorporating: the Design-Build Contract Documents; updated criteria; direct construction cost budget; GMP; contingency; remaining design fees; site management fees; payment and performance bond premiums; overhead and profit; and schedule as agreed upon in Phase 1.

The Trustees are not obligated to proceed with Phase 2 with the selected Design-Builder. The Design-Builder is not obligated to proceed with Phase 2 if it so determines that the budget is not adequate, or for other business reasons. Phase 1 work products and electronic files of the Design-Builder are the property of the Trustees. In the event the Trustees and Design-Builder do not continue into Phase 2, these documents will be used by the University in any manner, including use as bridging documents for subsequent contracts.

2 - PROJECT DESCRIPTION

The Project approximately consists of the renovation and expansion of the existing Titan Student Union and Student Recreation Center to support the Associated Students Inc. (ASI) student wellness initiative and address evolving student needs. The existing Titan Student Union was originally constructed in 1976 and subsequently renovated and expanded in 1992 and 2016. The building currently comprises approximately 166,841 gross square feet. The project will renovate approximately 48,000 square feet of the existing facility and add an approximately 18,900 square foot, two-story addition on the south side of the building. Approximately 13,400 square feet of the new addition will be dedicated to Basic Needs programs and services.

The Student Recreation Center was constructed in 2008 and currently comprises 98,000 gross square feet. The project will renovate approximately 92,000 square feet of the existing facility and provide approximately 25,000 square feet of new construction. The proposed expansion includes a three-story addition on the south side of the building and a two-story addition on the west side to accommodate a new Wellness Center and expanded fitness areas. Approximately 3,100 square feet of the expansion is identified as deck space.

Together, the renovated and expanded facilities will provide a comprehensive range of student-focused programs and amenities, including campus dining and kitchen facilities; meeting spaces; offices; lounge and collaboration spaces; games and recreation spaces; Basic Needs services, including a food pantry, hygiene product dispensary, and

Tuffy's Career Closet; fitness facilities; and a Wellness Center. The project will also include shared amenity areas, building support spaces, and other maintenance- and service-oriented spaces.

In addition to the building improvements, the project includes approximately 44,000 square feet of site improvements, including enhancements to the intramural field and associated sitework.

The Direct Construction Cost Budget is approximately \$ **215,960,000.00**

- The contract duration for the Phase 2 agreement is approximately **915** calendar days. The budget and duration will be established in the RFP.
- The contract specifies that liquidated damages are \$**5,000.00** 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.

3 - SCOPE OF DESIGN-BUILDER'S WORK

The Trustees will specify the work to be performed by the Design-Builder in the Phase 1 agreement and the subsequent Phase 2 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 <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/Pages/cpdc-resource-library.aspx?&FilterField1=GeneralConditions&FilterValue1=Collaborative-Design-Build>. By submitting an SOQ, the Respondent represents that it is qualified and capable to provide the requirements of these agreements.

The following is a brief overview of the services the Design-Builder will be required to perform, if awarded both the Phase 1 and the Phase 2 agreements:

1. Provide cost estimates per CSU schematic design level requirements, review and confirm the initial budget and provide continuous cost management to assure the schematic and final design remains within the budgeted cost estimate.
2. Fully program the Project.
3. Schedule the Project, as appropriate, to conform to Project scope and Trustees' parameters.
4. Confirm all other Project criteria are appropriate and fully detailed.
5. Develop the schematic design deliverables per the CSU requirements and assist with presentation to the CPDC committee and the Board of Trustees.
6. Commit to a GMP at the end of schematic design, or during Design Development, as agreed by the Trustees.
7. Provide Phase 1 services per CSU guidelines and as necessary to bid and construct the Project.
8. Procure all agency review, peer review and local agency approvals as required.
9. Provide construction planning, phasing, and scheduling during Phase 1 through Phase 2.
10. 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.
11. Provide preconstruction and construction quality assurance.
12. Incorporate Design-Assist and Design-Build trade contractors as appropriate and as proposed.
13. Publicly advertise and prequalify trade contractors to comply with Trustees' standards.
14. Comply with requirements to subcontract a minimum of three percent (3%) of the Project to DVBE subcontractors.
15. Develop Trade Contractor Bid Packages and receive bids in the most logical, competitive, and seamless manner.
16. Pay prevailing wages and comply with prevailing wage laws.
17. 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 highest scoring four firms above the minimum qualifying score (50% of total maximum points) with all required qualifications will continue in the selection process. Unsuccessful firms will be notified.

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 Draft Request for Proposals (RFP) to the short-listed finalists, and hold pre-proposal meetings, after which the Trustees will issue the Final RFP. The Trustees' selection committee will score the proposals from the finalists, conduct interviews, and perform reference checks. The Trustees will award a Phase 1, Design and Preconstruction Services agreement for schematic design 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 one day prior to the SOQ due date, or their SOQ submission will not be considered. 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 budgeted Phase 2, Design-Build Construction Services agreement amount for this Project. For information regarding prequalification, go to: <https://www.calstate.edu/csu-system/doing-business-with-the-csu/capital-planning-design-construction/operations-center/Pages/contractor-prequalification.aspx>, 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 Proposer 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 award neither the Phase 1, Design and Preconstruction Services agreement, nor the Phase 2, Design-Build Construction Services 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 Phase 1 agreement prior to completion and seek to complete the Project by other means or abandon the Project. There is no guarantee the Trustees will award the Phase 2 agreement.

5 - TENTATIVE SELECTION PROCESS SCHEDULE

Schedule Activities	Schedule
RFQ Advertised	08/31/2026
RFQ Conference (Non-Mandatory) see Section 10	09/15/2026 @ 10:00 a.m.
Last day to submit application for prequalification on PlanetBids	10/06/2026
Last day to submit RFQ questions	10/06/2026
Last day to submit Affidavit of Joint Venture form	10/13/2026
RFQ Addenda issued (if required)	10/13/2026
Statement of Qualifications due	10/20/2026 @ 3:00 p.m.
Proposer Shortlist published by e-mail	10/29/2026
RFP distributed to shortlist	10/30/2026
Pre-Proposal Meetings	11/10/2026
Last day to submit RFP questions	11/17/2026
Proposals due date and time	12/01/2026 @ 3:00 p.m.
Proposing firms interviewed (Week of)	12/07/2026
Successful Proposer announced	12/15/2026
Phase1 (design and preconstruction services) agreement executed	01/12/2027
Schematic design BOT submittal due	May 2027
Phase 2 (design build) agreement executed	February 2028
Phase 2 start date (NTP)	March 2028

Notice of Completion	<i>August 2030</i>
Design-Build contract duration	<i>Approx. 915 Calendar Days</i>

The above schedule is a proposed schedule that is subject to change. The Phase 1 and Phase 2 agreements, if awarded, will identify the schedule commitments. Any changes to the schedule for the RFQ/RFP process will be issued to all Respondents/Proposers via addenda.

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 three (3) copies of the SOQ in "8 ½ x 11" format and one digital file in PDF format. Deliver the SOQ in a sealed package marked on the outside "SOQ for" and add the Project Name, Project No., and Campus.
6. Deliver the SOQ to the Managing Office for the Selection Process prior to the date and time indicated in the Selection Process Schedule.

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>Loren Skoug, Procurement Professional III</i>
Campus, Dept.	<i>California State University, Fullerton Attn: Contracts and Procurement Office</i>
Address (mailing):	<i>2600 Nutwood Avenue, Suite 300, Fullerton, CA 92831</i>
Telephone:	<i>(657) 278 - 5735</i>
E-Mail:	<i>lskoug@fullerton.edu</i>

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 as 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 schematic design and design-build contracts if selected, and all information in the SOQ is accurate under penalty of perjury.

Describe any lawsuits to which you have been a party with any of your Project owners in the last 5 years. Describe if you were the plaintiff or defendant, a brief summary of each case, and the outcome. If there have been none, make that statement. | 0 points |
| 2. Organization Information, provide this information separately for the General Contractor and the Architect: | 0 points |

- 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.
3. Copy of Respondent's CSU prequalification letter. 0 points
 4. Copies of Respondent's California Contractor's License and DIR public works registration number. 0 points
 5. Project Specific Requirements: 50 points
Experience in new construction or renovation of University Student Union and Student Recreation Center facilities including an emphasis on overall student wellness in higher education.

Describe any project specific experience your team members have had with these special design and construction skills or requirements.
 6. Respondent's general design-build experience for projects that the firms (GC and AE) have worked on together: 80 points
 - Describe projects that are similar in size and complexity and show how these projects are relevant to the proposed project.
 - Provide a matrix indicating all proposed team members and their joint project experience, if any. Give titles, names and positions.
 - Provide project owner references for the responding architect and contractor team and include contact information for each project owner reference (provide project owner names and owner point-of-contact names and respective e-mail addresses and telephone numbers).
 7. General Contractor's University Student Union and Student Recreation Center Experience: 70 points
 - List and describe the project experience of the general contracting firm on renovation and expansion of university student union and student recreation center including location, size, cost and year of completion.
 - Describe how this experience is relevant and similar in size and complexity to the proposed project.
 - The emphasis should be on demonstration of design-build experience.
 - Provide owner and/or architect references and contact information for these projects.
 8. Architect's University Student Union and Student Recreation Center Experience: 80 points
 - List and describe the project experience of the design firm on similar renovation and expansion of university student union and student recreation center projects including location, size, cost and year of completion.
 - Describe how this experience is relevant and similar in size and complexity to the proposed project.
 - The emphasis should be on demonstration of design-build experience.
 - Provide owner and/or contractor references and contact information for these projects.
 9. Respondent's experience utilizing DVBE subcontractors. 30 points
 10. 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. 50 points
 11. Respondent's unique qualifications to perform on this Project. 40 points
 12. Respondent's experience within 60 miles of the Project for both the contractor and architect. 10 points

13. 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. 40 points

TOTAL Maximum Points 450 points
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9 - QUESTIONS

Respondents must submit all questions regarding this RFQ in writing by e-mail or mail to the Managing Office for the Selection Process and received 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 sent by the Trustees to all registered Respondents. Respondents may request clarifications verbally; however, the Trustees will not consider verbal responses binding.

10 - RFQ CONFERENCE

The Trustees will hold a non-mandatory conference via Zoom on September 15, 2026, at 10:00 a.m. to discuss this RFQ and the delivery process. The meeting details are as follows:

RFQ Conference Time: September 15, 2026, at 10:00 a.m.

RFQ Conference Location: Zoom Meeting (details below)

Link to Zoom Meeting: <https://fullerton.zoom.us/j/81642813977?from=addon>

Meeting ID: 816 4281 3977

One tap mobile

+16699006833,,81642813977# US (San Jose)

+16694449171,,81642813977# US

Join by SIP

• 81642813977@zoomcrc.com

Join instructions

<https://fullerton.zoom.us/join/81642813977/invitations?signature=mlnuIF7d8SCDGjhKyd6xbQQO3V4DcirLmvclxUY4iFWU>

-End of Request for Qualifications-