

**NOTICE TO CONTRACTORS  
REQUEST FOR QUALIFICATIONS  
FOR COLLABORATIVE DESIGN-BUILD SERVICES  
West Campus Green Affordable Housing & Student Health Center Project,  
Project Number #E01040  
San Francisco State University  
1600 Holloway Ave.  
San Francisco, CA 94132**

The Trustees of The California State University are requesting Statements of Qualifications (SOQ) from interested and qualified design-builders (Respondents) to provide design, preconstruction, and design-build construction services for the above-named Project. The Trustees 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 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' 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 Proposer will be based on qualifications and proposed fees (a design competition is not utilized). Collaborative Design-Build is a two-phased delivery process: Design Phase and Design-Build Phase, and the Trustees will issue a separate contract for each phase.

The Project consists of:

1) Base Scope: The first program is a new residence hall that provides up to 750 beds of affordable housing for incoming first-year students. The bedrooms should be developed using a "pod" concept approach. The pod concept provides space to socialize, sleep, study and dine within the scope of intimate community grouping. Depending upon the cost, two (2) three bed pods may share a shower and a water closet. If this proves to be too costly, one or more common bathrooms will be provided on each floor as required. Initial studies conducted by the University indicate that this program can be accommodated within a (4) story, 128,000 GSF building.

In addition to the bedrooms, the residential portion of the project will include associated activity and study space, office space for the residence hall administration, meeting rooms, recreational areas, and faculty-in-residence apartments. It is also assumed that a dining hall will be constructed on the ground floor of the building. The project will be designed to include gender equity and shall be accessible by residents with a range of abilities.

2) Alternate #1: The second stakeholder is the Student Health Center (SHC) and will be studied as an alternate during schematic design. This department is currently located in an antiquated building near the center of campus, next to the Psychology Building. The SHC serves more students and provides more services than the current space can accommodate, so this project seeks to provide approximately 35,000 GSF for a new facility on the second floor of the new building. The SHC shall have its own dedicated entrance at ground level. It will include an elevator that is separate from those that serve the residence hall. The program shall support a wide range of services, including a triage clinic, health and wellness promotion, examination and treatment rooms, mental health support, and the associated spaces for administrative and medical staff.

3) The height of the building should be limited as required to avoid being classified as a high-rise structure by the California Building Code. Early massing studies conducted by the University indicate the anticipated Base Program and Alternate #1 program can be accommodated within a 5-story structure. The study assumed that first two floors could be approximately 35,000 GSF, while the top three floors could be approximately 31,000 GSF. The new building will be all electric, other innovations such as pre-fabrication and alternative materials may also be considered.

SOQ Submittal Due Date and Time: 2:00 PM PST January 21, 2022

Estimated Design and Construction Cost: \$ \$109,000,000 (base and alternate #1)

Contractor License Requirement: B

RFQ Respondents Conference and Site Inspection to be held on:

1 pm PST, January 10, 2022

The RFQ Conference will be held virtually via Zoom. Prime proposers (General Contractors and Architects of Record ONLY) interested in attending shall RSVP no later than January 5, 2022 at [hancocks@sfsu.edu](mailto:hancocks@sfsu.edu). Interested participants who contact SF State prior to the deadline will receive a Zoom invitation to the RFQ Conference within 48 hours of the conference time.

CSU Point of Contact for Information: Nicholas Holmes, (415) 319-1486 [nholms@sfsu.edu](mailto:nholms@sfsu.edu) .

To search for and view this project advertisement, Respondents shall register and log in on the "California State Contracts Register" (CSCR) at <https://caleprocure.ca.gov/pages/Events-BS3/event-search.aspx>. If Respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance.

RFQ documents will be available on or after December 13, 2021 on the "PlanetBids Public Solicitation Portal" website, <http://psp.planetbids.com/g/81563/>. Respondents shall first register as a vendor and then log in to the PlanetBids Public Solicitation Portal to search for this project and download the RFQ documents. If Respondent experiences problems viewing this website, contact the CSU point of contact named above for assistance.

Respondents must be prequalified with the Trustees. 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](mailto:cocm.prequal@calstate.edu).

The Trustees shall give a small business a bid advantage of five percent up to a maximum of \$50,000 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 Collaborative Design-Build Major Projects, Article 32.10, 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 Collaborative Design-Build Major Projects, Article 32.12-g, DVBE Incentive.

In accordance with Government Code section 14838(f), and Military and Veterans Code sections 999.5(a) and 999.5(d), the Trustees are granting a bid incentive for bid evaluation purposes only to Proposers that exceed the three percent DVBE participation requirement. The level of DVBE incentive will correlate to the level of participation; that is the more DVBE participation proposed, the higher the incentive.

DVBE Participation	Incentive
3.00% to 3.99%	None
4.00% to 4.99%	1%
5.00% to 5.99%	2%
6% or more	3%

The Trustees calculate the DVBE bid incentive as a percentage of the highest technical proposal score. If the lowest responsive, responsible proposer is a California certified small business, for bid evaluation purposes only, the only proposers eligible for the DVBE bid incentive will be California certified small businesses.

When it nears time to bid trades, the selected design-builder shall contact the Trustees' DVBE Coordinator Steven Chang (415) 338-2547, [stevenchang@sfsu.edu](mailto:stevenchang@sfsu.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 be enrolled into the OCIP, if so specified in the Supplementary General Conditions. Respondents may review OCIP documents online at [www.calstate.edu/ConstructionInsurancePrograms](http://www.calstate.edu/ConstructionInsurancePrograms).

This Project is a public works project and is subject to prevailing wage rate laws (Contract General Conditions, Article 36.02). All Respondents/Proposers and all tiers of subcontractors who will work on this Project shall register to bid

and work on public works projects with the Dept. of Industrial Relations (DIR), 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-

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

**Bid Solicitation # E01040  
West Campus Green Affordable Housing & Student Health Center Project  
San Francisco State University  
1600 Holloway Avenue, CY 202  
San Francisco, CA 94132**

## **1 - INTRODUCTION**

The State of California, acting through the Board of Trustees of The California State University, hereinafter called Trustees, on behalf of San Francisco State University, 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 West Campus Green site is approximately 2.5 acres located along Font Boulevard. There are no permanent structures on the site, students currently use it for outdoor recreation. Located near The Villages residential complex, the Mashouf Wellness Center, the Student Services Building, and the City Eats dining center, the site is ideal for first-year students. It is level and provides a natural location for a midrise residence hall that will increase the intensity of use on the site. Given the size of the parcel, this project can be completed without creating a building footprint that covers the entire site. The new building should be located on the west end, leaving as much of the east side available for future development as possible. Until plans are ready for a project in the future, the project should provide a simple, attractive, and cost-effective landscape design for any open space left undeveloped by this project.

There are two distinct stakeholders and programs for this project:

Base Scope: The first program is a new residence hall that provides up to 750 beds of affordable housing for incoming first-year students. The bedrooms should be developed using a "pod" concept approach. The pod concept provides

space to socialize, sleep, study and dine within the scope of intimate community grouping. Depending upon the cost, two (2) three bed pods may share a shower and a water closet. If this proves to be too costly, one or more common bathrooms will be provided on each floor as required. Initial studies conducted by the University indicate that this program can be accommodated within a (4) story, 128,000 GSF building.

In addition to the bedrooms, the residential portion of the project will include associated activity and study space, office space for the residence hall administration, meeting rooms, recreational areas, and faculty-in-residence apartments. It is also assumed that a dining hall will be constructed on the ground floor of the building. The project will be designed to include gender equity and shall be accessible by residents with a range of abilities.

Alternate #1: The second stakeholder is the Student Health Center (SHC) and will be studied as an alternate during schematic design. This department is currently located in an antiquated building near the center of campus, next to the Psychology Building. The SHC serves more students and provides more services than the current space can accommodate, so this project seeks to provide approximately 35,000 GSF for a new facility on the second floor of the new building. The SHC shall have its own dedicated entrance at ground level. It will include an elevator that is separate from those that serve the residence hall. The program shall support a wide range of services, including a triage clinic, health and wellness promotion, examination and treatment rooms, mental health support, and the associated spaces for administrative and medical staff.

The height of the building should be limited as required to avoid being classified as a high-rise structure by the California Building Code. Early massing studies conducted by the University indicate the anticipated Base Program and Alternate #1 program can be accommodated within a 5-story structure. The study assumed that first two floors could be approximately 35,000 GSF, while the top three floors could be approximately 31,000 GSF. The new building will be all electric, other innovations such as pre-fabrication and alternative materials may also be considered.

The Direct Construction Cost Budget for the Base Scope and Alternate #1 is approximately \$ 109,000,000.00.

- This project may be funded in whole or in part by the California Affordable Student Housing (CASH) program. To meet the CASH program requirements, construction must start as close to December 2022 as possible. Therefore it is expected that the permitting and construction strategy shall be phased. The contract duration for the Phase 2 agreement is approximately 690 calendar days. The budget and duration will be established in the RFP.
- The contract specifies that liquidated damages are \$1,000 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](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 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/project-center/Self-Support/construction/Pages/Collaborative-Design-Build/A.aspx>

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 apply 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: [http://www.calstate.edu/cpdc/cm/contractor\\_prequal\\_bidders.shtml](http://www.calstate.edu/cpdc/cm/contractor_prequal_bidders.shtml), and click on the link for PlanetBids. Direct any prequalification questions to the Trustees' Prequalification Administrator at [cocm.prequal@calstate.edu](mailto: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	<i>December 13, 2021</i>
RFQ Conference (Non-Mandatory) see section 10	<i>January 10, 2022</i>
Last day to submit application for prequalification on PlanetBids	<i>January 5, 2021</i>
Last day to submit RFQ questions	<i>January 12, 2021</i>
Last day to submit Affidavit of Joint Venture form	<i>January 12, 2022</i>
RFQ Addenda issued (if required)	<i>January 17, 2021</i>
Statement of Qualifications due	<i>2 pm, January 21, 2022</i>
Proposer Shortlist published by e-mail	<i>February 4, 2022</i>
RFP distributed to shortlist	<i>February 7, 2022</i>
Pre-Proposal Meetings	<i>Week of February 21, 2022</i>
Last day to submit RFP questions	<i>February 28, 2022</i>
Proposals due date and time	<i>2 pm, March 8, 2022</i>
Proposing firms interviewed (Week of)	<i>Week of March 21, 2022</i>
Successful Proposer announced	<i>March 28, 2022</i>
Phase1 (design and preconstruction services) agreement executed	<i>April 18, 2022</i>
Schematic design for entire project BOT submittal due	<i>July 12, 2022</i>
Design Development for first construction scope due (Sitework, Underground Utilities)	<i>August 29, 2022</i>
Construction Documents for first construction scope due (Sitework, Underground Utilities)	<i>October 10, 2022</i>
Phase 2 agreement for first construction scope executed	<i>January 8, 2023</i>
Phase 2 start date (NTP) for first construction scope issued	<i>January 22, 2023</i>
DD, CD, Permits for work not included in the first construction scope	<i>To be determined</i>
Phase 2 agreement and NTP for work not included in first construction scope	<i>To be determined</i>
Notice of Completion	<i>July 1, 2024</i>
Design-Build contract duration	<i>803 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 2 copies of the SOQ in "8 ½ x 11", easily recycled, 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>Nicholas Holmes, Associate Planner / Project Manager</i>
Campus, Dept.	<i>Capital Planning, Design &amp; Construction</i>
Address (mailing):	<i>1600 Holloway Avenue, Corporate Yard 202 San Francisco, CA 94132</i>
Telephone:	<i>1 (415) 319-1486</i>
E-Mail:	<a href="mailto:nholms@sfsu.edu"><i>nholms@sfsu.edu</i></a>

## 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 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 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: <ul style="list-style-type: none"> <li>Identify Respondent's full legal name, type of business entity, physical and mailing address, phone, fax, e-mail, and website.</li> <li>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.</li> </ul>	0 points
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 <ul style="list-style-type: none"> <li><b>Understanding Multiple Stakeholders:</b> Though related by the commitment to supporting student success in areas outside the classroom, the two stakeholders for this project have separate and distinct missions. The Proposing team shall include examples of projects with similar requirements that they have successfully completed, either together or individually.</li> </ul>	50 points



- **Managing Disruption:** The project site is located near several existing residential and academic buildings on the SF State campus. It also sits next to a public roadway that both the MTA and the Park Merced residents rely upon. Proposing teams (either together or individually) shall provide examples of successful projects that were constructed on sites in very close proximity to occupied structures and other property owners.
- **Phasing:** In order to meet the requirements of the CASH program, the design and construction of the project must be completed in phases. Proposing teams shall provide examples of successfully delivering project with complex phasing requirements.
- **Permits:** This project may be subject to the review and approval of many regulatory bodies, including by not necessarily limited to:
  - CSU Office of Fire Safety
  - CSU Mechanical Review Board
  - CSU Seismic Review Board
  - Third party structural peer reviewer
  - Office of the State Fire Marshal
  - Division of the State Architect

Proposing teams shall provide examples of strategies they have developed to successfully navigate through this process effectively and without delays to the schedule.

- **Utilities:** Coordination problems between the project team and non-SF State controlled utilities (San Francisco Public Utilities Commission, PG&E, Communications Services, etc.) are often a cause for major delays and unexpected additional costs. The project team shall provide details about how lessons learned from working with utility providers on other projects can be applied to this job.
- **Logistics:** During construction the new building site will be bound on two sides by existing buildings that will remain occupied while the work is underway. The third side is a public street that does not belong to the University. Proposing teams shall provide examples of successfully completed projects that also faced similar constraints.
- **Diversity:** SF State is committed to building mutually beneficial relationships with vendors that reflect the diversity of our campus and regional community. Proposers shall clearly demonstrate how their team represents a similar commitment to welcoming all segments of Bay Area community into their workplace.
- **Value:** this project is part of a comprehensive strategy by the CSU and SF State to reduce financial barriers that often prevent qualified students from remaining enrolled long enough to successfully complete their degree program. The CSU spends over \$140M annually just on purchasing energy. The cost to maintain and repair the CSU building stock is another huge expense that ultimately gets passed on to students. Reliable, well-built, and efficient buildings have the potential to help SF State avoid expensive and unnecessary operational costs, potentially for decades. Delivering high-value facilities that maximize the return on investment SF State receives is a critical part of the campus' strategy to make receiving a university education more affordable. Teams shall provide examples of previous projects that delivered high value returns to their owner through efficient operations and lower maintenance and repair costs.

- **Climate Neutrality:** Fifteen CSU campuses have signed a Carbon Neutrality pledge. The tension between maintaining CSU's world-class performance and increasing social mobility for our students (by remaining affordable and inclusive) results in needing to operate capital assets for much longer than the typical industry expected useful lifetimes (EULs). To meet its 2040 carbon emissions reductions goals, CSU must eliminate emissions from natural gas combustion. Teams shall provide examples of durable, long-lasting buildings with low operational and embodied carbon.
  - **Sustainability:** SF State is committed to building a resilient and sustainable campus, making efficient use of resources, producing little waste or harmful by-products, and providing healthy environments for students, faculty, and staff. At a minimum, the project shall achieve LEED Gold certification by the USGBC. Potential paths to LEED Platinum and/or enrollment with the International Living Future Institute should also be studied during the programming phase. Proposing teams shall provide examples of similar projects that demonstrate leadership in delivering sustainable projects that are innovative, sustainable, and beautiful.
  - **Design Intent:** This project is located next to a public street, near the southern boundary of the SF State campus. It will be visible from two of the newest buildings on campus (Mashouf Wellness Center, Marcus Hall), and withing a short walking distance of a new residence hall (Manzanita Square). All three projects have been recognized for their design excellence. Therefore, the siting and architecture of this building are critically important. The building must reflect and enhance SF State's educational and civic mission and proudly celebrate the diversity and dynamic energy of the SF State community. It must also reinforce the creation of a cohesive campus experience. Teams shall provide evidence of creating exceptional landscapes and buildings that respond to the context of an existing campus.
  - **Strategic Plan:** In 2021 SF State adopted a new strategic plan to guide the future growth and development of the University. It can be found online at this address: <https://president.sfsu.edu/strategic-plan>. Teams that make the short list for this project must demonstrate a comprehensive understanding of the plan and demonstrate their ability to craft a building that supports its principles.
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 Housing and Health Center Experience: 70 points
- List and describe the project experience of the general contracting firm with similar 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 architect references and contact information for these projects.
8. Architect's Housing and Health Center Experience: 80 points

- List and describe the project experience of the design firm on similar 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 #4 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

<b>TOTAL Maximum Points</b>	<b>450 points</b>
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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 to discuss this RFQ and the delivery process on the date(s) indicated in the enclosed schedule. Below are the details for these meetings.

- RFQ Conference Time: 1 pm, January 10, 2022
- RFQ Conference Location: The RFQ Conference will be held virtually via Zoom. Prime proposers (General Contractors and Architects of Record ONLY) interested in attending shall RSVP no later than January 5, 2022 at [hancocks@sfsu.edu](mailto:hancocks@sfsu.edu). Interested participants who contact SF State prior to the deadline will receive a Zoom invitation to the RFQ Conference within 48 hours of the conference time.

-End of Request for Qualifications-

# San Francisco State University

## Symbol key

- Bus Routes
- Shuttle Stops (5)
- ATM Locations (3)
- Parking Lots
- Metered Parking
- Emergency Phones
- On-campus Bike Route
- On-campus Bike Parking
- MUNI M Line Station
- Lactation Rooms (4)

## Location key

Administration (ADM)	H7	Maloney Field (hardball)	D-E2-3
Annex I & II (ANX)	C2-3	Manzanita Square	I7
August Coppola Theatre (in FA)	H5	Marcus Hall	H7
Bike Barn (in GYM)	F5	Mary Park Hall (MPH)	E-F1
Bookstore (in CSC)	G6	Mary Ward Hall (MWH)	F1-2
Burk Hall (BH)	G4-5	Mashouf Wellness Center (MWC)	G1
Business (BUS)	G-H7	McKenna Theatre (in CA)	H-14
Chavez Student Cent. (CSCC)	G5-6H5	Memorial Grove	G6
Child Care Center (A.S. ECEC)	E1F2	Museum (in HUM)	H3-4
Children's Campus	C2	Nasser Family Plaza (GYM)	F6
Conference Center (in Towers)	F3	OneStop Center (in SSB)	F4
Copy Center (in CCSC)	G6	Parking Garage (main)	E3-4
Corporation Yard (CYD)	C-D3-4	Parking & Transportation (in CYD)	D3
Cox Stadium	E5-6	Planetarium (in TH)	F7
Creative Arts (CA)	H4-5	Police (in CYD)	D3
Dining Center (aka City Eats)	F2	Recycling/Resource Center	G4
Ethnic Studies & Psychology (EP)	F5	Science (SC)	E8
Facilities & Cap. Planning (in CYD)	D3	Science Replacement Building (Future)	G8
Fine Arts (FA)	G-H4-5	Seven Hills Center	F2
Garden of Remembrance	G5	Shipping & Receiving (in CYD)	D4
Greenhouse 2	E7-8	Softball Field	D3
Gymnasium (GYM)	F5-6	Student Events Center (in ANX1)	C4
Health Center (SHS)	F4-5	Student Services (SSB)	F4
Hensill Hall (HH)	F7-8	Studio Theatre (in CA)	H5
Housing, Dining & Conf. Serv. (in TCSCQ)	F3	Sutro Library (in LIB)	H6
Housing Office (in MWH)	F1-2	Temporary Buildings	E7
HSS	G-H7-8	Tennis Courts	D2
Humanities (HUM)	G-H3-4	Thornton Hall (TH)	F7
Jack Adams Hall (in CCSC)	G5-6	The Towers at Cent. Sq. (TCSCQ)	F3
Knuth Hall (in CA)	H4-5	Towers Conference Center (TCCONF)	F2
Labor Archives (in LIB)	H6	University Park North (UPN)	
Library (LIB, JP Leonard & Sutro)	H6		
Little Theatre (in CA)	H5		

**PROJECT SITE**

## Access symbol key

- Accessible men's restroom
- Accessible women's restroom
- Accessible all-gender restroom (nonaccessible restrooms not shown)
- Floor numbers (only listed if limited)
- TTY phone (2)
- Videophone booth (1)
- Elevator(s) (floors shown if limited)
- Accessible entrance
- Accessible entrance with power door
- Accessible Parking (#'s indicate floors)

## Access path symbol key\*

- Accessible Route—This path generally conforms to accessibility standards.
- Areas that may be a travel hazard (where the slope exceeds the standard maximum ramp slope [8.3%], or the cross-slope is significant [exceeds 4%]).
- Ramp (5%–8.3%)—Complying ramp along the accessible route.

- Partially Accessible Route—This path generally conforms to accessibility standards, but there may be excessive cross-slope (over 2%) or other irregularities in a portion of the path, often along the path edge. There is usually a 48" wide complying path along these routes, though it may not be a straight or direct line.
- Lighter shade indicates path continues underneath overhang.

\*Note: The map and information on pathways is limited by the scale. The accessible route should be clear to a person at a location, while the dashed line is intended to indicate where keener observation may be necessary to locate the accessible route. Pathways are generally asphalt and subject to weathering, erosion, uplifting, and other changes that may create navigational issues. SFSU is committed to maintaining the accessible route. Please report any irregularities to Disability Programs and Resource Center, 415-338-2472 (voice, TTY).