

NOTICE TO INTERESTED DESIGN-BUILD ENTITIES – REQUEST FOR QUALIFICATIONS

The San Francisco Unified School District (“SFUSD” or the “District”) plans to issue a Request for Submittal of Qualifications from interested Design-Build Entities to design and construct the new Willie L. Brown, Jr. Middle School in San Francisco, CA. The District plans to issue the Request for Submittal of Qualifications on May 17, 2012.

The new Willie L. Brown, Jr. Middle School will replace the existing school on the same site at 2055 Silver Avenue, San Francisco, California. The anticipated value of the Design-Build contract is \$40 million. Interested Design-Build Entities are invited to download the Pre-qualification Questionnaire from the SFUSD RFQ/RFP Website at:

<http://www.sfusd.edu/en/doing-business-with-sfusd/current-rfps-rfqs-and-rfis.html>

Information may also be obtained by e-mail from SFUSD’s Project/Construction Management Consultant, Swinerton Management & Consulting, at jbaker@swinerton.com. Please include in your request Company Name, Contact Person, Mailing Address, valid e-mail address, telephone and fax numbers.

1. PROJECT SCOPE

SFUSD intends to contract with a Design-Build Entity to design and construct a new Willie L. Brown, Jr. Middle School (“Project”). The new Project will be constructed on the site of the current school at 2055 Silver Avenue (the existing school building will be demolished by the District). The project consists of a new 88,000 SF school building and improvements to the 4 acre site. The Project will be a high-performing and attractive facility that supports the mission of the District for the Project.

2. PROCESS AND INFORMATION

Enabling Legislation:

Per Sections 17250.10 – 17250.50 of the California Education Code, the District has the statutory authority to deliver projects using an alternative method of bidding and building construction projects. This alternative method is commonly referred to as ‘Design-Build.’

This pre-qualification questionnaire is the first step in a selection process in accordance with the following timetable, which is subject to change:

- 5/17/12: Pre-qualification Questionnaire issued
- 6/14/12: Pre-qualification Questionnaire due
- July 2012: Select pre-qualified firms
- September 2012: Issue Request for Proposals to pre-qualified firms
- December 2012: Proposals due
- March 2013: Award Design/Build Contract

Submittal Process:

The San Francisco Unified School District will receive at its Bond Program Office, 135 Van Ness Avenue, Room 207, San Francisco, California, 94102, no later than **2:00 PM, June 14, 2012**, a **sealed envelope with seven (7) copies of the Pre-Qualification Questionnaire** for approval to compete for the

new Willie L. Brown, Jr. Middle School. Only General Building Contractors with a State of California “B” license and who have been approved through this pre-qualification process will be eligible to compete as Design-Build Entities for the project.

Each applicant must conform with and be responsive to the standard Questionnaire provided by the District. Any deviation from the standard Questionnaire or failure to provide the required information will be considered non-responsive and grounds for rejection of the Pre-qualification Questionnaire. The District reserves the right to reject any or all Pre-qualification Questionnaires and to waive any irregularities in any responses received in its sole discretion. Pre-qualification Questionnaire submittals for past projects with the District or for other public agencies are not applicable. A new Pre-qualification Questionnaire is required to be considered for this advertised project.

Mandatory Pre-qualification Conference:

A mandatory Pre-qualification Conference will be held on **May 24, 2012 at 1:30 PM** at the existing school site, **2055 Silver Avenue, San Francisco, California**. Attendance at the pre-qualification conference is mandatory for Design-Build Entities attempting to become pre-qualified to compete for this advertised project. Those planning to attend the conference should allow ample time to find a parking space and walk to the meeting location. The doors to the meeting will be secured at 15 minutes past the start of the conference, and those who arrive more than 15 minutes past the start of the conference will not be allowed to participate in the pre-qualification process.

Requests for Information:

Pre-qualification Conference attendees are to register with the District’s Project/Construction Management Consultant, Swinerton Management & Consulting, at the mandatory Pre-qualification Conference to ensure that any Addenda issued are sent to Pre-qualification Conference attendees. Applicants may submit requests for information, via e-mail only, to Swinerton Management and Consulting at jbaker@swinerton.com, up to **5:00 PM on Tuesday, June 5, 2012**. Addenda with Requests for Information and responses will be posted to SFUSD RFQ/RFP Website and sent via e-mail to all Pre-qualification Conference attendees. Last Addenda to be issued on June 8, 2012.

Requirements for Pre-Qualification:

The District’s evaluation is solely for the purpose of determining which Design/Build Entities are deemed responsible and qualified. Pre-qualification of applicants will be reviewed and determined by the District based upon the submitted Pre-qualification Questionnaire, and any other information available to the District. The District may request a Design-Build Entity to submit additional information pertinent to the Questionnaire. The District also reserves the right to investigate and rely upon information from other available sources in addition to any documents or information submitted by the Applicant.

The District retains the sole discretion to determine issues of compliance and to determine whether a Design-Build Entity is responsive and responsible. The District will determine a Design-Build Entity’s quality, fitness and capacity to perform projects satisfactorily. The District’s decision on pre-qualification will be based on the evaluation of several factors including but not limited to the following:

- Demonstrated Experience on comparable projects
- Experience of Key Personnel
- Licensing and Registration requirements
- Claims, Litigation and Arbitration History

- Disqualification from Previous Projects
- Compliance with Statutory Requirements and Safety Record
- Insurance Requirements
- Bonding Requirements
- Financial Information
- Attendance at the mandatory Pre-qualification Conference

Only Design/Build Entities determined by the District to be pre-qualified will be issued a formal Request for Proposals.

Design Consultants:

Information regarding Design Consultants is required to be submitted. Please note that Design Consultants included on the District’s current team for Design/Build Bridging Documents, and its Project/Construction Management Consultant, are **not eligible** to be included on any Design-Build Entity teams.

Request for Proposal:

A Request for Proposals (RFP) will be issued to the pre-qualified Design-Build Entities. The RFP will include but not be limited to the following:

- Bridging Documents (Drawings and Specification information)
- Division 0 and 1 Specifications including General Conditions and Agreement
- Procedure for Short-listing Design-Build Entities
- Program/Scope Requirements
- CEQA compliance information
- District Standards
- Submittal Requirements
- Timeline
- Stipend information
- Soils Reports

Additional information regarding the submittal requirements for the RFP will be provided to the firms that are eligible to be issued a formal Request for Proposals in September 2012 .

Award:

The contract for this design-build project will be awarded to the pre-qualified Design-Build Entity submitting a responsive Proposal for the project that provides for the “best value” to the District as defined in Sections 17250.10 – 17250.50 of the California Education Code. It is the District’s intent to present a project based on a stipulated sum and best value enhancements.

Contract Requirements:

Design-Build Entities are advised that this specific project is subject to and must fully comply with all of the requirements of the Request for Proposal documents including, but not limited to, the provision of a Payment Bond and a Performance Bond. The bonds shall be in the form of surety bonds issued by a corporation licensed in the State of California and satisfactory to both the District and its agents. Sureties must be California State registered Class “A” Securities. In accordance with provisions of Sections

17250.10 – 17250.50 of the California Education Code, substitution of eligible and equivalent securities for any monies withheld to ensure performance under this contract will be permitted at the request and expense of the Design-Build Entity.

Prevailing Wage Requirements:

Design-Build Entities are further informed that they will be subject to and must comply with all of the requirements under the California Labor Code to pay the general prevailing rate of per diem wages and for holiday and overtime work to all workers employed by the Design-Build Entity. Copies of prevailing rates of per diem wages are available from the Department of Industrial Relations, State of California.

Project Labor Agreement:

The District will adopt a Project Labor Agreement (PLA) for this project. All Design-Build Entities competing for this project will be required to execute a document declaring compliance with the PLA.

Confidentiality:

Responses to the Pre-Qualification Questionnaire and any financial information submitted for pre-qualification evaluation are not public records and not open to public inspection. The District will maintain the confidentiality of these records to the extent permitted by law. In the event a third party requests these confidential records, the District will notify the affected Design-Build Entity, and it shall be the Design-Build Entity's responsibility to defend the District in any action to compel disclosure of the Design-Build Entity's confidential information.

RFQ Advertisement Dates:

Wednesday May 16, 2012 and Tuesday May 22, 2012

RFQ advertisement posted on the web at:

<http://www.sfusd.edu/en/doing-business-with-sfusd/current-rfps-rfqs-and-rfis.html>