

**STOCKTON UNIFIED SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS ("RFQ") # 24.015
DESIGN-BUILD SERVICES FOR
DISTRICT-WIDE CALSHAPE VENTILATION AND PLUMBING PROGRAMS PROJECT**

Stockton Unified School District ("District") is seeking to prequalify design-build entities or design-build teams to submit proposals for all assessment, design, maintenance, repair, and construction services for the **District-Wide California Schools Healthy Air, Plumbing, and Efficiency (CalSHAPE) Ventilation and Plumbing Programs Project** ("Project"), in accordance with Education Code section 17250.10 et seq. Only respondents that have been prequalified by the District in response to this Request for Qualifications ("RFQ") will be eligible to submit proposals in response to the District's subsequent Request for Proposals ("RFP") for the Project.

Respondents to this RFQ shall submit a fully completed and sealed Statement of Qualifications ("SOQ"), using the District's standard prequalification template for design-build projects, as further described herein, to:

Stockton Unified School District
2141 Robindale Ave.
Stockton, CA 95205
ATTN: Tony Lopez
RFQ # 24.015

ALL SOQS ARE DUE BY 2:00 P.M. ON WEDNESDAY, NOVEMBER 08, 2023. Oral, telegraphic, facsimile, telephone, or email SOQs will not be accepted. SOQs received after this date and time will not be accepted and will be returned unopened.

District reserves the right to waive irregularities and omissions in the information contained in any SOQ, and to make all final determinations. District may use other sources of information outside of the SOQs to investigate respondents or to verify answers.

Each SOQ must be certified under penalty of perjury by the respondent. If any information provided by a respondent becomes inaccurate, the respondent must immediately notify District and provide updated, accurate information in writing, under penalty of perjury. District reserves the right to suspend or rescind prequalification at any time based on subsequently learned information.

A copy of the RFQ and any addendums will be posted on the District's website: <https://www.stocktonusd.net/Page/17209>

Questions regarding this RFQ may be directed in writing to the District's Purchasing Manager, Tony Lopez, at TonyLopez@stocktonusd.net, and must be submitted on or by **4:00 P.M. WEDNESDAY, OCTOBER 25, 2023.**

I. RFQ SCHEDULE SUMMARY

The District may change the dates on this schedule without prior notice.

DEADLINE	ACTION ITEM
October 13, 2023	Release of RFQ.
October 25, 2023 at 4:00 p.m.	Last day to receive written questions on RFQ from respondents.
October 30, 2023	Last day for District to issue addenda or answer questions for RFQ.
November 08, 2023 at 2:00 p.m.	Deadline for submissions in response to RFQ.
Week of November 13, 2023	Notice to prequalified respondents.
<u>Anticipated</u> November 2023	Release of RFP to prequalified respondents.

II. PROJECT DESCRIPTION AND SCOPE OF SERVICES

A. CalSHAPE Ventilation and Plumbing Programs

Assembly Bill 841 authorized the California Energy Commission (“CEC”) to design, administer, and implement the California Schools Healthy Air, Plumbing, and Efficiency (“CalSHAPE”) Program. CalSHAPE includes two grant programs:

1. **Ventilation Program:** Authorizes funding to local educational agencies for assessing, maintaining, and repairing or upgrading school ventilation systems to ensure that systems meet certain classroom ventilation requirements; however, the initial phase of program awards is limited to assessment and maintenance projects.
2. **Plumbing Program:** Authorizes funding to local educational agencies for the replacement of plumbing fixtures and appliances to ensure that systems meet specified ENERGY STAR® and water efficiency requirements.

Stockton Unified School District (“District”) received CalSHAPE grant awards under both programs as follows:

1. **Ventilation Program:** \$6,317,250.00 to be granted for 47 District sites.
2. **Plumbing Program:** \$595,464.47 to be granted for 35 District sites.

The District-Wide CalSHAPE Ventilation and Plumbing Programs Project (“Project”) will involve all work required for the District’s grants under both programs at all District sites in accordance with applicable CalSHAPE Guidelines. The Project is further defined in the attached **APPENDIX A.**

The CEC’s CalSHAPE Guidelines for the Ventilation and Plumbing Programs are incorporated herein by reference and are available online at <https://www.energy.ca.gov/programs-and-topics/programs/california-schools-healthy-air-plumbing-and-efficiency-program>.

B. Design-Build Services

The District is seeking a Design/Builder to perform the entire Project including all assessment, design, maintenance, repair, and construction services, including preparation of all reports and documentation to be submitted to CEC to obtain the balance of the funding, for the Project. The Design/Builder must be capable of completing both the Ventilation and Plumbing Programs under the Project.

The selected Design/Builder must be appropriately licensed and registered in the State of California for design and construction services as needed to complete the Project. In addition, the selected Design/Builder shall have experience with both design and construction of public school facilities and in working with the Office of Public School Construction ("OPSC"), the Division of the State Architect ("DSA"), and Title 24 of the California Code of Regulations.

The selected Design/Builder must be registered with the Department of Industrial Relations ("DIR") as required by law. The selected Design/Builder will be required to comply with the Labor Code prevailing wage requirements, skilled and trained workforce requirements, and the District's bonding and insurance requirements. The selected Design/Builder shall be required to work cooperatively with District staff, the Governing Board, all other technical consultants, the project inspector, and any program and/or construction manager, if any, retained by the District for the Project, and the community, to facilitate timely and professional completion of the Project.

III. DESIGN-BUILD PROCUREMENT PROCESS

Pursuant to Education Code section 17250.25, the District's procurement of a Design/Builder will follow two (2) phases:

1. Prequalification – First, by this RFQ, the District will prequalify respondents using a standard template request for statements of qualifications, attached hereto as **Appendix B**. The significant factors the District reasonably expects to consider in evaluating qualifications are identified in Section VIII, below.
 - a. A Design/Builder shall not be prequalified or shortlisted unless it agrees to be bound by: (i) a project labor agreement ("PLA") or project stabilization agreement ("PSA") entered into by the District that will bind all contractors and subcontractors performing work on the project to use a skilled and trained workforce; (ii) the extension or renewal of a PLA or PSA that was entered into by the District prior to January 1, 2017; or (iii) a PLA or PSA entered into by the Design/Builder that will bind the Design/Builder and all its subcontractors at every tier performing work on the project to use a skilled and trained workforce.
2. Design-Build Proposals – Second, the District will issue an RFP, inviting only prequalified respondents to submit sealed proposals for the Project. The District will use a **best value selection method** for evaluating proposals. The procedure for final selection will be as follows:
 - a. The District will evaluate responsive proposals using only the criteria and selection procedures specifically identified in the RFP.
 - b. At a minimum, the RFP criteria will include, without limitation, the following:
 - i. Price;

- ii. Technical design and construction expertise; and
- iii. Life-cycle costs over 15 or more years.
- c. The District may, at its discretion, request proposal revisions and hold discussions and negotiations with responsive proposers. The RFP will define applicable procedures to ensure that discussions or negotiations are conducted in good faith.
- d. The District will rank responsive proposers based on a determination of value provided, but shall not be required to rank more than three (3) proposers.
- e. The District will award the contract, if at all, to the responsible Design/Builder whose proposal is determined by the District to be the best value.

Per the District's design-build guidelines, any person or entity that has performed or is performing services for District relating to the solicitation of this design-build project will **not** be eligible to submit a proposal as a design-build entity or to join a design-build team.

IV. FULL OPPORTUNITY

No Respondent will be discriminated against on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, reproductive health decision-making, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or veteran or military status in any consideration leading to the award of the contract. District also affirmatively ensures that Disadvantaged Business Enterprises ("DBE"), Small Local Business Enterprises ("SLBE"), Small Emerging Local Business Enterprises ("SELBE"), and Disabled Veterans Business Enterprises ("DVBE") shall be afforded full opportunity to respond to this RFQ.

V. LIMITATIONS

This RFQ is neither a formal request for bids, nor an offer by the District to contract with any party responding to this RFQ. The District reserves the right to add additional prequalified respondents for consideration after distribution of this RFQ, if it is found to be in the best interest of the District. All decisions concerning selection of the Design/Builder will be made in the best interests of the District. The issuing of a subsequent RFP and awarding of the contract pursuant to the subsequent RFP, if at all, is at the sole discretion of the District.

The District makes no representation that participation in this RFQ process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any response to this RFQ.

SOQs submitted by respondents are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. The contents, however, may be disclosed to third parties for purpose of verification or investigation. State law requires that the names of respondents applying for prequalification status shall be public records subject to disclosure.

VI. RESTRICTIONS ON LOBBYING AND CONTACTS

From the period beginning on the date of the issuance of this RFQ and ending on the date of the award of the contract, no person or entity submitting in response to this RFQ, nor any officer, employee, representative, agent, or consultant representing such a person or entity

shall contact through any means or engage in any discussion regarding this RFQ, the evaluation or selection process/or the award of the contract with any member of the District, Governing Board, selection members, or any member of the Citizens' Oversight Committee. Any such contact shall be grounds for the disqualification of the respondent submitting a SOQ.

VII. PREQUALIFICATION

Attached hereto as **APPENDIX B** is the District's prequalification template. Respondent must complete the prequalification template, certify its answers under penalty of perjury, and attach all information requested therein. The completed, certified prequalification template, together with all attachments, constitutes respondent's SOQ.

Each SOQ must be certified under penalty of perjury. If any information provided by a respondent becomes inaccurate, the respondent must immediately notify District and provide updated and accurate information in writing, under penalty of perjury.

VIII. EVALUATION

The District will evaluate all timely submitted SOQs. Each SOQ must be complete. Incomplete SOQs will be considered nonresponsive and grounds for disqualification. The District retains the sole discretion to determine issues of compliance and to determine whether a respondent is responsive and qualified.

Significant factors the District reasonably expects to consider in evaluating qualifications are as follows:

- All required licenses and registration to design and construct the Project, with no recent revocations or suspensions;
- Established performance history, including an absence of criminal or civil violations or significant disputes;
- Capacity to obtain required bonds and insurance of the Project;
- Design expertise and experience;
- Construction expertise and experience;
- Acceptable safety record;
- Enforceable commitment to use a skilled and trained workforce for the Project, as applicable; and
- Financial capacity to complete the Project.

District may use other sources of information outside of the SOQs to investigate respondents or verify answers. District's investigation may extend beyond contacting project references identified in SOQs.

After completing its evaluation, the District will notify respondents selected for prequalification.

IX. FINAL DETERMINATION

Prequalification is at the sole discretion of the District. The District reserves the right to waive irregularities and omissions in the information contained in any SOQ, and to make all final determinations. The District further reserves the right to suspend or rescind prequalification at any time based on subsequently learned information.

The District makes no representation that participation in this RFQ process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any SOQ or other response to this RFQ.

WE THANK YOU FOR YOUR INTEREST IN THE DISTRICT'S PROJECT!

APPENDIX A
PROJECT DESCRIPTION

The District-Wide CalSHAPE Ventilation and Plumbing Programs Project (“Project”) will involve all work required for the District’s CalSHAPE grants under both programs at all District sites in accordance with the applicable CalSHAPE Guidelines.

The total not to exceed amount for the Project is **\$6,912,714.47**, consisting of (1) an amount not to exceed \$6,317,250.00 under the Ventilation Program, and (2) an amount not to exceed \$595,464.47 under the Plumbing Program.

The estimated completion date is **[MONTH] [DAY], 2024**.

The school sites and unit counts for the Project are listed below. As part of the Project, the selected Design/Builder will perform an updated unit count. If the unit count differs from that stated below, the Project will utilize the lower number between the actual count and the count stated below.

Ventilation Program Sites

1. George W. Bush Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	57
Filter	138
Monitor	47
2. Cesar Chavez High	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	130
Filter	365
Monitor	130
3. John Marshall Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	76
Filter	211
Monitor	50
4. Maxine Hong Kingston Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	61
Filter	124
Monitor	44
5. Wilhelmina Henry Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	66
Filter	140
Monitor	48

6.	John C. Fremont Elementary	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	107
	Filter	176
	Monitor	53
7.	Alexander Hamilton Elementary	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	123
	Filter	215
	Monitor	65
8.	Valentine Peyton Elementary	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	77
	Filter	128
	Monitor	45
9.	Edward C. Merlo Institute of Environmental Studies	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	28
	Filter	49
	Monitor	21
10.	Spanos (Alex G.) Elementary	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	38
	Filter	83
	Monitor	21
11.	Stockton High	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	18
	Filter	38
	Monitor	17
12.	Jane Frederick High	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	18
	Filter	40
	Monitor	15
13.	Weber Institute	
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	67
	Filter	89
	Monitor	32

14. Edison High	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	227
Filter	512
Monitor	144
15. Franklin High	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	234
Filter	352
Monitor	114
16. Stagg Senior High	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	191
Filter	274
Monitor	119
17. Adams Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	44
Filter	102
Monitor	44
18. August Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	41
Filter	110
Monitor	35
19. Cleveland Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	54
Filter	113
Monitor	47
20. El Dorado Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	48
Filter	62
Monitor	48
21. Elmwood Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	50
Filter	128
Monitor	46

22. King Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	77
	Filter	122
	Monitor	62
23. Fillmore Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	68
	Filter	118
	Monitor	54
24. Grunsky Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	59
	Filter	80
	Monitor	41
25. Harrison Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	47
	Filter	82
	Monitor	32
26. Hazelton Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	53
	Filter	127
	Monitor	40
27. Hoover Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	65
	Filter	68
	Monitor	46
28. Kennedy Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	38
	Filter	58
	Monitor	38
29. Madison Elementary		
	<u>Category</u>	<u>Unit Count</u>
	Assessment & Maintenance	55
	Filter	95
	Monitor	46

30. McKinley Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	58
Filter	85
Monitor	44
31. Monroe Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	53
Filter	66
Monitor	30
32. Montezuma Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	45
Filter	100
Monitor	45
33. Pulliam Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	70
Filter	125
Monitor	44
34. Roosevelt Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	42
Filter	76
Monitor	35
35. Taft Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	39
Filter	89
Monitor	33
36. Taylor Leadership Academy	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	67
Filter	140
Monitor	45
37. Van Buren Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	55
Filter	98
Monitor	40

38. Victory Elementary		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	51	
Filter	82	
Monitor	37	
39. Wilson Elementary		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	24	
Filter	30	
Monitor	20	
40. Walton Development Center		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	51	
Filter	72	
Monitor	31	
41. Commodore Stockton Skills		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	113	
Filter	184	
Monitor	54	
42. Kohl Open Elementary		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	17	
Filter	41	
Monitor	10	
43. District Special Education		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	15	
Filter	20	
Monitor	14	
44. George Washington Elementary		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	26	
Filter	42	
Monitor	14	
45. Rio Calaveras Elementary		
<u>Category</u>	<u>Unit Count</u>	
Assessment & Maintenance	57	
Filter	144	
Monitor	44	

46. San Joaquin Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	52
Filter	97
Monitor	36

47. Dolores Huerta Elementary	
<u>Category</u>	<u>Unit Count</u>
Assessment & Maintenance	26
Filter	67
Monitor	21

Plumbing Program Sites

1. Cesar Chavez High	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	2

2. John Marshall Elementary	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Toilet	7

3. Wilhelmina Henry Elementary	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	2

4. John C. Fremont Elementary	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	9
Toilet	13

5. Alexander Hamilton Elementary	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	1
Toilet	1

6. Edward C. Merlo Institute of Environmental Studies	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	8

7. Stockton High	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	1
Toilet	5

8. Jane Frederick High	
<u>Appliance/Fixture</u>	<u>Unit Count</u>
Interior Faucet	12
Toilet	8

9. Weber Institute		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	6
10. Edison High		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	6
	Toilet	19
	Urinal	7
11. Franklin High		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	3
	Toilet	6
	Urinal	3
12. Stagg Senior High		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	39
	Toilet	8
13. Adams Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	1
	Toilet	1
14. August Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Toilet	11
	Urinal	9
15. Cleveland Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	3
	Toilet	2
16. Elmwood Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	17
17. King Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	6
18. Fillmore Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Toilet	15
19. Grunsky Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	26

20. Harrison Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	8
	Toilet	5
21. Hoover Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	16
	Toilet	7
22. Kennedy Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	3
	Toilet	9
23. Madison Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	13
	Toilet	3
24. McKinley Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	9
25. Montezuma Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	5
	Toilet	10
26. Roosevelt Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	8
27. Taft Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	27
	Toilet	2
28. Taylor Leadership Academy		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	30
29. Van Buren Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	7
30. Walton Development Center		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	2

31. Commodore Stockton Skills		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	7
	Toilet	7
	Urinal	6
32. Kohl Open Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	7
33. District Special Education		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	2
34. George Washington Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	2
35. Rio Calaveras Elementary		
	<u>Appliance/Fixture</u>	<u>Unit Count</u>
	Interior Faucet	7

[END OF APPENDIX A.]

APPENDIX B
PREQUALIFICATION QUESTIONNAIRE