

THE COUNTY OF RIVERSIDE FACILITIES MANAGEMENT DEPARTMENT

REQUEST FOR QUALIFICATIONS AND PROPOSALS
FROM DESIGN/BUILD ENTITIES



FOR THE

County of Riverside
Franklin Adult Residential
Facility (ARF)

Riverside, California
FM08410013263

Issued by:
COUNTY OF RIVERSIDE
Facilities Management Department
3450 – 14th Street
Riverside, CA 92501

Issue Date: 10/4/23

NOTICE AND GENERAL DESCRIPTION OF THE PROJECT

The County of Riverside, (“County”) in accordance with Public Contract Code Section 22160, is hereby soliciting qualifications and sealed proposals from design- build entities (“Respondent”) to perform building upgrades, retrofits, and tenant improvements for a new, 81 bed Adult Residential Facility (ARF) located at 3021 Franklin Avenue, Riverside, CA 92507. This project will provide an augmented board and care facility for clients that are 18 years of age and older and are unable to live by themselves due to a Serious Mental Illness, but do not require 24-hour nursing care.

The project consists of renovating an existing two story, tilt up building with wood framed roof and floor structure, with a ground floor of approximately 21,060 SF and 19,790 SF second story constructed in approximately 1970. The project will include, but is not limited to, upgrading and/or replacement of electrical switchboard, panels, lighting, structural bracing, fire sprinklers/alarm, roofing, parking lot, restrooms and showers, commercial kitchen, HVAC system, plumbing and sewage, replacement lighting, adult activity area and general tenant improvements including Title 24 and ADA upgrades throughout.

The following exhibits are available for reference and can be found at the following link:

<https://rivcofm.org/rfp-rfq>

Available Exhibits:

1. As-built Drawings
2. Facility Assessment

Behavioral Health Bridge Housing (BHBH) grant will fund these improvements. Prevailing wages and a labor compliance program are required for the project.

The target allowable design and construction cost inclusive of construction, fixtures, furniture and equipment is approximately \$30M. Due to grant restrictions, this will be a fast-tracked project with a desired estimated completion of Q4/2024.

COMPETITIVE SELECTION PROCESS

Step 1 Prequalification. Submit a response to the pre-requisite information, team qualifications, and project proposal. Respondents will be evaluated on a best value basis by a committee comprised of representatives of various County departments. The evaluation will consist of the following:

Pre-requisite information

pass/ fail

1. Respondent information

2. Project team identification and organization
3. Notarized bonding capacity
4. Proof of liability, errors and omissions, and workers compensation insurance
5. Certification

Team Qualifications

- | | |
|--|-----|
| 1. Technical design and construction expertise | 15% |
| 2. Key personnel | 10% |
| 3. Financial capacity | 20% |
| 4. Skilled labor force availability | 10% |
| 5. Safety record | 10% |

Project Proposal

- | | |
|--|-----|
| 1. Fees, services, and project cost | 20% |
| 2. Design excellence and life cycle cost | 5% |
| 3. Commitment to skilled and trained workforce, diversity, and local participation | 10% |

Step 2 Only the top three ranked respondents from step 1 will be shortlisted and interviewed.

PROCUREMENT SCHEDULE

The County will proceed with the following schedule; however, it is subject to revision to meet the project’s demands:

- | | |
|---|----------|
| • Request for qualifications and proposals (RFQ/P) | 10/4/23 |
| • Optional job walk at site – 9 AM - Contact John Harden | 10/12/23 |
| • RFQ/P due | 10/24/23 |
| • Completion of evaluations and notification of short list | 10/30/23 |
| • Interviews | 11/6/23 |
| • Selection, notification, and issuance of draft agreement | 11/13/23 |
| • Board of Supervisors approval of contract and Notice to Proceed | TBD |

SUBMISSION OF STATEMENT OF QUALIFICATIONS

Submit THREE (3) statements of qualifications and sealed proposals including electronic copy to:

John Harden, Facility Operations Manager - PMO
 County of Riverside
 Facilities Management Department
 3450 – 14th Street

Riverside, CA 92501
Email: JHarden@Rivco.org

Clearly marked:
Riverside County
Franklin Adult Residential Facility (ARF)
FM 08410013263

Design/Build Entity Business Name & Business Address

PRE-REQUISITE INFORMATION

- 1. Respondent information**
(either fill out form or provide within response)

Entity name: _____

Main point of contact: _____

Business Address: _____

Phone: _____ Cell: _____

Email: _____

Type of Entity (check one):

Private corporation Limited liability company

Partnership Joint venture Sole Prop. Other Assoc.

If respondent is a corporation, limited liability company, partnership, joint venture, or other legal entity then provide a copy of the organizational documents or agreement committing to for the organization.

Listing of all of the shareholders, partners or members, known at the time of statement of qualification submission who will perform work on the project:

2. Project team identification and organization

(either fill out form or provide within response)

List legal entities or individuals that are part of the project team and how they are proposed to be organized for this project

Discipline	Name	License
Contractor		
Specialty trades		
Architect		
Sub-consultants		

All business entities, design professionals, contractors and subcontractors proposed and needed to complete the project shall hold an appropriate license for their respective organization and discipline by the time of contract. Failure to possess the required license may deem the applicant as non-responsive, subject the forfeiture of security and loss of contract.

- Provide information regarding any member of the project team having an instance of:
- (a) revocation or suspension of any license, credential or registration
 - (b) being the subject of a default or termination by owner
 - (c) ineligibility to bid pursuant to enforcement of the Labor Code, debarment, disqualification, or for any other reason
 - (d) conviction of a crime related to construction
 - (e) conviction of crime related to fraud, theft, or any other act of dishonesty
 - (f) found liable in a civil suit or found guilty in a criminal action for making any false claim
 - (g) current involvement in a bankruptcy case
 - (h) operated under another name
 - (i) any claim in excess of \$50,000 against a project owner

3. Notarized bonding capacity

Evidence that establishes that the respondent has the capacity to obtain all required payment and performance bonding, liability insurance, and error and omissions insurance. Information concerning worker’s compensation experience history and worker safety program

Provide notarized statement from a surety insurer admitted and authorized to issue bonds in the State of California which states that the General Contractor is able to obtain a bond for the value of the contract.

4. Proof of liability, errors and omissions, and workers compensation insurance

Provide liability insurance information for architect and contractor:
(either fill out form or provide within response)

_____	_____
Insured	Insured
_____	_____
Carrier	Carrier
_____	_____
Policy Number	Policy Number

Provide errors and omissions insurance information:

Insured

Carrier

Policy Number

Provide workers compensation insurance information for architect and contractor:

Insured

Carrier

Policy Number

5. Certification

The information provided by respondent is required to be certified under penalty of perjury by all members of respondents business entity.

TEAM QUALIFICATIONS

Respondent or required to provide evidence that its team have completed, or demonstrated the experience, competency, capability, and capacity to complete projects of similar size scope, or complexity and that the proposed key personnel have sufficient experience and training to completely manage and complete the design and construction.

1. Technical design and construction expertise

Respondent shall provide a statement of qualifications for the architect, sub-consultants, contractor, specialty subcontractors and any other entities proposed for the project. The information submitted shall contain the following information:

- Type of company and date of formation
- Number of persons currently employed
- (3) similar completed projects with photos, plans, and;
 - Project name
 - Owner
 - Location
 - Project team
 - Description or photo representation of the scope of work
 - Project delivery method
 - Cost
 - Duration and completion date

2. Key Personnel

Respondent shall identify the key personnel according to its organizational structure and provide a resume for each.

3. Financial capacity

To demonstrate that the General Contractor has the financial capacity to complete the project, provide the latest copy of a reviewed or audited financial statement. The financial statement shall include current assets, liabilities, total net worth, current ratio of assets/liabilities, and working capital (assets minus liabilities).

Also, submit the following:

- Gross revenues for the last three years

2022: _____ 2021: _____ 2020: _____

4. Skilled labor force availability

- Number of directly employed tradesman _____
- Specialty trades worker commitment _____

5. Safety record

Respondent's safety record expressed through its experience modification rate (EMR) for the most recent three-year period is required to be 1.0 or less:

EMR: _____

Average total recordable injury or illness rate: _____

Average lost work rate: _____

Is respondent a party to an alternative dispute resolution system as provided in Section 3201.5 of the labor code?

Yes No

If yes, provide information regarding the a copy of the dispute resolution system and the a summary of performance of its most recent three-year period.

Alternative dispute resolution system rating _____

PROJECT PROPOSAL

1. Fees, services, and project cost

Within a sealed envelope provide the following:

- Description of design and pre-construction services and its proposed lump sum fee to develop a design sufficiently to inform a guaranteed maximum price.
- Respondent management cost in lump sum
- Overhead and profit fee (percentage of trade packages)
 - Estimated specialty trade packages \$28.5M

2. Design Excellence and Life Cycle Cost

A design, sketch, or rendering is not required. Utilizing the medium of your choice provide a representative example of the quality of design envisioned for this project and an indication of its life cycle costs. The life-cycle costs shall be determined at a minimum of 15 years.

3. Commitment to Skilled and Trained Workforce, Diversity, and Local Participation

The County of Riverside has not and is currently not intending on entering into a project labor agreement. Therefor the respondent shall

- Provide an enforceable commitment to utilize skilled and trained workforce at every tier to perform all work on this project, or:
- Provide proof that respondent has entered into a project labor agreement to utilize a skilled and trained workforce

Commitment to employ workers from diverse background:

Percentage of workforce _____

Commitment to employ a local workforce:

Percentage of workforce _____