

REQUEST FOR QUALIFICATIONS
for:
SPECIAL INSPECTIONS & MATERIALS TESTING
associated with:
RIVERSIDE UNIVERSITY HEALTH SYSTEM –
BEHAVIORAL HEALTH
WELLNESS VILLAGE PROJECT
Project FM05410012596

Due December 20, 2023



SOLICITED BY: COUNTY OF RIVERSIDE
FACILITIES MANAGEMENT
PROJECT MANAGEMENT OFFICE
3450 14TH STREET, SUITE 200
RIVERSIDE, CA 92501

THE OPPORTUNITY:

The County of Riverside (County) is offering an opportunity for Certified Special Inspections & Materials Testing Firms to submit a "Statement of Qualifications" (SOQ) to the County to provide Special Inspections and Materials Testing services for the Riverside University Health System – Behavioral Health Wellness Village Project in the unincorporated area of Mead Valley. Specifically, the County seeks to select one (1) Special Inspections & Materials Testing firm with knowledge and experience in health-related construction projects.

THE PROJECT:

The Riverside University Health System – Behavioral Health Wellness Village Project is a Public Private Partnership (P3) enterprise with PMB LLC as the Developer. The Project scope includes a aggregate total of approximately 450,000 square feet of multiple structures on a vacant 20-acre site featuring program spaces which could include: substance use disorder treatment, crisis, residential treatment, mental health rehabilitation, children's mental health urgent care, children’s residential mental health care, recovery residences, supportive housing apartments, integrated outpatient clinics to include behavioral health and primary health care, and vocational services. Project construction is set to begin June 2024 and be completed by December 2026. A schematic site plan is attached as Exhibit A.

THE SPONSOR:

County of Riverside is the public sponsor of this RFQ with County of Riverside Facilities Management, Project Management Office acting as lead agency. On projects, the County's function will be administrative and financial. Administratively, the County will execute all required contracts to support a project as well as direct and manage the same. Financially, the County will fund the projects. All proposals, plans, specifications reports, and documents will be subject to final approval by the County.

The Project Management Office’s assigned project manager is Andres Alfaro, Supervising Construction Inspector, who will serve as the point of contact for all issues related to any future professional services contract resulting from this RFQ.

THE SELECTED FIRM(s):

The Facilities Management, Project Management Office will select one Special Inspections & Materials Testing firm which demonstrates a client focused business philosophy that is determined to be the best qualified through experience, organization, structure, resource base, and personnel expertise to deliver the required knowledge, skills, and abilities in the following subject areas to support successful project delivery services which include, but are not limited to:

- A. Relevant Firm Experience (40 points possible)
 - Summary of certifications and services (10 pts)
 - Firm experience of projects completed by the firm of various type and size (20 pts)
 - Firm experience with public projects (5 pts)
 - Familiarity with required relevant construction standards and procedures (5 pts)
- B. Qualifications of Project Personnel (30 points possible)
 - Deputy Inspector and Principle Engineer resumes with relevant experience (10 pts)
 - Lab Manager and Principle Geologist resumes with relevant experience (10 pts)

- Availability of deputy inspectors, special inspectors, and other professionals with relative experience (5 pts)
 - Other resources (5 pts)
- C. Inspections Approach/Project Management Plan (30 points possible)
- Statement of Interest (5 pts)
 - Organizational Chart (5 pts)
 - Quality Control procedures to ensure complete inspections (5 pts)
 - Demonstrated positive rapport with HCAI officials (5 pts)
 - Project flow chart depicting sequencing of key task activities (5 pts)
 - Location of work office/lab (5 pts)

THE SELECTION CRITERIA:

Firms submitting a Statement of Qualifications will be evaluated for selection based on the following criteria:

- Letter of interest
- History of the firm including: years in business, current number of professional personnel and current volume of work (number of projects / total project value)
- Firm’s description of experience for a minimum of five (5) of its largest projects that **best represent your firm’s portfolio of projects** (*please include project description, client, completion date, project value, role of special inspections & materials testing firm*)
- Firm’s experience on public facilities projects with Riverside County and for public or private sector clients.
- Relevant experience of Deputy Inspector, Principal/Project Engineer, Lab Manager, Principle Geologist, and assigned staff as a “project team”
- Overall project approach including, but not limited to, quality control program, work organization, budget and schedule management and customer service philosophy.
- Resumé and current workload of listed team members.
- Client References with addresses and telephone numbers
- Relative location of firm to Riverside County

Firms should tailor their response to the RFQ criteria described herein. An evaluation committee will be composed of representatives from the County of Riverside Facilities Management, Project Management Office and the Riverside University Health System – Behavioral Health; and shall review submitted Statements of Qualifications (SOQs). Following evaluation of the SOQs by the committee, a short list of firms may be selected for interview. Firms selected for interview will be at the committee's discretion.

COSTS ASSOCIATED WITH THE RFQ PROCESS:

Each respondent will be responsible for all their expenses incurred during the RFQ process.

THE SELECTION PROCESS:

- Issuance of this RFQ to prospective firms
- Submittal of three (3) bound Statement of Qualifications (SOQ) from prospective firms to the County
- Evaluation of SOQ by the County
- Interviews, if deemed necessary by the County, with respective evaluation and final

selection of special inspections & materials testing firm for the Project

PUBLIC RECORDS ACT:

Responses to this RFQ become the exclusive property of the County. "Statement of Qualifications" become a matter of record and shall be regarded as public record when the County recommends firms to the Board of Supervisors, and such recommendations appear on the Board Agenda.

ANTICIPATED SELECTION PROCESS SCHEDULE:

Task	Date
Issuance of SOQ	November 29, 2023
SOQs Due (by 5:00 PM)	December 20, 2023
Interviews (if required)	TBD
Final Determination	TBD
Board of Supervisors Approval	TBD

Respondents to this RFQ should submit three (3) SOQs. No electronic copies are accepted in lieu of hard copies. Packages must be delivered to County of Riverside Facilities Management, Project Management Office by no later than **5:00 p.m. on December 20, 2023.**

Clearly label the front of the SOQ, and your cover letter as: **“Special Inspections & Materials Testing for RUHS-BH Wellness Village Project”**

Address to:
County of Riverside
Facilities Management
Project Management Office
3450 14th Street, Suite 200
Riverside, CA 92501
Attention: Andres Alfaro

Please Contact Andres Alfaro with any questions or comments at 951-955-3606 or AAlfaro@rivco.org