

**REQUEST FOR QUALIFICATIONS AND PROPOSALS FROM
DESIGN/BUILD ENTITIES**

FOR THE

**Riverside County French Valley Childcare and
Early Childhood Learning Experience Project**

ED1900758



**RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT**

**ISSUED BY
COUNTY OF RIVERSIDE
OFFICE OF ECONOMIC DEVELOPMENT
3403 10TH STREET, SUITE 400
RIVERSIDE, CA 92501**

Issue Date: February 2, 2024

NOTICE AND GENERAL DESCRIPTION OF THE PROJECT

The Riverside County Office of Economic Development (“County”) in accordance with Public Contract Code Section 22160, is hereby soliciting qualifications and sealed proposals from design-build entities (“Respondent”) to design and construct a turnkey 13,000 SF (approx.) Childcare and Early Learning Education Center, including playground, parking, site work, furniture, creative thematic elements and interactive design and construction, WQMP, etc., for the French Valley Childcare and Early Childhood Learning Experience Project (ED1900758), located at 31530 Skyview Road, Winchester, CA 92596.

The project is being financed with American Rescue Plan Act funds from the U.S. Department of the Treasury (31 CFR Part 35) and subject to certain requirements including: compliance with Uniform Guidance’s Cost Principles at 2 CFR part 200 requirements; System for Award Management (SAM.gov) registration and others. Information pertaining to the Federal requirements is on file with the Riverside County Office of Economic Development and included in the Special Federal Provisions.

The Design-Build team shall hire and maintain an Exhibit Design professional/subconsultant to develop the Early Learning Center programming and creative thematic elements/exhibits. The project will include design and construction of the exhibits. The goal is to have an inviting center allowing children to play, discover, create, thrive, and explore. The center will focus on engaging toddlers through teens through creative and experiential hands on and virtual activities and exhibits. Ideas include Science, Technology, Engineering and Mathematics (STEM) interactive exhibits, virtual reality, augmented reality, exercise and climbing features, 3D printing station, hands-on learning displays, simulator experience, interactive musical instruments, play area, art/drawing, costume role play adventures, etc.

The total target all-in design and construction budget is \$17,250,000.

The final Guaranteed Maximum Price (GMP) must be obtained no later than November 1, 2024. The schedule to complete from contract execution is 18 months.

Prevailing wages will be required and may be monitored through a labor compliance program.

The attached exhibits include:

1. Program.
2. Floor Plans.
3. Renderings.
4. Site Plan.
5. Design-Build Specifications.
6. Design-Build General Conditions.
7. Riverside County Information Technology: Telecommunications Infrastructure Specifications.
8. French Valley Library Geotechnical Report.
9. Site Survey in PDF. AutoCAD is available.

- 10. Federal Special Provisions.
- 11. CA Russia Sanctions Compliance.
- 12. Reference Material Link: Low Income Investment Fund: Quality Environments for Children: A Design and Development Guide for Child Care and Early Education Facilities: https://www.liifund.org/app/uploads/2023/08/LIIF_Quality-Environments-for-Children_FINAL.pdf

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 entities including the Riverside County Office of Economic Development and potentially other departments and organizations. 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
- 6. Special Federal Provisions, Page 3- Appendix A, Certification Regarding Lobbying.
- 7. California’s Executive Order N-6-22 Form Certification.

Team Qualifications

- 1. Technical Design, Exhibit Design, and Construction Expertise 45%
- 2. Financial capacity 05%
- 3. Skilled labor force availability 05%
- 4. Safety record 05%

Project Proposal

- 1. Fees, services, and project cost 30%
- 2. Design excellence and life cycle cost 05%
- 3. Commitment to skilled and trained workforce, diversity, and local participation 05%

Step 2 Only the top three (3) ranked respondents from step 1 will be shortlisted and interviewed. The evaluation criteria for the interviews will be given along with the notice.

Step 3 After evaluations, reference checks, and consensus on a selection has been made, a notice of intent to award shall be issued to the prospective successful respondent. A design-build agreement incorporating the respondent’s proposal for design and pre-construction services shall be drafted and presented to the County of Riverside Board of Supervisors for approval. The incorporation of a guaranteed maximum price shall occur no later than November 1, 2024.

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 Issued (RFQ/P): 02/02/2024
- RFQ/P due: 02/29/2024 3:30 PM
- Completion of evaluations and notification of short list: 03/08/2024
- Interviews: 03/18/2024
- Selection, notification, and issuance of draft agreement: 03/19/2024
- Board of Supervisors approval of contract and Notice to Proceed: April/May 2024

SUBMISSION OF STATEMENT OF QUALIFICATIONS

Submit THREE (3) statements of qualifications and sealed proposals, timestamped no later than 3:30 P.M. to:

Riverside County Office of Economic Development
Attention: Erik Sydow, Development Manager
3403 10th Street, Suite 400
Riverside, CA 92501

Clearly marked with the Design/Build Entity Business Name & Business Address and entitle the package:

**RIVERSIDE COUNTY FRENCH VALLEY CHILDCARE AND EARLY CHILDHOOD
LEARNING EXPERIENCE PROJECT ED1900758**

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
2023: _____ 2022: _____ 2021: _____

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

The total project budget for the French Valley Childcare and Early Childhood Learning Experience Project is \$18,000,000, which includes approximately \$750,000 for County maintained scope. County maintained scope includes costs for boundary survey (completed), geotechnical investigations (completed), environmental due diligence, certain permitting fees, utility connection fees (built improvement shall remain as a respondent obligation), labor compliance monitoring, and County administrative costs. The total Design-Build target budget is \$17,250,000. Within a sealed envelope provide the following:

A. Description of design and pre-construction services with its proposed lump sum fee to develop a design sufficiently to inform a guaranteed maximum price (GMP no later than 11/1/24).

\$ _____

B. Respondent management cost from generation of GMP to completion in lump sum. (e.g. public works general conditions).

\$ _____

C. Overhead and profit fee (percentage of trade packages, includes FF&E, creative thematic elements and exhibits, communications cabling, and equipment).

o Stipulated sum of specialty trade packages \$14,000,000 _____%

The sum of A, B, and C shall constitute the design-build agreement total. The costs will be

scored by applying a ratio that results in the Fee Proposal with the lowest Total Amount receiving the maximum number of points. The other Fee Proposals shall receive a progressively reduced amount of the maximum available points based on the ratio attributed to that Fee Proposal.

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

Please sign and certify this within your proposal. Commitment to employ workers from diverse background:

Percentage of workforce _____

Commitment to employ a local workforce:

Percentage of workforce _____