



DESIGN-BUILD
REQUEST FOR QUALIFICATIONS

PROJECT:
LIGHTHOUSE HIGH SCHOOL, LODESTAR ELEMENTARY AND MIDDLE SCHOOL
Tenant Improvement Project

ISSUED: August 07, 2023

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SECTION 00 - IMPORTANT DATES

Release of RFQ to Proposers	August 7, 2023
Written Questions Due from Proposers no later than 4:00 PM PST	August 14, 2023
Date Responses Due from Lighthouse	August 18, 2023
Response to RFQ/Statement of Qualifications Due no later than 4:00 PM PST	August 25, 2023
Interviews (at Lighthouse's discretion)	Week of August 28, 2023
Announce Short Listed Firms (on or about)	September 1, 2023
Issue RFP (on or about)	September 5, 2023
Non-Mandatory Job Walk	September 11, 2023
Written Questions Due from Proposers	September 18, 2023
Responses Due from Lighthouse	September 25, 2023
Proposals Due	October 2, 2023
Announce Design Build Team (on or about)	October 2, 2023
Lighthouse Board Approval	October 4, 2023

All dates are subject to change at Lighthouse Community Public Schools' discretion.

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SECTION 01 - INTRODUCTION

A. INTRODUCTION

The Lighthouse LLC and Lodestar LLC Board of Directors has approved the use of a design-build construction delivery method for the Lighthouse and Lodestar Tenant Improvement Project (the "Project").

Lighthouse Community Public Schools ("Lighthouse") has established a procedure to pre-qualify design-build teams using a Questionnaire based on the document developed by the Director of the Department of Industrial Relations (DIR), (Ed. Code § 17250.25 (b)). The pre-qualification questionnaire must be completed by the Design-Build Entity ("DBE") and all applicable members of the "design-build team" (as these terms are defined in Ed. Code § 17250.15), verified under oath, and submitted with the Statement of Qualifications ("SOQ") described herein this RFQ. Potential DBE's will submit a complete SOQ containing all information requested for review and consideration by Lighthouse.

Lighthouse will award a contract to the DBE that provides the "best value" (as defined in Education Code § 17250.15) to Lighthouse using the criteria set forth in this RFQ and subsequent Request for Proposals ("RFP"). Once a DBE is successfully pre-qualified and short-listed in accordance with this RFQ, it will be invited to submit a proposal to Lighthouse in response to an RFP that will be issued by Lighthouse for the completion of the Project.

The procurement includes the following design-build practices:

1. Use of a two-phase solicitation process; a Request for Qualifications (RFQ) and a Request for Proposal (RFP).
2. Use an RFQ to create a short-list of design-build teams for the RFP.
 - a. The group will be short-listed to up to four (4) teams based upon the results of the RFQ evaluation.
 - b. Only those short-listed teams will receive invitations to submit RFP documents.
3. Use of an RFP describing the Project for a competitive procurement by the design-build teams.
 - a. The numerical score from the RFQ will not carry over to the RFP scoring criteria.
 - b. The RFP selection will use a "best value" approach for the selection of the DBE.

All documents provided pursuant to the RFQ that are not otherwise a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code) shall not be open to public inspection.

B. REQUEST FOR PRE-QUALIFICATION OF DESIGN-BUILD ENTITIES (DBE's)

Notice is hereby given that; Lighthouse Community Public Schools (“Lighthouse”) has determined that all DBE’s wishing to submit a proposal for the completion of the Lighthouse and Lodestar Project (“Project”) must be pre-qualified prior to submitting a proposal for the Project. It is mandatory that all DBE’s who desire to submit a proposal fully complete the pre-qualification questionnaire, provide all materials requested herein, and be approved by Lighthouse to be on the final pre-qualified list. No proposal will be accepted from a DBE that has failed to comply with these requirements and be listed on the final pre-qualified list. The last date to submit a fully completed SOQ shall be as set forth in Section 00. DBE’s are encouraged to submit their fully complete SOQ as soon as possible, so that they may be notified of omissions of information to be remedied or of their pre-qualification status well in advance of Lighthouse’s issuance of the RFP for this Project.

DBE’s will only be considered if they include an architect from the Lighthouse Architectural Pool. Section 7-C provides a list of architectural firms in the Lighthouse Architectural Pool along with their contact information.

Answers to all questions contained in this RFQ, with accompanying notes and supplemental information, are required. Lighthouse will use these documents as the basis of rating each DBE. Lighthouse reserves the right to check other sources available. Lighthouse’s decision will be based on objective evaluation criteria as set forth in the pre-qualification questionnaire.

Lighthouse reserves the right to adjust, increase, limit, suspend or rescind any scoring in this RFQ based on subsequently learned information.

Each SOQ must be signed under penalty of perjury in the manner designated at the end of the form, by all members of the design-build team. If any information provided by a DBE becomes inaccurate, the DBE or any member of the design-build team must immediately notify Lighthouse and provide updated accurate information in writing, under penalty of perjury.

Lighthouse reserves the right to waive minor irregularities and omissions in the information contained in any submitted SOQ, the pre-qualification process, and to make all final determinations.

DBE’s shall submit all fully completed SOQs to via email or cloud link (street address for reference only):

Pacific Charter School Development
66 Franklin Street, Suite 300
Oakland, CA 94607
Attn: Keivan Abidi
keivan@pacificcharter.org

Lighthouse may refuse to grant pre-qualification where the requested information and materials are not provided, or where a SOQ is not timely or fully submitted to Lighthouse by the deadline noted in Section 00.

SECTION 02 - PROJECT DESCRIPTION

A. PROJECT DESCRIPTION

Lighthouse Community Public Schools is seeking a qualified DBE for the design and construction of tenant improvement projects at Lodestar and Lighthouse Schools, located at 701 105th Avenue, Oakland CA 94603 and 444 Hegenberger Road, Oakland CA 94621, respectively.

Founded in 2002, LCPS operates two public charter schools — Lighthouse (K-12) and Lodestar (K-12) — serving over 1,500 students in East Oakland. With a vision of transforming its community through creating a family of exceptional schools serving youth and families in Oakland, its mission is to prepare diverse students for college, a career of their choice, and to be lifelong changemakers.

Lighthouse is located at 444 Hegenberger Road, Oakland CA 94621. The campus consists of one building that provides 37 classrooms in a total of 92,480 square feet of space and outside recreational space.

Lodestar is located at 701 105th Avenue, Oakland CA 94603. The campus consists of one main building, with two additional buildings providing 36 classrooms in a total of 47,439 square feet of space and an outside play area.

These two campuses are intentionally located in two neighborhoods in East Oakland (94603 and 94621) that have been historically underserved, lacking equitable educational opportunities for families. These neighborhoods have high poverty rates and have had the highest COVID positivity rates in Alameda County during the last three years. These neighborhoods also rank highest in the Oakland Community Stressors Index, the experience of chronic stress, violence, and trauma that negatively impacts communities and increases the likelihood that our students may have lower social capital, decreased collective efficacy, and measurable impact on their psychological development, health, and well-being.

The project scope will be finalized with the Design Build Entity on board, and will include but is not limited to the list below. Some items may be priced as alternates and a more detailed list will be available at the RFP stage.

- **Lodestar:**
 - Building 1:
 - Convert large open space east of administration into a classroom, office and staff lounge spaces.
 - If allowed by code, eliminate an exterior doorway at corner office.
 - Convert one large space up against exterior 105th Ave. wall into two separate classrooms spaces. Include new HVAC to serve those spaces.
 - Building 2:
 - Add one new classroom in the central space.
 - Convert two long classrooms into three.
 - If allowed by code, eliminate an exterior doorway connecting to 105th Ave.
 - Add a conference and counseling room.
 - Replace HVAC serving the administration area on west side of building.

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- Sitework:

- Upgrade grass field and running track to synthetic turf with an AC track.*
- Expand trash dumpster area to enclose more dumpsters.

**Grass field and running track improvement work will need to comply with Department of Toxic Substances Control (DTSC) documentation that is part of the original Lodestar Planning Commission project approvals. This work may be listed as an Additive Alternate in the Request for Proposal. Link to Envirostor for this site:*

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002508

- **Lighthouse:**

- Incorporate a new 665 +/- SF classroom in the north wing interior Lobby area.
- Replace the accordion door in the Multi-Purpose area with a solid partition.

(A link to site specific resource documents is provided in section 11.)

B. PROJECT BUDGET AND SCHEDULE

The preliminary Project Budget for the design and construction of the Project is between \$2.5-\$2.7 million dollars (includes hard and soft costs plus FFE). Lighthouse reserves the right to change the Project cost prior to contract award through addenda and after contract award in accordance with the design-build contract. The Project is scheduled to be completed by July 2024.

C. CONTRACT

Lighthouse is currently developing the design-build contract. It will be made available for review at the time the Request for Proposal is released.

D. ENERGY SAVINGS

Lighthouse would like the Design Built Entity to make its best efforts to incorporate the following into the scope of the project. Each of the shortlisted design-build teams will be encouraged to use the following programs as a guideline for building sustainability:

- i. Incorporate California Green Building Standard Code (CALGreen)

E. LABOR REQUIREMENTS

The DBE and all its subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. Lighthouse has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at Lighthouse, and are also available from the Director of the Department of Industrial Relations.

Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the DBE to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A DBE or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

The DBE and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by Lighthouse or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

The DBE and all subcontractors of any tier must comply with the requirements set forth in Education Code section 17250.25 (c), including providing an enforceable commitment that the DBE and all subcontractors of any tier will use a "skilled and trained workforce" to perform all work on the Project that falls within an apprenticeable occupation in the building and construction trades in accordance with Public Contract Code section 2600 et seq.

SECTION 03 - RFQ EVALUATION CRITERIA

A. TWO-PART EVALUATION

The RFQ will be evaluated in two parts. The first rating of the DBE will be based on the scores for the individual sections of the Pre-Qualification Questionnaire to determine if the DBE is "Pre-Qualified" or "Not Pre-Qualified". The DBE must separately pass all three scored sections in the Pre- Qualification Questionnaire: II Essential Requirements for the DBE, III Scored Questions, and IV Recent Projects Completed to become "Pre-Qualified".

Upon a finding that the DBE is "Pre-Qualified" pursuant to the Pre-Qualification Questionnaire, the DBE will be numerically evaluated based upon a 1500-point scoring system on the SOQ - Relevant Experience criteria set forth herein. Requirements of the Questionnaire should be incorporated into firm's SOQ.

B. INTERVIEWS

At Lighthouse's discretion, to further assist in evaluation, some, one, or all of the responding firms and/or individuals may be requested to participate in an oral interview. The interview will be used as another opportunity to clarify any issues within a given proposal and explore the approaches that may be used to satisfy all requirements for Lighthouse.

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C. RFQ SCORING

CATEGORY		MAX POINTS
1	Cover Letter Information	
	A Identification of Proposer	
	B Acknowledgement of Addenda	
	C Legal Structure of Company	
	D Contact Person	
2	Project Experience	
	Prime Contractor	250
	Architect	250
	Sub-Consultants	100
	Teaming Matrix	50
3	Resumes	
	Design-Build Project Manager	150
	Architect	150
	Structural Engineer	30
	Mechanical Engineer	20
	Electrical Engineer	20
	Civil Engineer	20
	Construction Project Manager	30
	Superintendent	30
4	Organizational and Technical Approach	250
5	Additional Requirements	
	Claims and Litigation History	150
TOTAL POINTS - SOQ		1500

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PRE-QUALIFICATION OF DESIGN-BUILD ENTITIES QUESTIONNAIRE

CATEGORY		MAX POINTS
I	Information About the DBE Members	
	For identification purposes only	
II	Essential Requirements for the DBE	
	Disqualified if any threshold question is not met	
III	Scored Questions	
A	Prime Contractor	210
B	Architect of Record	140
C	Principal Engineers	140
IV	Referenced Projects	
1	GC DB Experience	10
2	AOR DB Experience	10
3	GC-AOR Team Experience	10
4	GC-AOR team DB Experience Value	10
5	Design-Build Project 1	10
	Design-Build Project 2	10
	Design-Build Project 3	10
6	City of Oakland Bldg. Dept.-Approved Project 1	10
	City of Oakland Bldg. Dept.-Approved Project 2	10
	City of Oakland Bldg. Dept.-Approved Project 3	10
	City of Oakland Bldg. Dept.-Approved Project 4	10
	TOTAL POINTS QUESTIONNAIRE	600

SECTION 04 - RFQ SUBMISSION- GENERAL REQUIREMENTS

A. GENERAL INFORMATION

1. Project Point of Contact:
Keivan Abidi, Project Director
Pacific Charter School Development
66 Franklin Street, Suite 300
Oakland, CA 94607
(510) 288-3650
keivan@pacificcharter.org

All communications relating to this RFQ must be directed to Lighthouse contact persons named above. All communications between Proposers and other Lighthouse staff members, Board members or other District officials not mentioned above concerning this RFQ or the RFP are strictly prohibited. Failure to comply with these requirements will result in disqualification.

2. Examination of Documents
By submitting a proposal, the Proposer represents that it has thoroughly examined and become familiar with the work required for the Project under this RFQ, it is familiar with the Scope of Work, and it is capable of performing quality work to achieve Lighthouse's objectives consistent with industry and professional standards.

Should a Proposer require clarification of this RFQ, the Proposer shall notify Lighthouse in writing. Written questions are due from Proposers as noted in Section 00. Lighthouse will issue a written addendum clarifying any questions and will be sent to all persons who have requested the RFQ.

3. Addenda
Lighthouse reserves the right to revise or amend the solicitation documents. Such changes, if any, will be announced by addenda to this solicitation.

Only questions answered by formal written addenda will be binding. No person is authorized to make any oral interpretation of any provision in this RFQ or the RFQ process, nor shall any oral interpretation be binding on Lighthouse. Oral statements or any instructions in any form, other than an addendum as described above, shall be void and unenforceable.

4. Funds for Design and Construction
The design and construction costs will be subject to the funds available for this Project. This amount will be listed in the RFP. Lighthouse seeks to procure a contract offering the best value with the highest quality facilities meeting or exceeding the requirements and criteria established in the RFQ and RFP with the funds available. Lighthouse may not be able to make an award if the proposed prices exceed available funds for this Project.

B. RFQ PROVISIONS

The following information applies to all DBEs who will submit a SOQ in response to this RFQ in addition to submitting a fully complete Pre-qualification Questionnaire. Proposing firms will bear all costs of this RFQ.

1. Only design-build teams, as defined by Education Code section 17250.15, are eligible to submit a response to the RFQ.
2. The proposer shall submit all requested information specified in the RFQ solicitation. The SOQ is the proposer's response to the RFQ. The SOQ must set forth full, accurate and complete information as required by this solicitation, including attachments.
3. Lighthouse will consider the adequacy of any submission in deciding the relevance and weight of the information to this RFQ. Where information about a specific subcontractor is properly submitted and given significant weight during the evaluation, the failure of the design-builder to actually perform with that subcontractor may be grounds for disqualification or termination or default.

C. FORMAT OF SUBMISSION (ELECTRONIC DOCUMENTS)

Provide a final copy of the SOQ via email or a cloud storage link service, Adobe Acrobat PDF format searchable files. The electronic copy of the SOQ shall be contained in two PDF files. One (1) PDF for the response to the RFQ and one (1) PDF for the Prequalification Questionnaire (ATTACHMENT A).

Provide a title page identifying the proposing entities names, addresses, telephone numbers, and a designated contact person with their phone number and email address, a full table of contents and tabs for each major category of the RFQ. Each page within the document shall be numbered, excluding divider tabs.

D. SUBMISSION OF SOQ

Proposers may email the electronic file, email a link to download the electronic file, clearly marked "Lighthouse High School, Lodestar Elementary and Middle School Project" and addressed as follows (*physical address for reference only, all documents will be submitted via **email***).

Keivan Abidi, Project Director
Pacific Charter School Development
66 Franklin Street, Suite 300
Oakland, CA 94607
keivan@pacificcharter.org

Submittals received after the time and date indicated in Section 00 may not be accepted. Proposers are solely responsible for ensuring Lighthouse receive all SOQs by the deadline. Lighthouse shall not be responsible for any delivery issues including, but not limited to, misdirected mail, mailing delays, etc.

SECTION 05 - RFQ DESIGN-BUILD TEAM- SPECIFIC REQUIREMENTS

A. GENERAL

1. The DBE will provide a maximum two-page cover letter. The cover letter may provide optional information about the design-build team and must, at a minimum, contain the following:
 - a. Complete contact information, including, e-mail address for the person authorized to contractually bind the design-build team.
 - b. Proposed working relationship between DBE and subcontractors.
 - c. Name, title, e-mail address and telephone number of contact person during the period of proposal evaluation.
 - d. Acknowledgment of receipt of all RFQ addenda, if any. List Addendum number and date issued.
 - e. A statement to the effect that the proposal shall remain valid for a period of not less than 90 days from the date submittals are due.
 - f. Signature of person(s) authorized to bind design-build team to the terms of the proposal.
 - g. If the DBE is a privately held corporation, limited liability company, partnership, or joint venture, a 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.
 - h. If the proposed DBE is a corporation, limited liability company, partnership, joint venture, or other legal entity, a copy of the organizational documents or agreement committing to form the organization.
 - i. Acknowledge a commitment that the DBE and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.
 - j. Acknowledgment that the DBE and all team members agree not to accept any employment or representation or take any action during the entire solicitation and construction of the Project which is or may likely make the DBE or any team member "financially interested" (as provided in California Government Code Sections 1090 and 87100) in any decision made by Lighthouse on any matter in connection with the Project. The DBE and all team members agree to comply with any conflict-of-interest policies or guidelines required by Lighthouse.

2. Firm Experience – General Instructions
 - a. In your SOQ, you will be allowed to submit up to three design-build projects for each of the key team members: general contractor, architect, structural, mechanical, electrical and civil engineers to be used on the Project.
 - b. It is to your advantage to submit up to three projects for each key team member even if they are within the same company.
 - c. If you or your other key team members have no design-build experience, other project experience that is similar in size and scope are acceptable but not as advantageous.
 - d. Projects that are similar in size, value, type of facility and complexity will be rated favorably.
 - e. Recent relevant experience of the team members that closely resemble the Project will receive the highest ratings.
 - f. Projects are required to have been completed within the last five years or are currently more than 50% of the total project duration complete.
 - g. Lighthouse will consider previous recent teaming experience among the team members as value added, even if on different types of design and/or construction project than this Project.

3. Project Descriptions – Shall include the following information:
 - a. Firm Name
 - b. Name of Project
 - c. Type of Facility
 - d. Contract Amount (Original & Final including change orders)
 - e. Start and Completion dates
 - f. Identify the designer and general contractor for this Project
 - g. Your role on the Project
 - h. Type of delivery method – design-build, design-bid-build, CM at-risk, private negotiated, bridging, or other
 - i. General description of project
 - j. Detailed description of work self-performed – what exactly did this firm do for the project? Use this opportunity to highlight the skills and accomplishments the key team member brought to the project.

B. FIRM EXPERIENCE FOR GENERAL CONTRACTOR

In this section Lighthouse will rate project experience favorably if it contains the following:

- Projects that are similar in size, value, construction method, type of facility and complexity
- K-12 school projects in California with local building department or City of Oakland Planning and Building Department approval for structural, access and fire life safety.
- Design-build projects
- A combination of both modernization and new construction

C. FIRM EXPERIENCE FOR ARCHITECT

The Architect is required to have experience with City of Oakland Planning and Building Department permitted projects. In this section, Lighthouse will rate project experience favorably if it contains the following:

- Projects that are similar in size, value, construction method, type of facility and complexity
- Grade K-12 Charter school projects in California on a private site.
- Design-build projects
- A combination of both modernization and new construction

D. FIRM EXPERIENCE FOR STRUCTURAL ENGINEER

In this section, Lighthouse will rate project experience most favorably if it contains projects with K-12 schools in California, a combination of both modernization and new construction, and experience with City of Oakland Planning and Building Department approval for structural.

E. FIRM EXPERIENCE FOR MECHANICAL ENGINEER (HVAC and Plumbing)

In this section, Lighthouse will rate project experience most favorably if it contains a combination of both modernization and new construction, projects with K-12 schools in California, and experience with City of Oakland Planning and Building Department.

F. FIRM EXPERIENCE FOR ELECTRICAL ENGINEER

In this section, Lighthouse will rate project experience most favorably if it contains a combination of both modernization and new construction, projects with K-12 schools in California, and experience with City of Oakland Planning and Building Department.

G. FIRM EXPERIENCE FOR CIVIL ENGINEER

In this section, Lighthouse will rate project experience most favorably if it contains K-12 school projects in California, and experience with City of Oakland Planning and Building Department.

SECTION 06 - DESIGN BUILD TEAM EXPERIENCE MATRIX

A. SUBMISSION REQUIREMENTS

Provide a teaming matrix showing projects that your team has successfully completed within the past five years or are currently more than 50% of the total project duration complete. Projects may include various delivery methods such as design-build, design-bid-build, CM at-risk, private negotiated, bridging, or other.

Lighthouse will evaluate the design-build team’s prior experience working together to attain successfully completed projects. Matrices that show design-build teaming experience on projects of similar size and scope will receive additional consideration.

B. EXAMPLE OF TEAMING MATRIX

PROJECT NAME	TYPE OF DELIVERY (Design-Build, Design-Bid- Build, CM@Risk, etc.)	TYPE OF PROJECT 9-12, Higher Ed, Institutional, Commercial, etc.)	G E N E R A L C O N T R A C T O R	A R C H I T E C T	S T R U C T U R A L E N G I N E E R	M E C H A N I C A L E N G I N E E R	E L E C T R I C A L E N G I N E E R
Project 1			X	X	X		
Project 2			X	X			
Project 3				X	X	X	X
Project 4			X				
Project 5			X	X			

SECTION 07 - RESUMES OF KEY PERSONNEL

A. GENERAL REQUIREMENTS

1. Licensing and Certifications:
 - a. All design professionals, including, but not limited to architects, engineers, fire protection engineers, land surveyors, landscape architects, etc. must be licensed to practice in the State of California.
 - b. All contractors and subcontractors are required to have an active contractor license in California and properly registered with the Department of Industrial Relations.
2. Provide brief resumes, up to two pages, for the person who will do the work for each position requested below. Do not provide additional resumes.
3. For all resumes, personnel who demonstrate successful experience with City of Oakland Planning and Building Department will be rated more favorably.
4. If the Proposer is selected to continue to the RFP phase, the identified design-build team members must continue to be on the RFP submission. Any change or substitution to key personnel must be brought immediately to the attention of Lighthouse, who at their discretion will determine if such change or substitution is grounds for disqualification.

B. DESIGN-BUILD PROJECT MANAGER

This is the premier role on the design-build team and will act as the first point of contact between the design-build team and Lighthouse's team. The position requires a minimum of five years' experience in design or construction management. Demonstrate satisfactory experience to lead, manage and control both design and construction. The design-build project manager must be solely assigned to this Project. Resumes that demonstrate cross-functional expertise such as proven project manager, construction manager, and licensed architect or engineer will receive additional consideration.

C. ARCHITECT

A licensed professional Architect selected from the Lighthouse Pool of Pre-Qualified Architects. Proven experience with City of Oakland Planning and Building Department is required. An Architect with construction administration experience will be rated more favorably. A LEED Accredited Professional will receive additional consideration.

The following is a list of architectural firms that have been pre-qualified for the Lighthouse Architectural Pool. Only Architects from this list will be considered.

Design-Build Request for Qualifications

LCA Architects, Inc.

Carl Campos

Denise Youmans

dyoumans@lca-architects.com

1970 Broadway, Suite 800

Oakland, CA 94612

510- 272-1060

K2A Architecture + Interiors

Steve Kolm

steve.kolm@k2architects.com

610 16th Street, Suite 219

Oakland, CA 94612

415-487-6902

SVA Architects, Inc.

Judy Cheng

JCheng@sva-architects.com

Nathan Herrero

NHerrero@sva-architects.com

2030 Franklin Street, Suite 210

Oakland, CA 94612

D. STRUCTURAL ENGINEER

A licensed professional Structural Engineer with a minimum of five years' experience designing structural systems for projects of similar size and scope. Proven experience with City of Oakland Planning and Building Department will be rated more favorably.

E. MECHANICAL ENGINEER

A licensed professional Mechanical Engineer with a minimum of five years' experience designing mechanical systems for projects of similar size and scope. Proven experience with City of Oakland Planning and Building Department will be rated more favorably. If another mechanical engineer is used to provide plumbing and/or HVAC, additional resumes should be submitted as appropriate.

F. ELECTRICAL ENGINEER

A licensed professional Electrical Engineer with a minimum of five years' experience designing electrical systems for projects of similar size and scope. Proven experience with City of Oakland Planning and Building Department will be rated more favorably.

G. CIVIL ENGINEER

A licensed professional Civil Engineer with a minimum of five years' experience designing for site conditions for projects of similar size and scope. Proven experience with City of Oakland Planning and Building Department will be rated more favorably.

H. CONSTRUCTION PROJECT MANAGER

The position requires a degree in Construction Management, Engineering or related field and a minimum of five years' experience in construction and construction management. The degree may be substituted by an additional five years of experience. Demonstrate satisfactory experience to lead, manage and control the integrated design and construction operations, quality control program and subcontracts. Experience with City of Oakland Planning and Building Department will be rated more favorably.

I. SUPERINTENDENT

The position requires a minimum of five years' experience as superintendent, managing multiple trades and subcontractors with proven experience in safety and quality control. Experience with City of Oakland Planning and Building Department on prior projects will be rated more favorably.

SECTION 08 - TEAM ORGANIZATION AND PROJECT APPROACH

A. TEAM INTEGRATION

This section requires a description of the design-build team's legal structure (not the general contractor's legal structure). Is your team a joint venture or a prime contractor/ subcontractor or an integrated design-builder? Lighthouse is not requesting a copy of the contract but a description of how internal differences within the design-build team will be resolved. Provide a description of the teaming integration that facilitates issue resolution associated with design and construction challenges.

Teams that demonstrate a complete understanding of the risk transfer from Lighthouse to the design-build team and then from the general contractor to the designers will be rated more favorably. Teams that include profit sharing or incentives to all design-build team members may receive additional consideration.

B. TEAM ORGANIZATION CHART

Provide a project organization chart, which clearly delineates communication/reporting relationships among the design-build team key personnel, including key sub-consultants, sub-contractors, and proposed quality control group.

C. PROJECT APPROACH

This section requires a description of the interactions within the team, Lighthouse and third-party agencies during the design and construction.

1. Describe the roles of the design team with the construction team during design then during construction.
2. Describe how the contractor and key subcontractors will be involved during the design process.
3. Demonstrate an effective leadership and management system to control the design, maintain budget and schedule.
4. Demonstrate how the team will review the available record drawings and develop a plan to verify field conditions necessary to produce accurate design documents.
5. Describe the approach to eliminating change orders associated with existing conditions and modernization scope.
6. Describe how systems will be selected to minimize operational costs over the life of the facility.
7. Describe how you will integrate District provided requirements for phasing, design, construction, milestones and third-party agency requirements into a comprehensive schedule.

D. QUALITY CONTROL FOR DESIGN

This section requires a description of the process the design team will utilize to develop a complete and well-coordinated set of contract documents.

1. Describe how revisions to the design will be controlled and tracked.
2. Provide information on how the design team will submit packages to City of Oakland Planning and Building Department for timely approval.
3. Identify how design modification approvals will be obtained from City of Oakland Planning and Building Department and Lighthouse during construction.
4. Identify any constructability reviews, building information modeling, clash detection, etc. that may be employed by the design-build team.

E. QUALITY CONTROL FOR CONSTRUCTION

Provide a description of the team's capabilities to commit and assure construction quality control.

1. Describe how you will handle internal and external requests for information, shop drawings, submittal reviews, progress meetings, site visits, contract completion, closeout, as built and completion documentation.
2. Provide a brief description of the general contractor's quality control plan.
3. How unforeseen or unanticipated conditions on the Project will be handled and controlled.
4. How errors or omissions in the construction documents will be handled and controlled.

SECTION 09 - ADDITIONAL REQUIREMENTS

A. CLAIMS AND LITIGATION HISTORY

All members of the design-build team included in the SOQ must disclose and provide information regarding any of the following in the past seven years:

1. Any claims, lawsuits, arbitration or other legal proceedings that involve Lighthouse.
2. Any claims, lawsuits, arbitration or other legal proceedings filed against any member of the design-build team by an owner or public agency.
3. Any claims, lawsuits, arbitration or other legal proceedings filed by any member of the design-build team against an owner or public agency.
4. Termination for cause or for convenience of any contract entered into by any member of the design-build team.
5. Any claim, lawsuit, arbitration or other legal proceeding regarding professional misconduct, bad faith, discrimination, or sexual harassment involving any member of the design-build team.
6. Any disciplinary action and/or investigation conducted by any local, state or federal agency involving any member of the design-build team.

Lighthouse may also consider any responses and information contained in the Pre- Qualification under Section 09 submitted by the proposer related to any claims, disputes, disciplinary action, etc.

B. SMALL BUSINESS AND LOCAL BUSINESS PARTICIPATION

Lighthouse encourages design-build entities to use and include small businesses and local businesses for this Project. Please provide any information on the design-build team's plan or commitment to use small businesses and local businesses for this Project and how this compliance will be tracked, specifically to comply with the following:

Small and Minority Businesses, Women's Business Enterprises (2 CFR, Section 200.321)

The Lighthouse CEO or Designee will ensure that minority businesses, women's business enterprises, and labor surplus area firms are used, when possible, in the Charter School's determination by taking the following affirmative steps:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists.
2. Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources.
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises.
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises

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5. Using the services and assistance, as appropriate, of organizations such as the Small Business Administration and the Minority Business Development of the Department of Commerce
6. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section

C. DIVERSITY EQUITY AND INCLUSION EFFORTS

In addition to compliance with the above noted, Lighthouse seeks to increase their diversity, equity and inclusion efforts when contracting with firms for construction projects. Please provide information on how your firm is working to hire and contract with more black owned/led, minority owned/led organizations, black professionals and with other underrepresented groups. No specific points will be assigned to these responses; however, Lighthouse would like each applicant to comment on this topic.

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SECTION 10 - CERTIFICATION

Each member of the design-build team must complete and submit this Certification with the Design-Build Entity's SOQ.

I, _____ (printed name) hereby declare

that I am the

_____(title) of _____
(name of entity) submitting this Statement of Qualifications and all attachments hereto; that I am duly authorized to execute this Certification on behalf of the above-named company; and that all information set forth in this Statement of Qualifications and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date. I acknowledge that any false statements, inaccuracies or failure to disclose are grounds for disqualification. In executing this Declaration, I hereby permit Lighthouse to contact any owner, school district, contractor, subcontractor, supplier or any other party that Lighthouse deems relevant for purposes of verifying or gathering any information necessary to complete the evaluation of this Statement of Qualifications submittal.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was:

Subscribed at _____(location and city), County
of _____, State of
_____, on _____(date).

(Signature)

(If signed by other than the sole proprietor, a general partner, or corporate officer, attach original notarized power of attorney or corporate resolution.)

All information submitted for prequalification evaluation will be considered official information acquired in confidence and Lighthouse will maintain its confidentiality to the extent permitted by law.

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SECTION 11- ADDITIONAL ATTACHMENTS (for reference)

https://pacificcharter.sharepoint.com/:f/g/EvCyJCM28MBItA5VhmZ_WWEBiODbNcCqAvZ7VsYgWdY0cA

Link to Envirostor for Lodestar Site:

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002508