



REQUEST FOR PROPOSALS

PRECONSTRUCTION & CONSTRUCTION MANAGEMENT SERVICES

RFP NO. 2024-0102

**FOR MODERNIZATION & NEW CONSTRUCTION PROJECTS FOR
THE ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**

Issued By: Antelope Valley Union High School District

Issued: January 19, 2024

Due: February 2 at 2:00 pm

I
SCHEDULE OF EVENTS

**ANTELOPE VALLEY UNION HIGH
SCHOOL DISTRICT**

(SELECTION OF PRECONSTRUCTION & CONSTRUCTION MANAGEMENT
SERVICES)

ITEM	DATE
Release Request for Proposal Documents	January 19, 2024
Receive and Evaluate Proposals	February 2, 2024 (2:00pm)
Board Approval of Award & Execute Agreement	February 15, 2024 (Tentative)
<i><u>Note:</u> All dates are preliminary and subject to revision</i>	

II

DESCRIPTION OF SERVICES

ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT (“AVUHSD”) is seeking one or more qualified construction management firms to provide preconstruction and construction management services in connection with various modernization and new construction projects throughout AVUHSD, along with assisting with a facility needs analysis (hereinafter referred to collectively as “Projects”).

AVUHSD desires to select one or more Construction Manager/Firm(s) that can meet or exceed AVUHSD’s requirement to provide the highest quality management, coordination, oversight, and technical construction expertise at reasonable costs. Historically, the District has relied on its CM firms to manage its multi-prime projects.

For simplicity, this document is phrased as a “Request for Proposals” (RFP). However, the District is not looking for proposals for specific projects. Instead, we are requesting information to establish the qualifications and compatibility of CM firms to work for AVUHSD.

Background

The ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT is in the planning stages to request from the voters within its attendance boundary authorization for a school facility bond in excess of \$400 million at the November 2024 election. The District also plans on utilizing the State School Bond Facility funds through the State Allocation Board to maximize available funds for all projects. These funds could extend the funding for facility projects to over \$600 million dollars. The District expects an eight year bond program for facilities.

The Antelope Valley Union High School District is located in the northeastern region of Los Angeles County and has been serving its communities since late in the 19th Century. The District provides a 9 through 12th grade high school education to students.

The District serves approximately 21,000 students in eight (8) comprehensive high schools, one (1) high school, with two (2) locations, that provides dual enrollment with Antelope Valley College, one (1) dedicated special program school, and two (2) alternative education schools located within District boundaries.

III

REQUIREMENTS FOR SUBMITTAL

Each proposed construction management firm is required to submit the following:

- Description of the team members and the legal entity it operates under, organizational and management approach, and the role of each team member and major consultant.
- List of 9-12 school projects the team members have participated in and the role played in the project (e.g. design, construction, consulting, etc.)
- Five references from school districts.
- Proposed consultants and technical assistants and corresponding billable rates.
- Discussion of constructability review and value engineering analysis of construction documents. Please fully describe the efforts that will be utilized to undertake constructability review and value engineering to minimize AVUHSD's exposure.
- Discussion of how a budget will be established for the Projects.
- Discuss the manpower requirements of the construction management team and experience of the onsite support needed.
- Discuss the Firm's ability to meet construction schedules for projects with very tight timetables, Firm's schedule management procedures, and how the Firm has successfully handled potential delays both for the contract documents and for field changes.
- If applicable, provide a statement of any recent, current, or anticipated contractual obligations that relate in any way to similar work, the Project, or the District that may have a potential to conflict with Firm's ability to provide the Services described herein to the District.
- Specify the current and projected workload of Firm and describe Firm's ability to complete the Services as required herein.
- Provide a statement of ALL claim(s) filed against Firm in the past five (5) years. Briefly indicate the nature of the claim and the resolution, if any, of the claim(s).
- State the percentage of your work that is public/educational, and the percentages of that work that utilize the Design Build, Design-Bid-Build, and CM Multiple Prime delivery methods.
- Briefly describe your Firm's standard operating procedure during the bid process, including, but not limited to ensuring the bid documents are thorough and complete, ensuring adequate coverage of the trade categories, review of the bids for responsiveness, etc.

- The information below must be provided by the firm. At the discretion of the proposer, this information *may* be submitted on a separate attachment:
 - a. List of proposed personnel.
 - b. Proposed fees for the Projects if using a method other than the Office of Public School Construction (“OPSC”) guidelines. The final construction management fees for the Projects will be negotiated.
 - c. Proposed typical general conditions and a breakdown of general conditions costs for the Projects.
 - d. Any additional services that are anticipated, but not covered in this RFP.
 - e. Statement of expertise with the implementation and management of design-bid-build projects and trade bidding and assurances that all trade contracts will be awarded to the lowest, responsive, responsible bidder.
 - f. Description of preconstruction / facility needs analysis services provided by your firm and costs for such services.
 - g. Strategies used to eliminate conflicts and discrepancies in construction documents prior to bidding including, without limitation, building information modeling.
 - h. Letter from surety documenting how large of projects your firm may be bonded for and current insurance certificate.

General Information

1. Submittals should be brief and concise, but provide sufficient clarity to meet the criteria to be used in the evaluation process.
2. Each construction management firm shall submit two (2) hard copies and one (1) electronic (in PDF) copy of its Proposal (on a portable USB drive or similar device) on or before **2:00 p.m. on February 2, 2024**. All Proposals shall be delivered to the following address:

ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT, Attn: Monica Garcia, Business Services
176 Holston Dr.
Lancaster, CA 93535

All envelopes should be labeled: **RFP # 2024-0102 – Pre-Construction and CM Services**

Any and all questions prior to the deadline for filing the Request for Proposals shall be sent to Monica Garcia, Executive Secretary Business Services- MGarcia@avhsd.org phone 661-948-7655 ext. 2304. Responses to questions will be provided to all on the District website at www.avdistrict.org .[under District tab – Requests for Proposals/Bids].

It is the sole responsibility of each firm to ensure all Proposals are delivered and received by AVUHSD on time. Any Proposals received at the designated location after the scheduled time may be returned and ineligible for award. AVUHSD’s records of receipt are presumed determinative relating to when the Proposals are received.

3. Any questions regarding this Request for Proposal shall be directed to the following individual(s) via email:
 - MGarcia@avhsd.org

Contact with any other District personnel other than those listed above or contact in any manner with any Board member shall be grounds for the disqualification of the firm submitting a Proposal.

4. Upon receipt of the proposals, they will thoroughly be reviewed by District staff.

IV

DISTRICT REQUIREMENTS

AVUHSD intends to create a pool of qualified firms to provide preconstruction and construction management services for the Projects. As Projects are scheduled to be implemented, the District will assign Projects to qualified firms. The assignment of firms to specific Projects is at the sole discretion of the District. While the District desires to use all firms in the qualified pool developed by the District, firms are not guaranteed any minimum amount of work and may not be assigned to any future Projects if deemed in the best interest of the District.

The firm selected for a specific Project will be required to enter into a contractual agreement with AVUHSD which incorporates various terms and conditions and scope of work regularly utilized by AVUHSD for school facility projects. The contractual agreement will comply with all applicable law and regulations, including without limitation, any policies of the State Allocation Board.

This Request for Proposal does not commit AVUHSD to award a contractual agreement with any firm or to pay any costs incurred in the preparation of Proposals. AVUHSD reserves the right at its sole discretion to accept or reject any and all Proposals received as a result of this RFP and to waive any informalities or irregularities in any Proposal or the RFP process.

V
SELECTION & EVALUATION CRITERIA

The following criteria will be adhered to in evaluating each construction management firm's Proposal:

1. Discussion of the legal entity that identifies the construction management team, including but not limited to, proper licensure.
2. Demonstration of creative and cost-effective performance that meets the needs of AVUHSD utilizing quality building materials and construction procedures.
3. Demonstrated evidence that the construction management firm has the financial capability to obtain and maintain the necessary bonds and insurance to cover its construction management services.
4. Evidence that the construction management team has the experience and ability to initiate and manage a multi-trade bidding process, if requested by AVUHSD.
5. Successful experience in managing school construction projects.
6. Satisfactory references from school districts.
7. Ability to perform constructability reviews.
8. Ability to perform cost estimating utilizing the format approved by OPSC.
9. Demonstrated ability to perform value engineering.
10. Expertise in reviewing major building systems for the Projects.
11. Discussion of how Construction Manager will identify procedures and processes to team with an architect on the Projects.