



**ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**

**REQUEST FOR QUALIFICATIONS & PROPOSALS (“RFQ”)  
HAZARDOUS MATERIALS SURVEYING, TESTING,  
ABATEMENT PLANNING, AND MONITORING CONSULTING  
SERVICES**

**FOR**

**MEASURE “AVH”  
BOND PROGRAM**

**RFQ #7/25-26**

**RFQ Date: May 7, 2026**

**DUE Date: May 26, 2026**

**ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT  
HAZARDOUS MATERIALS SURVEYING, TESTING, ABATEMENT PLANNING, AND  
MONITORING CONSULTING SERVICES  
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**SCHEDULE**

<b>EVENT</b>	<b>DATE</b>
Release of RFQ:	Thursday, May 7, 2026
RFQ Questions / Clarifications Due:	Friday, May 15, 2026; 12:00 p.m.
Answers to RFQ Questions / Clarifications:	Tuesday, May 19, 2026
Proposal Due Date:	Tuesday, May 26, 2026; 2:00 p.m.
Interviews (if necessary):	TBD
Board of Trustees Approval (tentative):	Tuesday, June 9, 2026

**I. PURPOSE**

The Antelope Valley Union High School District (the “District”) requests that qualified consultants, firms, partnerships, corporations, associations, persons, or professional organizations (“Consultant(s)”) submit a statement of qualifications/proposal (“SOQ/P”) for Hazardous Material Surveying, Testing, Abatement Planning, Preparation and Monitoring services for District-wide modernization, new construction, and facilities master planning for potential projects supported by the Antelope Valley Union High School District Bond Measure AVH.

The District’s objective is to obtain qualifications from capable Consulting Firms with experience that can assist the District with the aforementioned services and related work for various projects that will be approved by the District for construction. This RFQ defines the services sought from the eventual Consultant and generally outlines the service requirements. Each Consultant responding to this RFQ should be prepared and equipped to provide full service to the District in an expeditious and timely manner to enable the District to comply with regulatory and legislative requirements while meeting critical time deadlines and schedules.

**II. INTRODUCTION**

The District is a public 9-12 school district located in the cities of Lancaster, Palmdale and their immediate suburbs, Los Angeles County, California. Currently, the District operates eight (8) comprehensive high schools, three (3) alternative high schools, and one (1) early college high school in partnership with Antelope Valley Community College. Future projects shall be funded by Bond Measure AVH, a general obligation fund of \$398M approved in 2024. For additional information concerning the Measure AVH Bond program please see: <https://www.avdistrict.org/community/2024bond>.

### **III. DISTRICT GUIDELINES AND EXPECTATIONS**

This RFQ is not a formal request for bids or an offer by the District to contract with Firm(s) responding to this RFQ. The District reserves the right to reject any and all proposals. The District also reserves the right to amend this RFQ as necessary. All materials submitted to the District in response to this RFQ shall remain the property of the District. The District also reserves the right to seek proposals from, or to contract with, any Firm not participating in this process. The District shall not be responsible for the costs of preparing any proposal in response to the RFQ. Responses received from this RFQ will be used by the District to inform any adjustments or changes to the Professional Services Agreement attached hereto as Attachment "A". The agreement is subject to review and negotiations relative to the professional services provided and subject to final review and approval of the District's legal counsel.

Firms must have extensive experience in the construction of public-school facilities in California, and extensive experience as a public school district representative, working with contractors and other school facility related consultants. Firms interested in submitting proposals are directed to make personal contact only with the Bond Program Project Coordinator, identified herein, and should not contact the District Board of Trustees members, the Superintendent, Assistant Superintendents, any member of the Citizens' Oversight Committee, or any other officials or staff of the District. The District may reject proposals if a Firm or its representatives make direct contact with the District.

In the spirit of total transparency, the District requires the submitting firm to include in their proposal a Financial Interest Certification stating that no member of the team has had any financial interest or business relationship with the District Board members or staff. By submitting this certification, the submitting firm agrees to the posting of this information to the public through the proposal. Refer to Attachment "B" of this RFQ.

Firms must disclose any relationship with the District and execute the Conflict of Interest Statement included with this RFQ. Refer to Attachment "C" of this RFQ.

### **IV. COMMUNITY WORKFORCE AGREEMENT**

Consultant(s) are advised that District projects are subject to a Community Workforce Agreement (CWA) as approved the District's Board of Trustees on or about January 17, 2024. Consultant(s) shall be required to execute and submit a "Letter of Assent" with their project specific proposals. The Consultant and all Subconsultants shall, at all times, comply with the Community Workforce Agreement in effect for each project. By submission of a proposal, Consultant(s) further certify that all costs of compliance with the Community Workforce Agreement are accounted for within their proposal. Consultant(s) shall include, and shall require Subconsultants to include, contractual provisions in all their contracts they enter into for performance of the Work, requiring each Subconsultant, of every Tier, who furnishes any labor for the performance of the Work, to comply with the provisions of the Community Workforce Agreement at no additional cost. For a copy of the CWA, please see:

<https://www.avdistrict.org/about/district-departments/business-services/bids-rfps-rfa>

## **V. TERM**

The District reserves the right to select one or more Consulting firm(s) which are considered the most qualified to meet or exceed the District's requirements for the best value at the lowest cost and highest quality for Hazardous Materials Consulting services. The Consulting firm(s) selected to a pool per this RFQ shall be validated for a period of five (5) years.

The Consultant shall carry out the responsibilities briefly delineated in the scope of services set forth below and on the form of Agreement, Attachment "A".

## **VI. QUESTIONS/REQUESTS FOR INFORMATION**

All questions and requests for explanations or clarifications pertaining to this RFQ must be submitted in writing via email and must be received NO LATER than 12:00 p.m. on Friday, May 15, 2026, to Joy Jacobs, Bond Program Coordinator at [joy.jacobs@fonder-salari.com](mailto:joy.jacobs@fonder-salari.com). Questions and Answers will be issued as an addendum to the RFQ on the date and time listed in the above RFQ schedule. All addenda will be posted to the District website.

## **VII. SUBMISSION DEADLINE**

Respondents to this RFQ shall submit one (1) electronic copy in PDF format via e-mail, NO LATER than 2:00 p.m., Tuesday, May 26, 2026 to:

Antelope Valley Union High School District

Measure AVH Bond Program

Attention: Joy Jacobs, Bond Program Project Coordinator

Email Address: [joy.jacobs@fonder-salari.com](mailto:joy.jacobs@fonder-salari.com)

Subject: AVUHSD RFQ #7/25-26 Proposal for Hazardous Materials Consulting Services

## **VIII. SCOPE OF SERVICES**

The selected Consultant(s) must be prepared to perform some or all of the services described under the Scope of Services ("Services") section below. The exact scope of each project will be determined by the District on a project-by-project basis depending on the needs of each project and pursuant to individual solicitations for each project.

Consultant(s) must be prepared to provide turn-key services for such Work as the District may hereafter require. Each Consultant must be prepared and equipped to provide such services in a timely manner and on relatively short notice so as to enable the District to meet critical, and at times unpredictable, time deadlines and schedules

Consultant(s) shall ensure that key personnel are Certified Lead Inspectors and Assessors and Project Monitors by the California Department of Public Health and Certified Asbestos Consultants by the California Division of Occupational Safety and Health. All work shall be reviewed by a Certified Industrial Hygienist (CIH).

### **Phase I: Survey and investigation**

- A. Review existing documents and/or surveys of the project site that will be made available by the District.
- B. Establish a survey and inspection plan of the project site in order to create a complete and thorough set of abatement plans and contract documents.
- C. Develop a complete and detailed hazardous material survey and investigation of the buildings and facilities at the project site.
- D. Collect samples of existing building materials for analysis of potential hazardous materials. Provide for the analysis of the building and facility materials samples by an accredited lab and develop detailed laboratory test result reports. Use the field review and sample collection information and analysis to develop the abatement plan.
- E. Determine quantity and location of all hazardous materials on the project site, including asbestos, PCB, mercury, lead and other hazardous materials as defined by the State of California.
- F. Prepare a survey of existing hazardous materials for the project site that the District shall use as a construction contract document. The hazardous material survey, at a minimum, shall describe the quantity and location of all hazardous materials on the project site.

#### **Phase II: Abatement Plan and Contract Documents**

- A. Prepare an abatement plan for the project site that the District shall use as a construction contract document. The abatement plan, at a minimum, shall describe the quantity and location of all hazardous materials, provide for a plan of abatement and removal, describe specific abatement procedures including testing, handling, disposal and on site monitoring requirements for the abatement of the building materials and systems that contain hazardous materials.
- B. Prepare plans and specifications that shall be included in bidding and construction contract documents.
- C. Prepare a cost estimate of the abatement work.
- D. Coordinate with District, Architect, Construction Manager and other Consultants and with Government agencies having jurisdiction as required to ensure that the projects contract documents incorporate all requirements of the hazardous material consultant's recommendations and the consultant's abatement plans.
- E. Consultant shall review the projects demolition plans and ensure all hazardous materials affected by demolition are indicated to be removed and properly disposed of as required by governing laws and regulations and also to ensure a safe working environment and to eliminate the potential exposure of people from hazardous materials.
- F. Provide consulting services associated with the bidding of hazardous material abatement Work, including but not limited to, attending pre-bid meetings and job walks, responding to questions by the contractor and preparation of bid addenda.

#### **Phase III: Monitoring During Construction**

- A. Evaluate project bids for abatement work and bidders experience and references to make recommendation of award.

- B. Conduct pre-construction meetings as it relates to demolition and hazardous material abatement work.
- C. Provide complete demolition and hazardous material abatement construction field monitoring, including all air monitoring, sampling and testing. Consultant's monitoring of contractor's operations shall ensure compliance with the abatement plan prepared by the Consultant and result in the proper removal and final disposal and disposition of hazardous materials that exist on the project site.
- D. Provide efficient coordination and scheduling between demolition contractor, general contractor, construction manager, District's Inspector of Record, and District's Project Manager.
- E. Provide all closeout documentation, as required by State and/or Federal regulation, and other closeout activities with the outcome of the closeout activities being the approval of the remediation efforts by all Government Agencies having jurisdiction over the project.

Respondents proposals must set forth Consultant's understanding of all applicable Health and Safety laws, guidelines, and requirements including Cal/OSHA Title 8, CCR Title 8 Section 1532.1 (Lead), CCR Title 8 Section 1529 (Asbestos), California Department of Public Health Title 17, the Environmental Protection Agency, the South Coast Air Quality Management District (SCAQMD), the Education Code, the California Department of Education, the Department of Toxic Substances Control, the California Division of the State Architect regulations, the National Emission Standards for Hazardous Air Pollutants, the Asbestos Hazard Emergency Response Act, the District's Asbestos and Lead Specifications and local ordinances and/or other applicable regulations, relative to the work to be undertaken as well as Consultant's ability to comply with the same and the methodology by which Consultants will do so.

#### **IX. SELECTION CRITERIA**

An evaluation committee, consisting of designated consultants and other District personnel will select the firm(s) to be used by the District. All proposals will be evaluated based on the following criteria:

- A. Overall responsiveness of the Response to this RFQ.
- B. Technical expertise and viability of the firm, including experience of principals and staff.
- C. Past performances on relevant similar work previously accomplished for school districts.
- D. Client references and satisfaction on prior projects.
- E. Experience, qualifications, and resources.
- F. Familiarity with the particular needs of the District.
- G. Cost effectiveness based on the rates set forth in the response.

The District, at its sole discretion, may schedule in-person interviews with select Responders to further discuss their qualifications and the District's needs.

## **X. REQUIRED SUBMITTAL FORMAT**

Proposals shall be in 8½ x 11-inch format, limited to thirty (30) pages; single sided, not including cover letter, tabs, resumes, and any required documents. Each Consulting firm shall submit one (1) electronic copy in PDF format of the proposal via e-mail **NO LATER than 2:00 p.m., Tuesday, May 26, 2026.** Please edit the subject line of the e-mail as “AVUHSD RFQ #7/25-26 Proposal for Hazardous Materials Consulting Services”.

All Proposals shall be delivered to the District contact and addressed as indicated within this RFQ. It is the sole responsibility of each firm to ensure all Proposals are delivered and received by the District in a timely manner. Any Proposals received at the designated location after the scheduled time shall be returned.

### **A. Letter of Intent**

1. Provide a letter of introduction signed by an authorized officer of the Consulting firm. If the company is a joint venture, duplicate the signature block and have a principal or officer also sign on behalf of each party to the joint venture.
2. Include a brief description of why your firm is well-suited to meet the District’s needs.

### **B. Table of Contents**

A table of contents of the material contained in the Response should follow the Letter of Intent.

### **C. Firm Information**

1. Include name of firm, address, telephone number, fax number, type of firm (i.e., corporation, partnership, etc.), California Registration Number and name of principal contact. Provide a brief history of the organization, including:
  - A brief description and history of the firm, including number of years the firm has been in business and date firm was established under its given name. Whether the organization has gone by a different name while under substantially the same management.
  - Type of organization/business structure (ownership, legal form, i.e. corporation, partnership, etc., and senior officials of company). If a joint venture, describe the division of responsibilities between participating companies, offices (location) that would be the primary participants, and percentage interest of each firm.
  - Location of office from where consulting team members will manage the services.
2. Describe staffing capacity and resources to perform the scope of work. Provide resume(s) of key personnel who may be performing services for the District, defining their role and individual experience, including any associated respective licensing information.
3. Describe to what extent sub-consultants may be utilized to provide the required services. Identify each sub-consultant in the response and include all the sub-consultant’s fees and expenses in the Responder’s Fee Proposal.

4. Attach a letter of financial stability from a Certified Public Accountant demonstrating firm's financial resources and stability.

D. Project Approach and Firm Qualifications

1. Describe Firm's philosophy and how Firm intends to work with the District's administration officials to perform the Services.
2. Describe your firm's experience with the various tasks within the Scope of Work herein for K-14 clients/projects.
3. Identify established methods and approaches utilized by your firm to successfully meet completion deadlines, and provide examples demonstrating effective use of stated methods and approaches.
4. Discuss the firm's familiarity with Code requirements relating to school site development activities; including, but not limited to the understanding of applicable laws for the Environmental Protection Agency (EPA), the Department of Toxic Substances Control (DTSC), and California Education Code Title 5 requirements.

E. Relevant K-12 Project Experience and References

1. Provide a list of ALL K-12 projects performed by Firm in the past five (5) years. Provide the information described below for the ten (10) MOST RECENT projects:
  - Name of project and district.
  - Contact person, e-mail address, and telephone number at district.
  - Scope of projects, description of services provided.
  - Firm person in charge of each project.

F. Fees

1. Provide hourly rates and billing classifications along with overhead rates and other special charges.
2. Provide a detailed current fee schedule for the types of services offered.
3. Include information on your billing practices (i.e. lump sum, other), including reimbursable cost categories and hourly billing rates by position for additional services.

G. Attachments & Addenda

1. For information only: Attachment A – "Sample Professional Services Agreement"
2. Provide an executed copy of Attachment B – "Financial Interest Certification"
3. Provide an executed copy of Attachment C – "Statement of Non-Conflict of Interest"
4. Provide an acknowledgement of each addendum issued to the RFQ

**XI. ADDENDUM/WITHDRAWAL**

A firm who has submitted a Proposal may submit an addendum to such proposal at any time up to the official closing date for the receipt of proposals. The last submission shall

supersede and invalidate all previous submissions by that firm as it applies to this RFQ. No oral or telephonic proposals or modifications will be considered.

A firm may withdraw its proposal at any time up to the official closing date for the receipt of proposal. The withdrawal shall be in writing, bearing the signature of the person who submitted the proposal.

## **XII. NON-OBLIGATION**

This Request for Proposals and Qualifications shall not be construed to create an obligation on the part of the District to enter into a contract with any firm. This request is an information solicitation of proposals and qualifications only. The District reserves the right to reject any and all proposals or to accept the proposal that, in the judgment of the District, is in its best interest.

The District reserves the right, at its sole discretion, to modify RFQ requirements, cancel the selection process, or amend the schedule.

Proposers shall not be reimbursed for any costs associated with the preparation of proposals in response to this RFQ.

## **XIII. INSURANCE**

Firms, at the time of contract/agreement, must have the ability to secure the insurance coverage listed below and, on a Certificate acceptable to the District. A Certificate of Insurance must be filed with the District's Assistant Superintendent of Business Services, prior to execution of the contract. Such insurance shall be required throughout the term of the contract.

- A. Commercial General Liability Insurance: Commercial general Liability Insurance shall be at least as broad as Insurance Services office General Liability Coverage (Occurrence Form CG 0001), with coverage limits of not less than One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage/Two Million Dollars (\$2,000,000) aggregate.
- B. Automobile Liability Insurance: Automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto), with coverage limits of at least One Million Dollars (\$1,000,000) for bodily injury and property damage each accident limit and Two Million Dollars (\$2,000,000) in the aggregate.
- C. Workers' Compensation and Employer's Liability Insurance: The selected Consultant shall insure (or be a qualified self-insured) under the applicable laws relating to workers' compensation insurance, all of their employees working on the Project, in accordance with the "Workers Compensation and Insurance Act," Division IV of the California Labor Code. The selected Consultant shall provide employer's liability insurance in the amount of at least One Million Dollars (\$1,000,000) per accident for bodily injury and disease.

- D. Errors and Omissions Insurance: errors and omissions insurance on a claims made basis with a limit of at least One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate.
- E. A.M. Best financial strength rating (FSR) of A- or better.
- F. All insurance will be in a form and with insurance companies acceptable to the District.
- G. Policy Endorsement that names Antelope Valley Union High School District as an Additional Insured.
- H. Insurance carriers shall be qualified to do business in California and maintain an agent for process within the State.
- I. Consultant shall be expected to, and hereby agree to provide new and accurate certificates of insurance as to any additional scope of work added to the Agreement.

**ATTACHMENT A**  
**SAMPLE AGREEMENT FOR PROFESSIONAL SERVICES**

*To be provided via addendum.*

**ATTACHMENT B  
FINANCIAL INTEREST CERTIFICATION**

I \_\_\_\_\_, acting as the \_\_\_\_\_, am an authorized representative of \_\_\_\_\_ (“Consultant”) and do hereby certify that for the term of the agreement contemplated by this proposal, that other than past or future contracts with the District as an entity, no officer, contractor, subcontractor, or employee of Consultant has, or shall have, any financial interest or business relationship with any individual member(s) of the District’s governing board or staff and that no such District board member(s) or staff shall have any direct or indirect financial benefit or relationship in the agreement contemplated by this proposal, or obtain any present or anticipated material benefit arising therefrom.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTACHMENT C  
STATEMENT OF NON-CONFLICT OF INTEREST**

The undersigned, on behalf of the Firm set forth below (the "Consultant"), does hereby certify and warrant that if selected, the Consultant, while performing the consulting services required by the Request for Qualifications, shall do so as an independent contractor and not as an officer, agent or employee of the Antelope Valley Union High School District ("the District").

**The undersigned further certifies and warrants the following:**

- a) No officer or agent of the Consultant has been an employee, officer or agent of the District within the past two (2) years;
- b) The Consultant has not been a source of income to pay any employee or officer of the District within the past twelve (12) months;
- c) No officer, employee or agent of the District has exercised any executive, supervisory or other similar functions in connection with the Consultant Agreement or shall become directly or indirectly interested in the Consultant Agreement;
- d) The Consultant shall receive no compensation and shall repay the District for any compensation received by the Consultant under the Consultant Agreement should the Consultant aid, abet or knowingly participate in violation of this statement; and
- e) In support of Education Code Sections 35230-35240 and Board Policy 4119.21, during the selection process (from the date the RFQ is released to the conclusion of the selection process), if it is determined that any individual(s) who work(s) and/or represent(s) the Consultant for business purposes communicates, contacts and/or solicits Board Members in any fashion, such Consultant shall be disqualified from the RFQ selection process and from participating in any future RFQs and/or RFPs. This may also result in the removal of the Vendor, Firm, Contractor and/or Consultant from any established Pre-qualified list, as well as the removal from the "interested vendors" list.

***FAILURE TO SIGN THIS DOCUMENT MAY RESULT IN A STATEMENT OF QUALIFICATIONS DISQUALIFICATION***

Signature	Date

Signature	Date