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Community College District

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Santa Ana College • Santiago Canyon College

REQUEST FOR QUALIFICATIONS (RFQ) #1718-194

**CONSTRUCTION SERVICES (LEASE-LEASEBACK)
for
Johnson Student Center at Santa Ana College**

Addendum #3

Issued: February 9, 2018

The following changes, additions, deletions, or corrections shall become part of the above-mentioned RFQ:

- A. **Attachment 4 – SUBCONTRACTOR PROCUREMENT PROCESS (CONTRACTORS MUST FOLLOW FOR SUBSEQUENT RFPS)** - delete the entire attachment from the original RFQ and replace with the revised Attachment 4.

Attachments:

Attachment 4 - Revised

End of Addendum 3

SUBCONTRACTOR PROCUREMENT PROCESS
(CONTRACTORS MUST FOLLOW FOR SUBSEQUENT RFPs)

Note – District reserves the right to make revisions to the form as necessary prior to issuance of the RFP. This process is intended to be utilized for the RFP for Phase No. 1 of the Project, but it will also be adapted for use by the selected Contractor and the District for subcontractor procurement for Phase No. 2 of the Project.

Contractors, when directed at a later date as determined by the District in a request for proposal(s) (“RFP(s)”), shall provide a final lump sum Guaranteed Project Cost (“GPC”) for all or a portion of the Project. That GPC shall include all scopes of work and pricing from subcontractors required to perform the scope of services in the RFP and will be prepared pursuant to the bidding procedures outlined herein and in the RFP.

The subcontractor procurement process shall be adapted by the District as needed for the Project and may include a minimum number of subcontractor bids received for particular subcontractor bid packages. The subcontractor procurement process for all Contractor’s subcontractors performing work valued in excess of ½ of 1% of the GPC shall be the following:

Step 1. Public Notice. When directed by the District, the Contractors shall provide notice of bidding for subcontractors “in accordance with the publication requirements applicable to the District’s competitive selection process” to solicit subcontractors in compliance with statutory requirements and the District’s process. **The District intends to work with the Contractors to issue an advertisement to solicit subcontractors in compliance with statutory requirements and the District’s process. Contractors’ subcontractor advertisement must be approved by the District prior to publication.**

Step 2. MEP Prequalification (SEE EXHIBIT B-ATTACHMENT “Request for Subcontractors to Prequalify RFQ #1718-195)

- a. All mechanical, electrical and plumbing subcontractors with the following license classifications (C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46) performing work on this Project must be prequalified with the District **for each of its license classifications under which it intends to propose to work.** For example, if a subcontractor intends to propose under its C-10 license **and** its C-36 license, it must submit two (2) separate Subcontractor Prequalification Questionnaires; one for each license.
- b. Subcontractors shall prequalify with the District by submitting the District’s Subcontractor Prequalification Questionnaire that may be obtained at the following website:
<https://rscdd.edu/Departments/Purchasing/Pages/Bidding-Opportunities.aspx>.
- c. The District reserves the right to continue to prequalify additional subcontractors at multiple times during the procurement process and to prequalify additional license classifications as determined by District staff.

FOR THIS PROJECT, THE SUBCONTRACTORS THAT WILL BE USED IN PHASE NO. 1 WILL BE SELECTED AS INDICATED ABOVE. WHEN THE DISTRICT AND THE SELECTED CONTRACTOR DETERMINE THAT PHASE NO. 2 IS READY TO BE PRICED, THE DISTRICT AND THE SELECTED CONTRACTOR WILL AGAIN ADVERTISE FOR SUBCONTRACTORS, WILL INVITE FURTHER MEP SUBCONTRACTORS TO PREQUALIFY, AND WILL ALSO IMPLEMENT THE FOLLOWING ADDITIONAL STEPS. A SUBCONTRACTOR THAT PERFORMED DURING PHASE NO. 1 OF THE PROJECT DOES NOT HAVE A RIGHT TO ADDITIONAL WORK DURING PHASE 2, UNLESS IT PROPOSES ALONG WITH ALL OTHER SUBCONTRACTORS AND IS AGAIN SELECTED THROUGH THIS PROCESS.

Step 3. (For Phase No. 2): Non-MEP Subcontractor Qualification Criteria and Standards. The selected Contractor shall use the following qualification criteria and standards for non-MEP

subcontractors solicited for Phase No. 2 work on this Project. The selected Contractor may **not** add additional qualification criteria and standards unless the District consents in writing.

Non-MEP Subcontractor Qualification Criteria and Standards	Required Response for Non-MEP Subcontractor to Qualify
1. Has the subcontractor performed at least two (2) subcontracts for at least 90% of the value of the current subcontract?	Yes
2. Has the subcontractor been found non-responsible , debarred, disqualified, forbidden, or otherwise prohibited from performing work and/or bidding on work for any public agency within California within the past five (5) years?	No
3. Has the subcontractor defaulted on a contract, been substituted off a project after beginning performance, or been terminated for cause by any prime contractor or public agency on any project within California during the past five (5) years and has that default, substitution or termination been upheld by a court or an arbitrator?	No
4. Has the subcontractor paid liquidated damages pursuant to a contract for a project with either a public or private owner within the past five (5) years?	No

Step 4. (For Phase No. 2): Low Bid, Best Value, or Combination of Both.

- As determined by the District, the selected Contractor may be permitted to award some or all of its subcontracts based on a best value basis as developed by the District and the selected Contractor prior to subcontractor bid solicitation. Otherwise, the Contractor shall award to subcontractors with the lowest responsive, responsible bid to the Contractor and that have satisfied the above prequalification and/or qualification steps, as applicable.
- Contractor may submit a request in writing to the District, if Contractor believes it is warranted to award a specific scope of work based on the best value basis. Contractor shall provide in writing its justification and supporting documentation to justify, to the District's satisfaction, its basis for the request prior to awarding subcontract(s) for specific scope(s) of work. The District, at District's sole discretion, may accept or deny Contractor's request. If the District denies Contractor's request Contractor shall award that specific scope of work to the subcontractor with the lowest responsive, responsible bid to the Contractor.
- The selected Contractor, when directed later by the District, shall provide a final lump sum guaranteed project cost. Contractor shall also submit to the District, all documentation of its bid solicitation process and all proposing subcontractors' responses, including advertisements, bid evaluation criteria, bids submitted, and proposed award documentation.
- If the selected Contractor plans to self-perform any work, it must:
 - Submit its bid(s) for the scope(s) of work it intends to self-perform directly to the District a minimum of 24 hours in advance of the date that the GPC is due and 24 hours in advance of the date it receives any subcontractor bids for that scope of work; and
 - Receive at least three (3) subcontractor bids for that scope of work.

End of Addendum 3