

**Oakland Unified School District  
Department of Facilities Planning and Management  
955 High Street Oakland CA 94601**

**REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/P)**

**Hazardous Material Abatement Consulting Services  
for Central Administrative Center  
at Cole Campus (1011 Union Street, Oakland, CA)  
and for Various School Sites**

July 24, 2019 (Issued)

**Responses must be received August 16, 2019, no later than 2:00 p.m.**

The Oakland Unified School District ("District") is requesting proposals from experienced firms, partnerships, corporations, associations, persons or professional organizations ("Consultants") to provide hazardous material abatement consulting services associated with the demolition of existing buildings on the Cole Campus and for future school projects.

Interested firms are invited to submit a completed Statement of Qualifications ("SOQ") along with the Fee Proposal (collectively "RFQ/P Packet") as described below, with one (1) unbound original, five (5) bound copies and a PDF version on a flash drive of requested materials to:

Oakland Unified School District  
Tadashi Nakadegawa, Acting Executive Director  
Department of Facilities Planning and Management  
955 High Street, Oakland, CA 94601

Oral, telegraphic, facsimile, telephone or email RFQ/P Packets will not be accepted. RFQ/P Packets received after this date and time will not be accepted and returned unopened. The District reserves the right to waive any informalities or irregularities in the RFQ/P Packets. The District also reserves the right to reject any and all RFQ/P Packets and to negotiate contract terms with one or more Respondents.

If you have any questions regarding this RFQ/P please email Kenya Chatman, Acting Director at [kenya.chatman@ousd.org](mailto:kenya.chatman@ousd.org), and cc: to Colland Jang, School Facilities Planning Consultant at [colland.jang@ousd.org](mailto:colland.jang@ousd.org).

**LOCAL, SMALL LOCAL AND SMALL LOCAL RESIDENT BUSINESS ENTERPRISE**

**PROGRAM** The Local Business Utilization Policy requires that there is a mandatory fifty percent (50%) LBU participation with a 25% or less Local Business (LBE) participation and a 25% or more Small Local or Small Local Resident Business (SLBE/SLRBE) participation for all capital program/construction-related contracts and professional services agreements. The full version of OUSD's latest Local, Small Local and Small Local Resident Business Enterprise Program can be found by going to the OUSD home page: [ousd.org](http://ousd.org) > Offices and Programs > Facilities Planning & Management Department > For Contractors and Developers > Bids and Requests for Proposals > Bid Information > 2014 Amendment to Local Business Participation Policy.

## Schedule of Activities

Listed below is the "Schedule of Activities" which outlines pertinent dates of which firms responding to this solicitation should make themselves aware.

<b>DATE</b>	<b>ACTIVITY</b>
July 24, 2019	RFQ/P Issued.
August 2, 2019	Non-Mandatory Pre-Proposal Meeting* at Facilities Planning & Management. 2:00 p.m. to 3:00 p.m.
August 5, 2019	Submit Statement of Interest with contact information (emails acceptable).
August 8, 2019	Written requests for Interpretation, Correction or Modification are due.
August 13, 2019	District will provide written responses to requests for clarification.
<b>August 16, 2019</b>	<b>Proposals Due by 2:00 p.m.</b>
TBD	Interviews of Short Listed Firms.
October 10, 2019	Board Meeting – tentative approval of Contract.
October 11, 2019	Tentative Notice to Proceed issued to Consultant.

\* This will be a joint pre-proposal meeting for the following services: Structural Engineering and Hazardous Material Abatement Consulting

**ESTIMATED CONSTRUCTION BUDGET:** \$42.0 Million

**PROJECT DURATION:** Project Completion by September 2022

## **REQUEST FOR QUALIFICATIONS & PROPOSALS**

The purpose of this RFQ/P is to solicit fee proposals from consulting firms for OUSD's Central Administrative Center Project at the Cole Campus. In addition, the District is creating a pre-qualified "pool" from interested firms in which OUSD would for future projects solicit fee proposals through an informal procurement process.

### **A. PROJECT DESCRIPTION**

1. Construction of a new 2-story 54,000 s.f. office building to house Central Office staff and a Board Room for public meetings.
2. Demolition of two existing structures, a single story 5,118 s.f. cafeteria. Selective demolition of a two-story 42,643 s.f. classroom building; construct structure to preserve existing server room operations (see Proposed Phasing Plan). Demolition or relocation of an existing 896 s.f. single story existing portable.
3. Site improvements to accommodate new parking lot layout and development of site amenities (see Proposed Project Plan). The site acreage is approximately 2.6 acres.
4. Construction is projected to commence in the Fall of 2020 (see Proposed Phasing Plan).

### **B. BASIC SERVICES**

The Consultant agrees to provide the Services described below:

1. The Consultant shall be responsible for the professional quality and technical accuracy of all designs, drawings, specifications and other services furnished by the Consultant under the Agreement as well as design and existing conditions coordination. The Consultant shall, without additional compensation, correct or revise any errors or omissions in its design, drawings, specifications and other Services.
2. The Consultant will use all due care and diligence to confirm that its plans and specifications and all other information provided by or on behalf of the District to potential bidders discloses and publishes any potentially relevant information that could, in any way, have an impact on a Contractor's cost of performance. The Consultant shall advise the District of the most effective methods of identifying and securing such information as part of each stage of design. The Consultant shall track for District's benefit all such suggested and disclosed information.
3. **District Standards.** The Consultant shall incorporate into its work and the work of all Sub-consultants the District standards for facilities and construction at such time as they are adopted.
4. **Mandatory Assistance.** If a third party dispute or litigation, or both, arises out of, or relates in any way to the Services provided under this Agreement, upon the District's request, the Consultant, its agents, officers, and employees agree to assist in resolving the dispute or litigation. The Consultant's assistance includes, but is not limited to, providing professional consultations, attending mediations, arbitrations, depositions, trials or any event related to the dispute resolution and/or litigation ("Mandatory Assistance").

### **C. GENERAL STATEMENT OF WORK:**

It is anticipated that the scope of services for the Central Administrative Center Project and for future school projects will include but not limited to the following:

The primary role of the hazardous material abatement consultant is to identify all hazardous material for the existing buildings on site, produce construction documents for its abatement, removal and management of these materials associated with the construction project. The consultant shall provide monitoring services during the construction phase of the project to insure activities comply with the contract documents and applicable laws and regulations. Responsibilities of the consultant include, but are not limited to:

1. Perform a survey of the buildings' MEP systems, site utilities and building components to identify all hazardous materials that will be impacted by the demolition work to include but not be limited to:
  - a. Asbestos
  - b. Lead
  - c. Mercury
  - d. Polychlorinated Biphenyls (PCBs)
  - e. Refrigerants
  - f. Chemicals
  - g. Solvents
  - h. Heating oils and hydraulic fluids that might be disturbed by the building project.
2. Develop construction documents for the abatement and management of the hazardous materials for the demolition phase of the project.
3. Attend and make presentations at various meetings including but limited to Building Committees, building occupants, and the Department of Facilities Planning and Management.
4. Prepare cost estimates for abatement activities.
5. During the construction phase of the project, the consultants will undertake the following monitoring activities:
  - a. Review all notifications and all submittals, including notification to State Agencies that have jurisdiction over abatement activities,
  - b. Review plans and shop drawings for construction of documentation enclosure system and for isolation of the work areas to insure they meet specifications and abatement regulations.
  - c. Review submittals on equipment to be used.
  - d. On site review as abatement activities proceed insuring that specifications and regulations are being met.
  - e. Review air monitoring information during abatement activities to insure no limits are exceeded.
6. Once abatement activities are completed, inspect to insure that the abatement activities have removed the material to the level required by all applicable regulations.
7. Review documentation on the disposal of abated materials to insure the disposal meets the applicable regulations.
8. Review all final submittals as the abatement are completed to insure specifications and regulations have been met.
9. Reports must be prepared and signed by a California Certified Asbestos Consultant, Certified Industrial Hygienist and/or California Department of Public Health Lead Inspector/Risk Assessor, as required.

10. Deliverables will include five (5) hard copies of the report as well as an electronic version in PDF format.

## **D. STATEMENT OF QUALIFICATIONS**

### **1. General Information / Instructions - Statement of Qualifications**

- 1.1.** The District is inviting Statements of Qualifications for the "Project" which shall require coordination, administration, consulting and advice, and related services.
- 1.2.** The District seeks to identify teams with a record of excellence in efficient planning and project delivery.
- 1.3.** The Statement of Qualifications must contain all requested information about the firm and must be on no larger than 8 1/2 x 11 paper and no more than fifteen (15) printed pages in length. Statement of Qualifications should be complete and prepared to provide an insightful, straightforward, and concise overview of the capabilities of firm.

### **2. Content – Statement of Qualifications**

- 2.1. Letter of Interest** - A dated Letter of Interest must be submitted, including the legal name of the firm(s), address, telephone and fax numbers, and the name, title, and signature of the person(s) authorized to submit the Statement of Qualifications on behalf of the firm. The Letter of Interest should provide a brief statement of firm's experience indicating the unique background and qualities of the firm, its personnel, and its sub-consultants, and what will make the firm a good fit for work in the District. The letter shall also include the following statements:

"[RESPONDENT'S NAME] received a copy of the District's Agreement attached as **EXHIBIT A** to the RFQ/P. [RESPONDENT'S NAME] has reviewed the indemnity provisions in **EXHIBIT A** and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, [RESPONDENT'S NAME] has no objections to the use of the Agreement."

Respondent shall certify that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.

- 2.2. Table of Contents** - A table of contents of the material contained in the Statement of Qualifications should follow the Letter of Interest.
- 2.3. Executive Summary** - The Executive Summary should contain an outline of firm's approach, along with a brief summary of firm's qualifications. Firms interested in being considered for the Central Administrative Center Project shall clearly indicate that interest and provide a detailed fee proposal.

**Narrative** - Provide a comprehensive narrative of the services offered by firm. The narrative should include all of the following:

**2.4. Firm Information**

**2.4.1.** Provide a brief history of firm, team firms, and, if a joint venture, of each participating firm. Identify legal form, ownership, and senior officials of company(ies). Describe number of years in business and types of business conducted.

**2.4.2.** Describe firm’s philosophy and how it will work with District administration officials, community partners and district facilities staff.

**2.4.3.** Discuss the firm’s/team’s ability to meet schedules for comparable projects, firm’s schedule management procedures, and how the firm has successfully handled potential agency approval delays.

**2.4.4.** Identify school district and relevant building type projects performed by firm in the past three (3) years. Limit response to no more than the twenty (20) most recent projects. Please include the following information for each project:

- 2.4.4.1.** Name of project and client,
- 2.4.4.2.** Scope of projects, description of services provided,
- 2.4.4.3.** Contact person, telephone number and email address,
- 2.4.4.4.** Firm person in charge of each project,
- 2.4.4.5.** Construction dollar value of each project,
- 2.4.4.6.** All litigation arising from the project, if any. State the issues in the litigation, the status of litigation, names of parties, and outcome.

**2.5. Additional Data** - Provide additional information about the firm as it may relate to the Statement of Qualifications. These may include letters of reference or testimonials. Indicate ongoing commitment to professional education of staff, total number of permanent employees, and any other data that may assist the District in understanding firm’s qualifications, capacity and/or expertise. This additional data shall be in an Appendix and will not be counted in the fifteen page SOQ limit.

**2.6. Professional Fees**

Firms interested in being considered for the Central Administrative Center Project shall clearly indicate that interest and provide a detailed lump sum fee proposal.

Provide a detailed schedule of the Consultant’s and Sub-consultant’s hourly billing rates and a breakdown of associated costs for all tasks proposed (including contingency costs per task).

**3. Local, Small Local and Small Local Resident Business Enterprise Program**

The Local Business Utilization Policy requires that there is a mandatory fifty percent (50%) LBU participation with a 25% or less Local Business (LBE) participation and a 25% or more Small Local or Small Local Resident Business (SLBE/SLRBE) participation.

Submit a detailed description of the team's L/SL/SLRBE composition clearly indicating the name of the firms and percentages of participation on the following form ("Local Business Participation Worksheet").

**LOCAL BUSINESS PARTICIPATION WORKSHEET**

Prime Consultant:

RFQ/P: Central Administrative Center Project

Date:

Team Member	Projected Percent of Total Fee Per Team Member	LBE %	SLBB %	SLBR %	City of Oakland Certification Number
Prime Company: Address:  Phone: Email:					
Company: Address:  Phone: Email:					
Company: Address:  Phone: Email:					
Company: Address:  Phone: Email:					
Company: Address:  Phone: Email:					
Company: Address:  Phone: Email:					
TOTAL PARTICIPATION					

Approval – LBU Compliance Officer



## **E. District's Evaluation / Selection Process – Statement of Qualifications**

- 1.** Submittals will be reviewed for responsiveness and evaluated pursuant to established objective criteria, with particular attention to, without limitation, each respondent's qualifications, demonstrated competence in like construction, and the Firm's ability to integrate its personnel with the District's staff and consultants.
- 2.** After the submittals are evaluated and/or ranked, the District, at its sole discretion, may elect to interview the top Firm(s). The District may elect to interview one or more Firms. Interviews are tentatively scheduled as indicated above. Any firm(s) selected for interviews must make available for interview the key personnel it intends to assign to the District's Project(s). Any comments or objections to the form of Agreement attached hereto as **EXHIBIT A** to this RFQ/P shall be provided in writing before the interview and may be the subject of inquiry at the interview. Any comments or objections to the form of Agreement not provided in writing before the interview will not be entertained by the District. Adequate time will be allowed for presentation of qualifications followed by questions and answers.
- 3. District Investigations -** The District may check references, and may perform investigations of firm that extend beyond the information in the proposals. The District may conduct interviews of firms.

## **F. Final Determination And Award**

The District reserves the right to contract with any entity responding to this RFQ/P, to reject any proposal as non-responsive, and not to contract with any firm for the services described herein. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District reserves the right to reject any or all submissions, to request further information, to negotiate with any firm, to extend the submission deadline, or to amend or cancel in part or in its entirety this RFQ/P. This RFQ/P does not commit the District to award a contract or to reimburse any firm for costs incurred in submitting a proposal.

The awarding of contract(s) is at the sole discretion of the District. The District may, at its option, determine to award contracts only for portions of the scope of work. In such case, the successful proposing firm will be given the option not to agree to enter into the Agreement and the District will retain the right to negotiate with any other proposing firm selected as a finalist. If no finalist is willing to enter into a contract for the reduced scope of work, the District will retain the right to enter into negotiations with any other Respondent responding to this RFQ/P.

The RFQ/P packet, and any other supporting materials submitted to the District in response to this RFQ/P will not be returned and will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned. This RFQ/P does not commit the District to negotiate an agreement with any proposing firm or individual.

END OF RFQ/P