

Request for Qualifications (RFQ)
Department of General Services
Real Estate Services Division
Project Management and Development Branch

The Department of General Services (DGS), Real Estate Services Division (RESA), Project Management and Development Branch (PMDB) is requesting Statements of Qualifications (SOQ) from professional construction management firms, pursuant to Government Code §4525 et. seq.

I. PROJECT DESCRIPTION

RESA-PMDB 2025-24

**EXPOSITION PARK UTILITY REPLACEMENT AND SITE IMPROVEMENTS
OFFICE OF EXPOSITION PARK MANAGEMENT
700 EXPOSITION PARK DRIVE
LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA**

Exposition Park Utility Replacement and Site Improvements: The State and its team prepared an Infrastructure Assessment document which outlined the conditions of the infrastructure of Exposition Park at the time of the assessment. The Infrastructure Assessment document is provided for reference only and for the sole purpose of providing additional information to the CPM firm as they prepare their Statement of Qualifications. No work directly related to the information contained in the Infrastructure Assessment document is required, nor expected, during the RFQ process. However, the CPM firm shall review and become familiar with the Infrastructure Assessment document and incorporate such information into their Statement of Qualifications as required by the RFQ.

The estimated cost of construction is approximately **\$76,000,000.00**.

The estimated duration of this contract will be **21 months**.

II. SCOPE OF SERVICES

The successful firm shall provide professional construction management (CM) services and additional services as required for the above referenced project. The services may include, but not be limited to, construction project design review and evaluation, construction mobilization and supervision, bid evaluation, project scheduling, cost-benefit analysis, claims review and negotiation, and general management and administration of a construction project.

Additionally, the firm shall have experience in construction project management services for the design and construction of similar size and complexity to the Project. This includes the firm's recent experience and expertise in construction which utilized a progressive design-build delivery process; knowledge of the design and operation of State facilities; and knowledge of sustainable design processes and design excellence, including Leadership in Energy and Environmental Design (LEED) and Zero Net Energy (ZNE), estimating including Guaranteed Maximum Price (GMP) development, Information Technology (IT)/Audio-Visual (AV) systems, coordination with Exposition Park stakeholders and other stakeholders including City, State Fire Marshal (SFM), Division of the State Architect (DSA), Utilities, City Fire Department.

The selected firm shall ensure orderly management of the planning, design, construction, and post-construction processes, including the following:

- Development of the project GMP.

- Project budgets and cost estimates.
- Analysis monitoring, updates, and management of the Project Master Schedule.
- Monthly updated project dashboard showing project health including but not limited to budget, changes, cash flow projections, milestones, RFI status, project KPI's, design change status, current project risks, etc.
- Project code/criteria compliance and constructability reviews during the different phases of the project including but not limited to building systems, vertical transportation, Fire Life Safety (FLS), progressive design-build entity (DBE) project approach.
- Development of value engineering and systems proposals.
- On-site construction representation, observation, and reporting.
- Monitoring the DBE's safety program and project statistics.
- Development of the package to be tendered by the CM for Material Testing and Inspection (MTIS) for the Project including management of the testing and inspections for the project. After the CM firm is selected and price is negotiated, an amendment will be issued to the CM agreement to capture the cost for MTIS.
- Document control using a platform approved by the State.
- Implementation of the DBEs quality assurance/quality control program to be used on the project.
- Coordination of the efforts of the DBE, other Project team members employed by the State, and other outside agencies or entities, and Exposition Park including its stakeholder entities.
- Cost control, including reviewing and negotiating change order requests, applications for payment and claims.
- Although not anticipated, if needed; provide an Industrial Hygienist for hazardous material abatement.
- Verification of compliance with all sustainable design and energy efficiency requirements. LEED and ZNE administration will be the responsibility of the DBE; however, the construction project manager will support and assist the State and the DBE.
- Review of the DBE's documents for compliance with the Project Criteria and other related contract documents. Management of the project design and cost variance reports.
- Tracking and coordinating with owner-furnished-contractor-installed and owner-furnished-owner-installed items.
- Quality control/quality assurance, inspections, and commissioning activities.
- Commissioning Agent activities including LEED, Zero Net Carbon (ZNC) and Zero Net Energy (ZNE) documentation.
- Punch list and close-out documents.
- Other CPM services which may be required to successfully deliver the Project including but not limited to, Special Inspection Services, Inspection Augmentation Services, and Change Management.

The firm selected for this work and all sub-consultants are precluded from participating in any of the design build or construction or other competitively bid contract work on this project.

MINIMUM REQUIREMENTS

Firms that are interested in providing professional services for this contracting opportunity shall submit the following information in 8.5" x 11" format (11-point font or greater) Firms shall ensure that their written responses indicate how they meet the Selection Criteria in Section IV below.

Submit one (1) electronic copy as detailed below:

1. Letter of interest that includes the Federal Identification Number (FEIN) of the firm as well as the person authorized to negotiate and sign all agreements.
2. Executive Summary (2 pages maximum).
3. Federal Form SF330 ("Architect-Engineer Qualifications") Parts I & II for your firm, and Federal Form SF330 Part II for any proposed sub-contractors. The current revision of these forms is available on the [GSA Webpage for SF330](#).
 - a. For each resume, firms may supplement the Form 330 (no more than one supplemental page per person) with further information on each individual's:
 - i. Project assignment and responsibilities.
 - ii. General Professional Experience.
 1. Project references and contact information.
 2. History of working with other members of the team.
 3. Pertinent certifications including: Design-Build Institute of America (DBIA), Certified Construction Manager (CCM), LEED AP.
 - iii. Specific professional experience related to this assignment.
 1. Project references and contact information.
 2. Experience with design-build project delivery including progressive design-build.
 3. Experience with construction over \$25 million.
 4. Experience with infrastructure projects and project phasing.
 5. Experience with Lean Construction Institute (LCI) principals and tools in big room environment.
 6. Experience with delivery of complex and innovative mechanical, electrical, and plumbing (MEP) systems.
 7. Experience with LEED and ZNE projects.
 8. Experience\ understanding of code compliance and working with SFM, DSA and other public Authorities Having Jurisdiction (AHJ)'s.
 - iv. Current work assignment(s) and projected completion dates.
 1. Availability for this assignment.
 4. Project Assignment Approach (maximum 12 pages).
 - a. Project team organization chart.
 - b. Approach to the following activities:
 - i. Project scheduling and cost estimating for phased approvals.
 - ii. Interaction with AHJ's for phased approvals.
 - iii. Lean principals and tools in big room environment.
 - iv. Ability to use current software for project management. Describe competences using.

1. Reporting/dashboard software (e.g., Microsoft Power BI)
 2. Scheduling software (e.g., Primavera P6)
 3. Cost reporting software
 4. Cloud-based sharing software (e.g., Autodesk, Procore, SharePoint, Bluebeam, MS Teams, etc.)
 - v. Integration with DGS team for blended staff approach.
 - vi. Quality assurance of projects which are executed by a progressive Design-Build team.
 - vii. Approach to Joint Venture if more than one CM firm, as applicable.
5. Written statement of the firm's qualifications that is responsive to the selection criteria 1-15 below. Firms shall respond in writing indicating how they believe their qualifications fulfill the requirements of these criteria. **Firms must respond to each numbered criterion with complete and organized responses.**
6. Additional Required Documents
- a. Current Statement of Information (can be obtained on the California Secretary of State's website). If operating under a fictitious business name, provide all supporting documentation (i.e. fictitious business name statement certified by the appropriate county clerk).
 - b. Verification of California license for Professional Engineers, Land Surveyors, or Geologists (can be obtained on the Department of Consumer Affairs website); or verification of California license for Professional Architects (can be obtained on the Department of Consumer Affairs website).
 - c. If applicable, proof of current certification from the DGS Office of Small Business and Disabled Veteran Business Enterprise Services (OSDS). This information can be obtained DGS Office of Small Business and Disabled Veteran Business Enterprise Services website.
 - d. Completed and signed California Civil Rights Laws Attachment, available on the website link to the Civil Rights Laws Attachment Form
 - e. Proof of current registration with the California Department of Industrial Relations as a Public Works Contractor for the firm submitting SOQ, and subs. Website link to the DIR Contractor Registration Search.
 - f. Darfur Contracting Act Certification. Website link to the Darfur Contracting Act Certification Form.
 - g. Iran Contracting Act Certification. Website link to the Iran Contracting Certification Form.
 - h. The Bidder's Declaration Form (GSPD-05-105). This form documents subcontracted services. The Website link to the GSPD-05-105 Form.

The State encourages Small Businesses and Disabled Veteran Business Enterprises participation.

To locate certified firms for subcontracting purposes, start on Cal eProcure. Website link to Cal eProcure. Click on "Small Business / Disabled Veteran Business Enterprise," then "Search for Certified SB/DVBE Firms." In the Certification Type, select any combination of Micro Business (MB), Small Business (SB), or Disabled Veteran Business Enterprise (DVBE).

Additionally, there are fields that allow for a narrowing of the search. In the UNSPSC Classifications field, a search can be conducted in which the words "architectural" or "engineering" are used. If, for example, the UNSPSC Classification for Architectural Engineering (81101508) is selected, in addition to Disabled Veteran Business Enterprise (DVBE), Service Area (County) Sacramento (34), a number of DVBE certified firms that associate with the Architectural Engineering category are shown.

If you feel your company or your subcontractor qualifies as either, visit the website link to DGS SB & DVBE for more information or call OSDS at (916) 375-4940 for further information.

Please note that no preference in the qualifications category can be given to Small Business firms under the contracting law set up for professional services contracts (Architectural, Engineering, Environmental Services, etc.). Procedures shall assure maximum participation of small business firms, as defined by the Director of General Services pursuant to Government Code Section 14837.

III. SUBMISSION INFORMATION AND DEADLINE

One (1) electronic copy of the SOQ shall be uploaded by the submitting firm to the following DGS Box.com site:

<https://dgscloud.app.box.com/f/67e734b91c5748d7bdef5d26176f61c0>

The SOQ electronic copy shall be in PDF format. Hand delivered or dropped off, e-mailed files, and other electronic transmissions will **NOT** be accepted.

Submittal Deadline: **Monday, July 20th, 2026 at 5:00 P.M.**

IV. SELECTION CRITERIA

SOQ packages meeting the minimum requirements of Section III and submitted as described in Section IV will be evaluated and scored based on the **15** criteria listed below.

1. Professional experience of firms in relation to the work to be performed. Specifically, the professional experience of the lead firm and any sub-consultants.
2. Professional experience of principals to be assigned to the project in relation to the work to be performed, especially the lead CPM professional(s)' success with similar facilities.
3. Professional experience and training of key personnel to be assigned to the project(s). In addition, their education and relevant certification(s) including certification in DBIA.
4. Demonstrated competence and specialized experience of the firms providing the staff/expertise necessary to effectively provide services for the work to be performed.
5. Nature and quality of completed work.
6. Reliability of firm and continuity of proposed firm's staff and sub-contractors with firm.
7. Firm's workload and demonstrated ability to meet schedules.

8. Location of applicable office(s) for project coordination and services.
9. Demonstrated experience with, but not limited to, accessibility, renovations, LEED, ZNE, sustainability, fire life safety peer reviews consulting services, and change management.
10. Demonstrate expertise and experience with coordinating phased work.
11. Demonstrate abilities of working knowledge of the latest industry techniques such as: Operating in a "Big Room" environment, Progressive Design-Build, Lean principles, Formal Partnering, Target Value design, use of A3's and Choosing by Advantages decision making tools, and Last Planner. DGS may utilize elements of these operational tools or none at all. However, DGS is seeking firms who can implement these tools and lead a progressive partnering attitude focused on collaboration to optimize efficiency and value to the state and avoid litigation.
12. Demonstrated experience and expertise in design-build and progressive design-build project delivery, construction and rehabilitation of office buildings, complex MEP systems delivery, and conducting constructability reviews.
13. Demonstrated expertise and experience in construction cost estimating, construction cost control, project scheduling and schedule analysis, claim prevention, review and negotiation, and project dashboards.
14. Demonstrated ability of project team members to work in coordination with a Program Management Office. Specifically, in ensuring timely communication, sharing of information and best practices, and efficient use of resources.
15. Demonstrated ability to integrate with an Owner's staff and firm's team for a blended staff approach

Firms SOQ will respond in writing showcasing how their experience fulfills the requirements of the above criteria.

Consultant team shall be comprised of all disciplines necessary to effectively provide essential and ancillary services for the work described for the project. Team shall be experienced with designs of similar nature, size and complexity.

V. CONTRACT ADMINISTRATIVE PROCESS

Firms will be selected on the basis of written responses to this RFQ and an oral interview.

Submittals will be evaluated and scored based upon the above selection criteria for those firms who have complied with the minimum qualification requirements.

Typically, three firms with the highest scores will be selected for the "short list." These firms will be invited for an interview and asked to make an oral presentation on their firm and its qualifications and experience.

Upon completion of all interviews, a single firm will be selected. The selected firm will be asked to submit a fee proposal specifying the hourly rates for specific classifications of employees, subcontractors, and/or services to be provided. The State will enter into negotiations to create fixed rates. In the event that a satisfactory agreement cannot be negotiated, the State will terminate negotiations with that firm and begin negotiations with the next ranked firm, and so on. After successful negotiations, a contract will be awarded and executed.

The State reserves the right to terminate the selection proceedings at any time.

Ten percent (10%) percent retention will be held for all progress payments made to consultant. When the estimated amount to be retained exceeds ten thousand dollars (\$10,000.00), and the retention continues for a period of 60 days beyond the completion of phased services, upon written request and at the expense of the consultant, the State will pay the retentions earned directly to a state or federally chartered bank in this state, as the escrow agent. Website link to Public Contract Code § 6106.5. Visit the website link for Public Contract Code § 6106.5 (e) for further requirements pertaining to sub-consultants.

VI. LABOR COMPLIANCE MONITORING & ENFORCEMENT PROGRAM - CONTRACTOR REGISTRATION

Pursuant to Labor Code § 1725.5, contractors must register with the Department of Industrial Relations (DIR) as a public works contractor to bid on, be listed in a bid proposal or engage in the performance of any public works contract. The application also provides agencies that administer public works programs with a searchable database of qualified contractors. Application and renewal are completed online DIR Contractor Registration Info Page. The current annual fee can be located on the DIR website. The registration period coincides with the fiscal year.

Firms submitting a SOQ must list their Department of Industrial Relations (DIR) registration number, as well as the DIR registration number for each listed subcontractor. Which subcontractor is assigned to each registration number must be clear. If a coverage determination has been provided by DIR, the coverage determination letter may be submitted in lieu of a DIR registration number.

All A&E firms and subcontractors shall be required to comply with the monitoring and enforcement program, including, but not limited to, contractor registration, submittal of electronic certified payroll reports (eCPRs) directly to the DIR as applicable and cooperation with on-site monitoring by DIR personnel if the work performed is covered by prevailing wage laws. Not all work performed by an A&E firm or its subcontractors are covered by prevailing wage laws. Refer to Labor Code § 1771.4 et seq. and the Website link to the Prevailing Wage Requirements.

VII. PREVAILING WAGES

Pursuant to Labor Code § 1774, the contractor and any subcontractors, regardless of tier, shall pay not less than the specified prevailing wage rates, as applicable, to all workers employed in the execution of the agreement. Website link to Labor Code § 1774.

Copies of the prevailing rate of per diem wages are on file at the Department of General Services, which shall be made available to all interested parties. Additionally, prevailing wage rates are available on the DIR website. Website link to the DIR Prevailing Wage Determination page.

This project is subject to compliance monitoring and enforcement by the DIR.

VIII. ECONOMIC SANCTIONS

Firms submitting an SOQ must be advised of Executive Order N-6-22 Russia Sanctions. On March 4, 2022, Governor Gavin Newsom issued Executive Order (EO) N-6-22 regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. By submitting a SOQ, the submitting firm represents that it is not a target of Economic Sanctions. Should the State determine the submitter is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for rejection of the Bidder's SOQ any time prior to contract execution, or, if determined after contract execution, shall be grounds for termination by the State.

IX. GENAI DISCLOSURE NOTIFICATION CLAUSE

The State of California seeks to realize the potential benefits of GenAI, through the development and deployment of GenAI tools, while balancing the risks of these new technologies.

Bidder / Offeror must notify the State in writing if it: (1) intends to provide GenAI as a deliverable to the State; or (2), intends to utilize GenAI, including GenAI from third parties, to complete all or a portion of any deliverable that materially impacts: (i) functionality of a State system, (ii) risk to the State, or (iii) Contract performance. For avoidance of doubt, the term “materially impacts” shall have the meaning set forth in State Administrative Manual (SAM) § 4986.2 Definitions for GenAI.

Failure to report GenAI to the State may result in disqualification. The State reserves the right to seek any and all relief to which it may be entitled to as a result of such non-disclosure.

Upon notification by a Bidder / Offeror of GenAI as required, the State reserves the right to incorporate GenAI Special Provisions into the final contract or reject bids/offers that present an unacceptable level of risk to the State.

Government Code 11549.64 defines “Generative Artificial Intelligence (GenAI)” as an artificial intelligence system that can generate derived synthetic content, including text, images, video, and audio that emulates the structure and characteristics of the system’s training data.

X. Schedule

Below are the anticipated dates to procure construction project management services.

- Final RFQ Questions due 8 July 2026
- RFQ Amendment 15 July 2026
- SOQ Submittal Due 20 July 2026
- Notify Shortlisted Firms 3 August 2026
- Interviews 17 August 2026 to 19 August 2026
- Award Notification 20 August 2026
- Contract/NTP (est.) 20 October 2026

XI. QUESTIONS

Technical and contract related questions should be directed to Erik Heerhartz, 916-213-4135, at Erik.Heerhartz@dgs.ca.gov.

General questions and questions regarding the submission of RFQs should be directed to Jessica McDaniel, Contracts Analyst at jessica.mcdaniel@dgs.ca.gov or Nora Sandstedt, Contracts Technician at nora.sandstedt@dgs.ca.gov.

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