

PRE-QUALIFICATION APPLICATION
CUESTA COLLEGE NORTH COUNTY CAMPUS – INSTRUCTIONAL BUILDING

DISTRICT	SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT
PROJECT DESCRIPTION	CUESTA COLLEGE NORTH COUNTY CAMPUS – INSTRUCTIONAL BUILDING
PROJECT LICENSE REQUIREMENTS	California Contractors’ License: B, General Building.
LATEST TIME/DATE FOR QUESTIONS	Tuesday, March 19, 2024 2:00 PM
LATEST TIME/DATE FOR SUBMISSION OF PRE-QUALIFICATION APPLICATION	Thursday, March 28, 2024 1:00 PM
PROJECT LOCATION	Cuesta College - North County Campus 2800 Buena Vista Dr. Paso Robles, CA 93446
LOCATION FOR OBTAINING PRE-QUALIFICATION APPLICATION	Website: https://www.cuestabids.com/jobs/public E-mail: jaysonb@klassencorp.com

NOTICE IS HEREBY GIVEN that pursuant to Public Contract Code §20651.5, SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT (“District”), acting by and through its Board of Trustees, will receive up to, but not later than the above-stated date and time, completed and executed Pre-Qualification Applications for general contractors to construct a work of improvement on District’s Cuesta College – North County Campus commonly referred to as the CUESTA COLLEGE NORTH COUNTY CAMPUS – INSTRUCTIONAL BUILDING (“Project”).

1. Pre-Qualification Application. All Pre-Qualification Applications must be submitted on forms furnished by the District. Applicants are solely responsible for submittal of their Pre-Qualification Application at or prior to the latest date/time for submitting Pre-Qualification Applications as set forth above. The District is not responsible to any Applicant for limitations, hindrances or interferences to an Applicant’s ability to submit a Pre-Qualification Application. Pre-Qualification Applications must be submitted in one of the following ways:

Email. Pre-Qualification Applications may be e-mailed to jaysonb@klassencorp.com. Pre-Qualification Applications that are submitted through e-mail, must utilize an e-signature software with an audit trail such as DocuSign or Adobe Acrobat Sign.

Mailed or Hand-Delivered. Pre-Qualification Applications may be mailed or hand-delivered to the following submittal address:

Mailed
Attn: Klassen Corporation
c/o: Cuesta College – San Luis Obispo Campus
7400 Chorro Valley Road, Building 7400
San Luis Obispo, CA 93403-8106

Hand Delivered

Attn: Klassen Corporation
c/o: Cuesta College – San Luis Obispo Campus
Hwy1 - Building 6600
San Luis Obispo, CA 93405

The Pre-Qualification Application is available as set forth above.

2. Pre-Qualification Application Procedures and Instructions.

- 2.1. Questions/Clarifications. Questions or clarifications regarding Pre-Qualification Applications or requirements must be submitted by email to jaysonb@klassencorp.com. The District will not respond to questions or clarification requests submitted in any other manner. All requests for clarification of this Pre-Qualification Application must be submitted and actually received by the District no later than the date/time set forth in this Pre-Qualification Application. Responses of the District to any requested clarification will be in writing in the form of a written addendum posted to the District's web site.
- 2.2. Addenda. Addenda, if any, to the Pre-Qualification Application will be distributed solely by posting to the District's webpage: <https://www.cuestabids.com/jobs/public>. Applicants are solely responsible for monitoring the District's webpage for the Pre-Qualification Application Addenda. Pre-Qualification Applications which do not acknowledge receipt of all Addenda posted to the District's Purchasing webpage will be rejected for non-responsiveness.
- 2.3. Pre-Qualification and Bidding Process. The purpose of the Pre-Qualification Application process is to pre-qualify Contractors to submit Bid Proposals for the Project. If two or more entities intend to submit a Bid Proposal for the Project as a Joint Venture, each entity forming a part of the Joint Venture must be separately pre-qualified. **The District will only consider Bid Proposals for the Project submitted by pre-qualified Contractors; a Bid Proposal submitted by a Bidder who has not completed the Pre-Qualification Application and not been deemed a Pre-Qualified Bidder will be rejected for non-responsiveness.** The District will not consider Pre-Qualification Applications during the bidding process for award of the Contract to construct the Project.
- 2.4. Unauthorized Communications. Applicants shall not directly or indirectly communicate, in any manner and through any media/medium, with: (i) the District or District employee engaged in preparation, processing or review of Pre-Qualification Applications; (ii) any consultant or professional retained by the District for the purpose of providing the District advice or professional services relating to the Project or the Pre-Qualification Application; or (iii) any other employee or representative of the District. The Pre-Qualification Application of an Applicant who engages in any prohibited communications will be rejected for non-responsiveness. All Applicant questions, clarification requests and other communications to the District relating to this Pre-Qualification Application or the Project shall be directed to e-mail the District at jaysonb@klassencorp.com.
- 2.5. District Pre-Qualification Application Modifications. The District expressly reserves the right to modify any portion of this Pre-Qualification Application prior to the latest date/time for submission of Pre-Qualification Applications, including without limitation, the cancellation of this Pre-Qualification Application, by issuing Addenda to this Pre-Qualification Application.
- 2.6. No Oral Clarifications/Modifications. The District will not provide any oral clarifications or modifications to the Pre-Qualification Application or the requirements hereof; no employee, officer, agent or representative of the District is authorized to provide oral clarifications or modifications to the Pre-Qualification Application. No Applicant shall rely

- on any oral clarification or modification to the Pre-Qualification Application.
- 2.7. Pre-Qualification Application Costs. All costs to respond to this Pre-Qualification Application and all related activities shall be borne solely by Applicants.
 - 2.8. Additional Information. The District may request Applicants to provide additional or supplemental information or other materials. Failure of an Applicant to timely submit information or other materials requested by the District will result in rejection of the Applicant's Pre-Qualification Application for non-responsiveness.
 - 2.9. Public Records. Pre-Qualification Application and other documents responding to the Call for Qualifications become the exclusive property of the District upon submittal to the District. The Pre-Qualification Applications (questionnaire answers and financial statements) submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. The names of contractors applying for Pre-Qualification status are deemed public records subject to disclosure, and the first page of the Pre-Qualification Application will be used for that purpose. If the District is required to defend or otherwise respond to any action or proceeding wherein request is made for the disclosure of the contents of any portion of a Pre-Qualification Application deemed exempt from disclosure hereunder, the Applicant submitting the materials sought by such action or proceeding agrees to defend, indemnify and hold harmless the District in any action or proceeding from and against any liability, including without limitation attorneys' fees arising therefrom. The party submitting materials sought by any other party shall be solely responsible for the cost and defense in any action or proceeding seeking to compel disclosure of such materials; the District's sole involvement in any such action shall be that of a stakeholder, retaining the requested materials until otherwise ordered by a court of competent jurisdiction.
- 3. Project.** Generally the proposed project consists of a new one story instructional building (18,800 s.f.), site utilities, landscape, and surrounding site development. The program spaces include: Movement, Classroom, Ag Lab, Lab Support Spaces, Storage, Work Room, Women's & Men's Restrooms, Showers & Lockers. Scope of work also includes: 1. Limited demolition of site, 2. Building Construction Type II-B, 3. Fully Sprinklered with Fire Alarm and Smoke Detection, 4. New Solar Panels with Battery.
- 3.1. Estimated Construction Costs. The estimated Construction Costs for the Project is Twelve Million Five Hundred Thousand Dollars (\$12,500,000.00). The estimated Construction Cost estimate is provided for reference only and for evaluation of Applicants.
 - 3.2. Required Contractors' License. Applicants are required to hold a California Contractors' License: B, General Building license.
 - 3.3. Prevailing Wage Rates; DIR Registered Contractor. Public works prevailing wage rates are applicable to the work of the Bid. The successful bidder and its subcontractors shall pay not less than the prevailing wage rate determined by the California Department of Industrial Relations ("DIR") for the classification of work performed. The successful bidder and its subcontractors shall be DIR Registered Contractors. DIR Contractor Registration is required to be a Pre-Qualified bidder.
 - 3.4. Project Delivery Method. The District will utilize a General Contractor to construct the Project. The District anticipates that Klassen Corp. (CM) will provide construction management services to schedule and coordinate the work of the Project.

4. Applicant Pre-Qualification.

- 4.1. Evaluation Criteria. The Pre-Qualification of prospective bidders will be determined by the application of a pre-established scoring system to the information submitted by Applicants on the “Pre-Qualification Application.” **To prequalify, an Applicant must answer all questions in Section 3 “Essential Requirements”** for the Project the Applicant is prequalifying for such that no (blank) answer results in a “Not Qualified” response. **Applicants must also meet or exceed the minimum number of points required for EACH of the Pre-Qualification Application sections as set forth below. Failure to achieve the minimum number of points in any category will result in the Applicant being deemed Not Qualified.**

Section 4, “Financials and Company History”, the contractor must receive a minimum of 30 points out of a maximum score of 50.

Section 5, “Performance/Claims/Litigation”, the contractor must receive a minimum of 140 points out of a maximum score of 175.

Section 6, “Safety/Labor”, the contractor must receive a minimum of 30 points out of a maximum score of 40.

Section 7, “Specific Project Requirements”, the contractor must receive a minimum of 50 points out of a maximum score of 65.

- 4.2. Pre-Qualified Bidders List. Upon completing review of Pre-Qualification Applications, the District will issue the Pre-Qualified Bidders List to the Applicants submitting a Pre-Qualification Application.

5. Anticipated Schedule. The anticipated schedule for completing the Pre-Qualification/bidding process for the Project and for completing Project is:

Pre-Qualification Applications Due	3/28/2024
Pre-Qualified Bidders List Issued	4/4/2024
Call for Bids to Pre-Qualified Bidders	5/23/2024
Board Award of Construction Contract	7/3/2024
Anticipated Construction Start Date	7/22/2024
Project Contract Time	400 Calendar Days

6. **Appeals Process.** An Applicant submitting a Pre-Qualification Application and who is not identified in the Pre-Qualified Bidders List may appeal its Pre-Qualification status with an emailed Appeal Request within two (2) business days after issuance of the Pre-Qualified Bidders List to: jaysonb@klassencorp.com. The Appeal Request shall set forth in detail all grounds for the request including, without limitation, all facts, supporting documentation, legal authorities and arguments in support of the grounds for the request. Any matters not set forth in the Appeal Request shall be deemed waived. All factual contentions must be supported by competent, admissible and credible evidence. If an Appeal Request is not timely submitted, the District’s determination of the Applicant’s Pre-Qualification status shall be final and all rights of the Applicant to challenge the District’s decision, whether by administrative process, judicial process or any other legal process or proceeding, shall be waived. The District’s Vice President, Administrative Services or his/her Designee shall provide the Applicant submitting the Appeal Request with a written statement concurring with or denying the Appeal Request (“Appeal Request Response”). The Appeal Request Response is deemed the final action of the District and not subject to appeal or reconsideration by any other employee or officer of the District or the Board of Trustees of the District.

7. **Reservations of Rights.** The issuance of this Pre-Qualification Application does not constitute an agreement by the District that any subsequent selection process will occur or that any contract will be entered into by the District. The District expressly reserves the right at any time to:
- Waive any defect or informality in any Pre-Qualification Application or the submittal of Pre-Qualification Applications
 - Reject any or all Pre-Qualification Applications
 - Issue a new Pre-Qualification Application in lieu of this Application
 - Modify the subsequent selection process
 - Procure all or any portion of the Work by any other means
 - Determine that the Work will not be pursued

[END OF SECTION]