

The background features a stylized illustration of a construction site. A large crane is positioned in the upper left, with a rectangular concrete block suspended from its hook. In the foreground, two yellow excavators are shown in silhouette, one on the left and one on the right. The background also includes a faint outline of a large building with a prominent dome, likely a state capitol building, and rolling hills under a dark blue sky.

Capitol Annex PROJECT

Construction Manager at Risk RFQ For the Annex – December 6, 2019

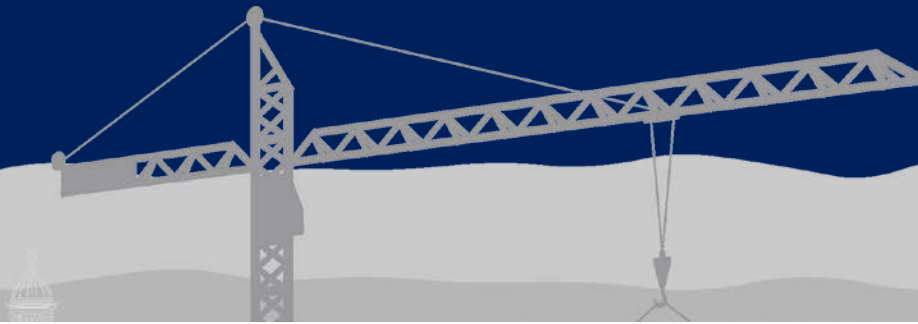
MOCA

CALIFORNIA STATE LEGISLATURE

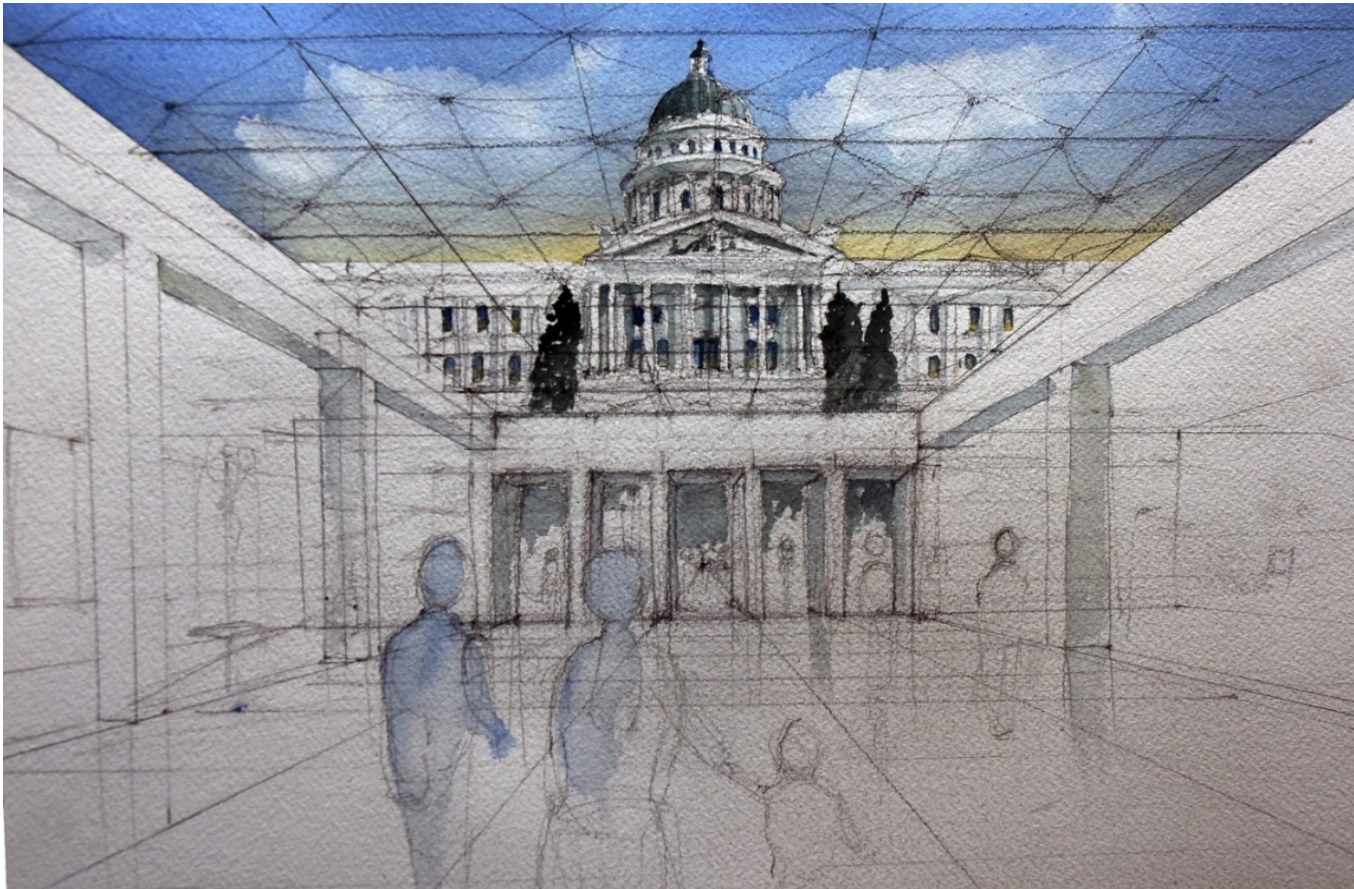
JOINT RULES COMMITTEE

OVERVIEW

Request for Qualifications from
Construction Managers at Risk
for the Capitol Annex Replacement



Overview of Annex Project

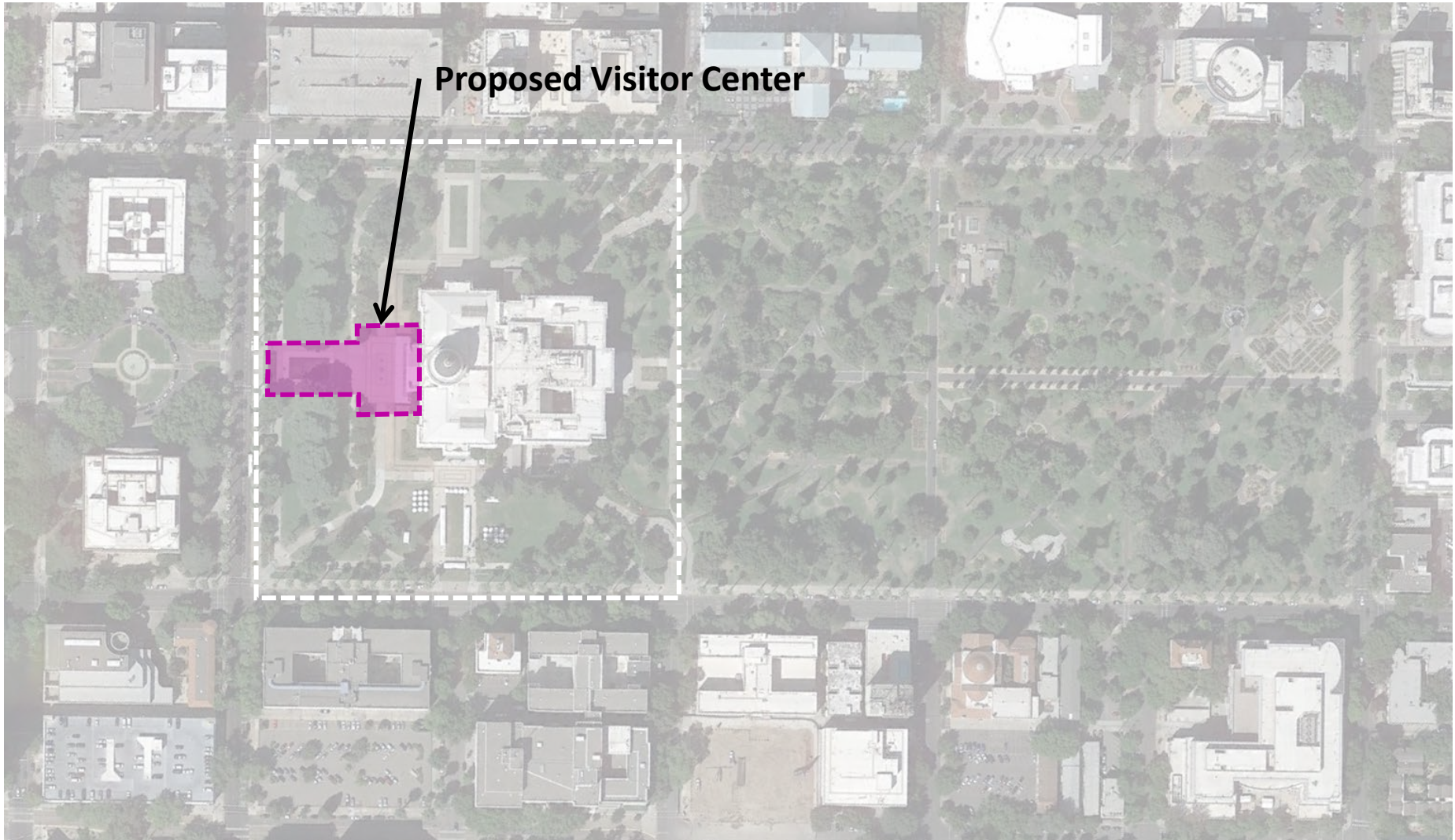


Overview of Projects

History of the California State Capitol

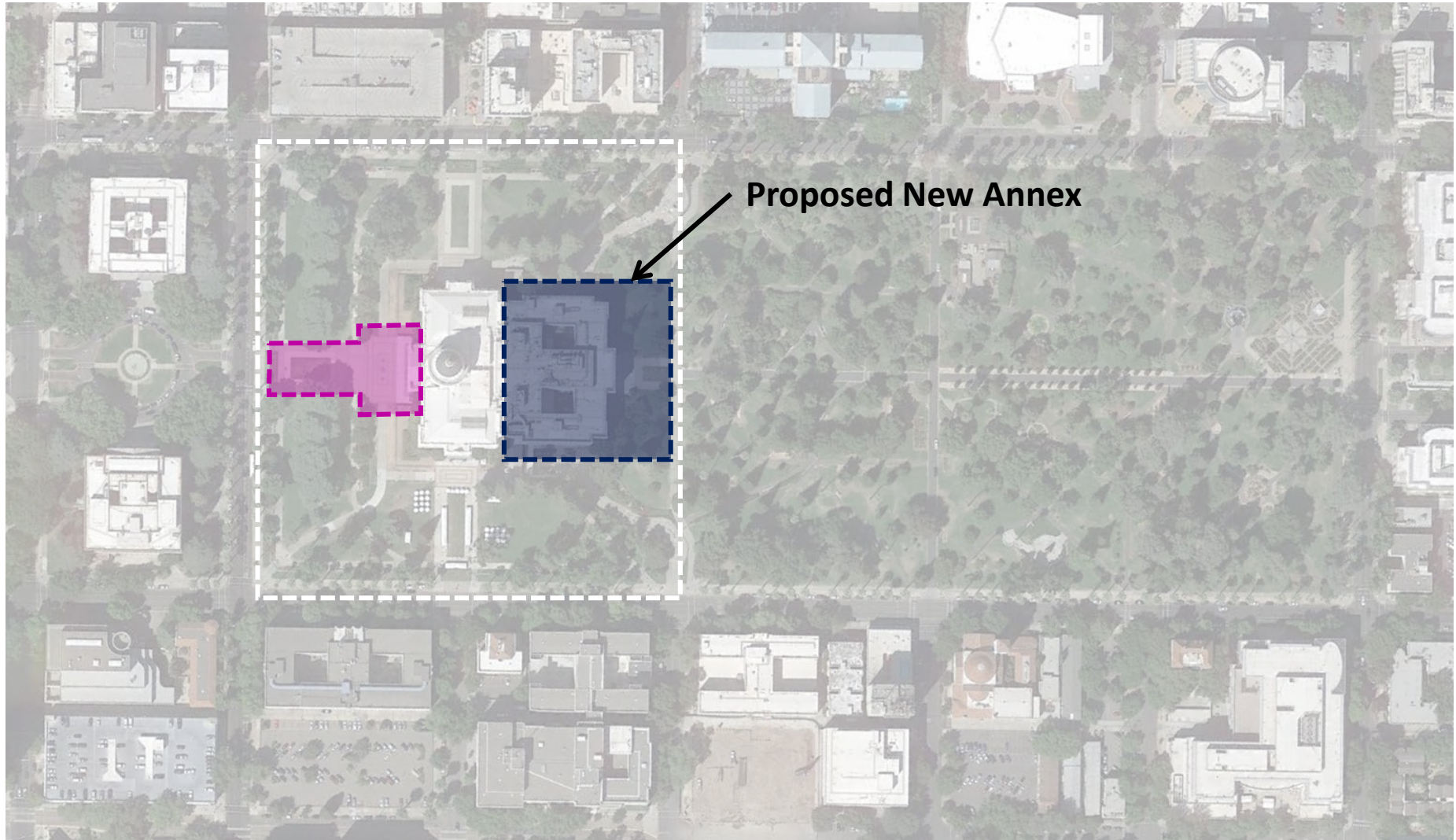
- California State Legislature passed SB 836 in 2016.
 - SB 836 provides funding to address deficiencies in the existing State Capitol Building Annex.
 - SB 836 aligns with the need to modernize the Annex identified in the Governor's 2016 Five-Year Infrastructure Plan.
- In 2018, SB 840 and AB 1826 were passed, providing further funding and authorizations for the Annex project.
- AB 2667 passed in 2018, requiring the Annex Project to reflect symbols found in the Historic Capitol representing California's heritage and to promote education and hospitality to visitors.

Overview of Projects



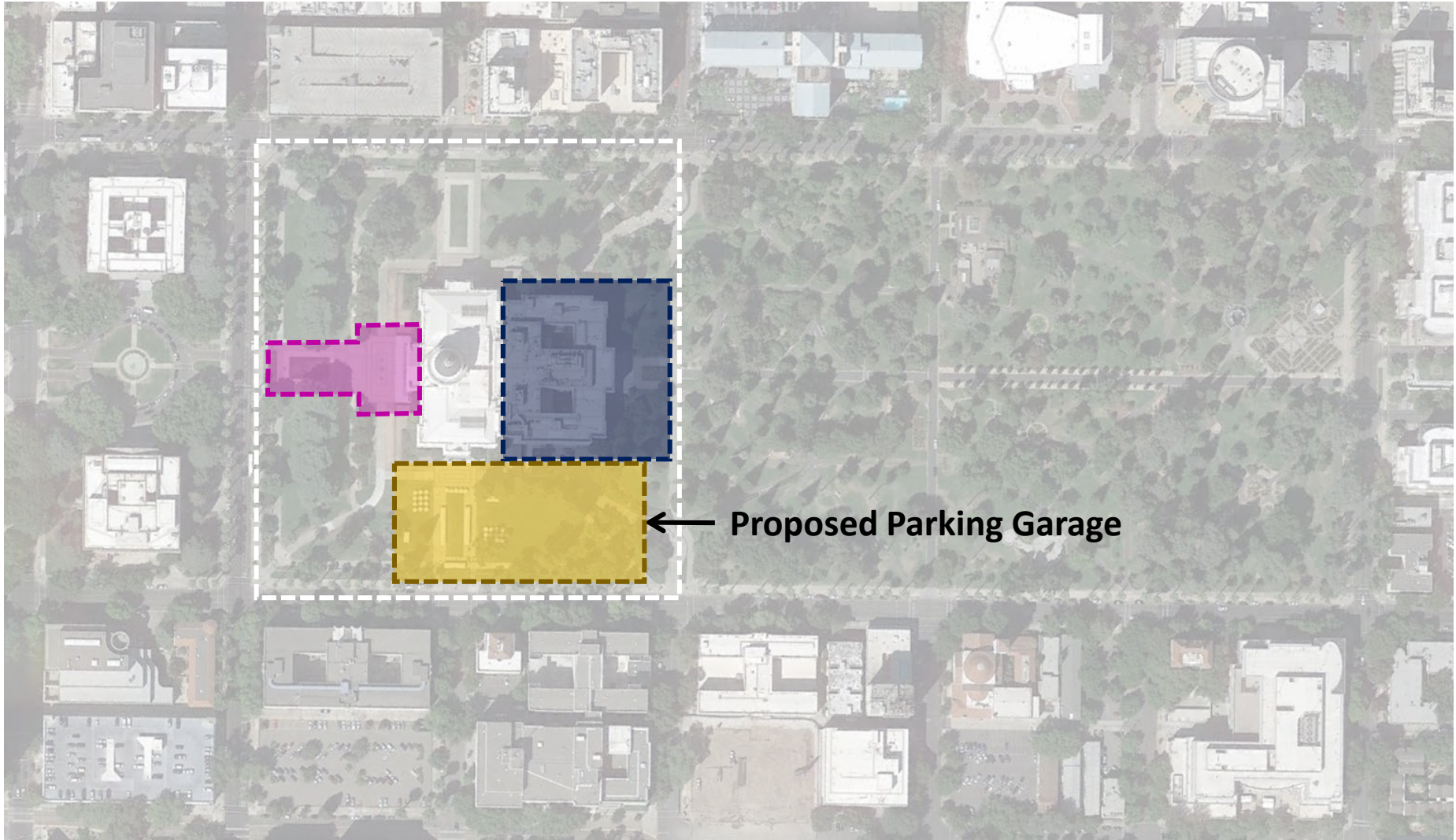
Construction Manager at Risk RFQ For the Annex – December 6, 2019

Overview of Projects

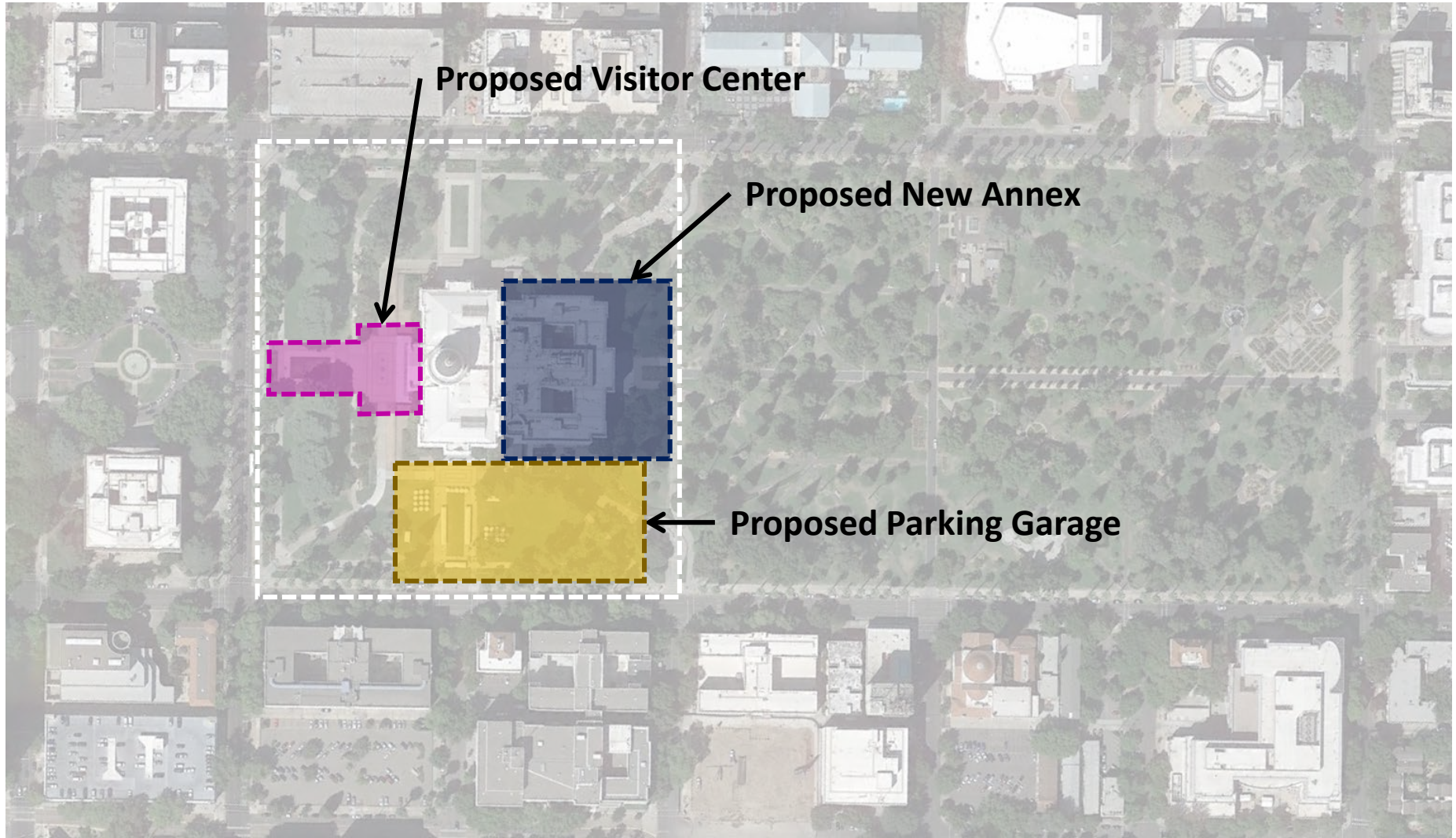


Construction Manager at Risk RFQ For the Annex – December 6, 2019

Overview of Projects



Overview of Projects



Overview of Projects

The project Overview and Sequence Report describes the overall approach to the project and the sequence of activity along with aligning the Scope, budget and schedule.

DRAFT

Project Overview & Sequence Report

California State Capitol Annex

MOCA

California State Legislature
Joint Rules Committee

Project Number 1718-01A
July 31, 2019

7/31/19

Overview of Projects

The Guidelines for the Visitor/Welcome Center are a compilation of aspirational expectations that State Leadership have generated to provide guidance and direction to the design and construction team. It is how they will judge the results.

DRAFT

Visitor Center Guidelines

California State Capitol Visitor Center Guidelines **MOCA**


California State Legislature *Project Number 1718-01A*
Joint Rules Committee *June 2019*

7/31/19

Overview of Projects

The Guidelines for the Annex are a compilation of aspirational expectations that State Leadership have generated to provide guidance and direction to the design and construction team. It is how they will judge the results.

DRAFT



Annex Building Guidelines

California State Capitol Annex Building

MOCA

California State Historic Capitol Commission *Project Number O1718-01A
January 2019
Draft One*

8/1/19

Overview of Projects

Guiding Principles – Annex Replacement

- ***One Building***
 - The overall atmosphere of the building is to be that of one structure, and to be consistent and respectful to the historic West Wing.
- ***Adjacency to Everything***
 - Refers to the notion that even in a very large building, spatial elements can be located very close in proximity and easily accessible.
- ***Dignity and Symbolism***
 - Throughout Capitol Park, important symbols of California’s state government and history abound, including the architecture of the Capitol building and dome, rich in symbolism and expressing the elements and the aspirational attitude of the Capitol and what it means in the lives of the people of California.
- ***Access to All***
 - Accessibility empowers all citizens to safely and actively engage in their government.

Overview of Projects

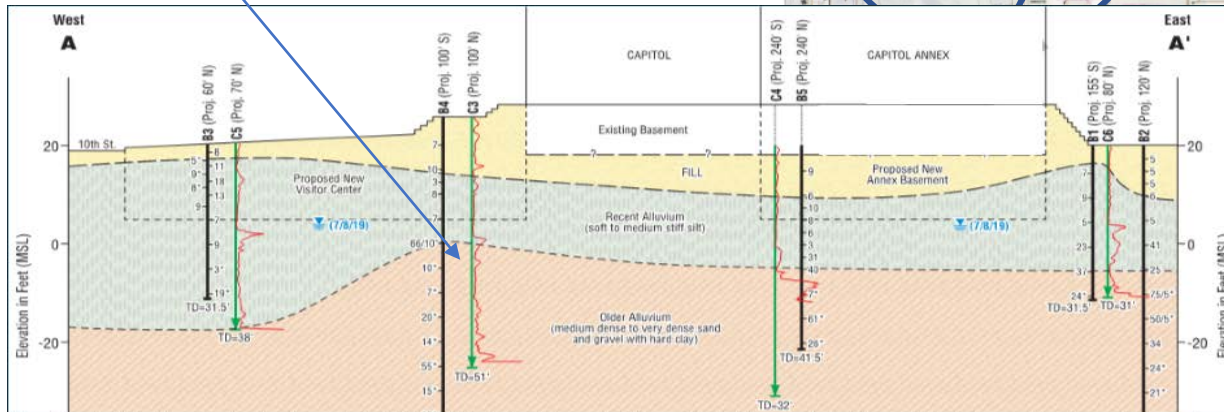
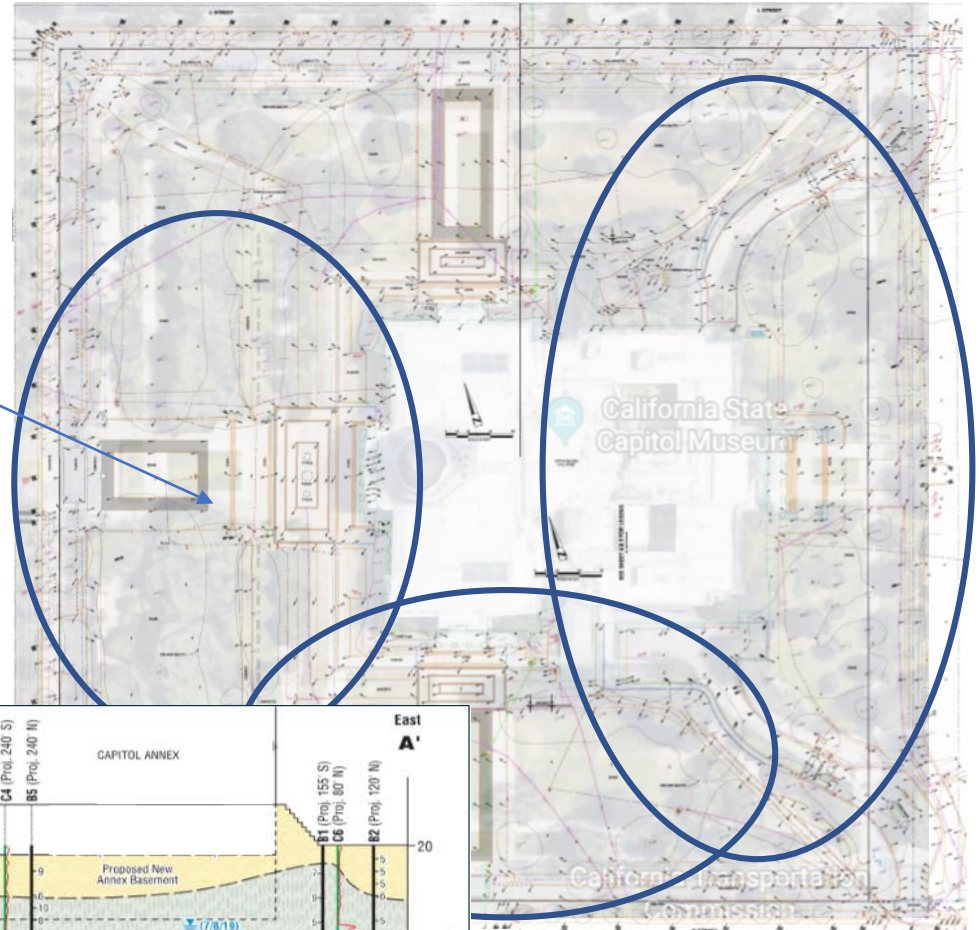
Guiding Principles – Annex Replacement:

- ***Inclusive & Welcoming***
 - The Annex should convey an inclusive and welcoming environment for all visitors and staff, inspiring a deepened pride and appreciation in California’s exceptional natural and human resource endowments, global influence, and the deliberative Democracy which unfolds at the California State Capitol.
- ***Functional***
 - The Annex should be a functional facility that contains appropriate spatial adjacencies, as well as structural, mechanical, plumbing, and electrical systems that enable the spaces and technology within the Annex to adapt over time.
- ***Secure, Safe & Accessible***
 - Providing a secure, safe, and accessible modern facility for all occupants, the Annex is a significant point of access to the Capitol for visitors.

Overview of Projects

A Preliminary Site Survey, will be provided. It will be the responsibility of selected team to provide the final survey.

A Preliminary Geotechnical Report will be provided. It will be the responsibility of selected team to provide the final Geotechnical Report.

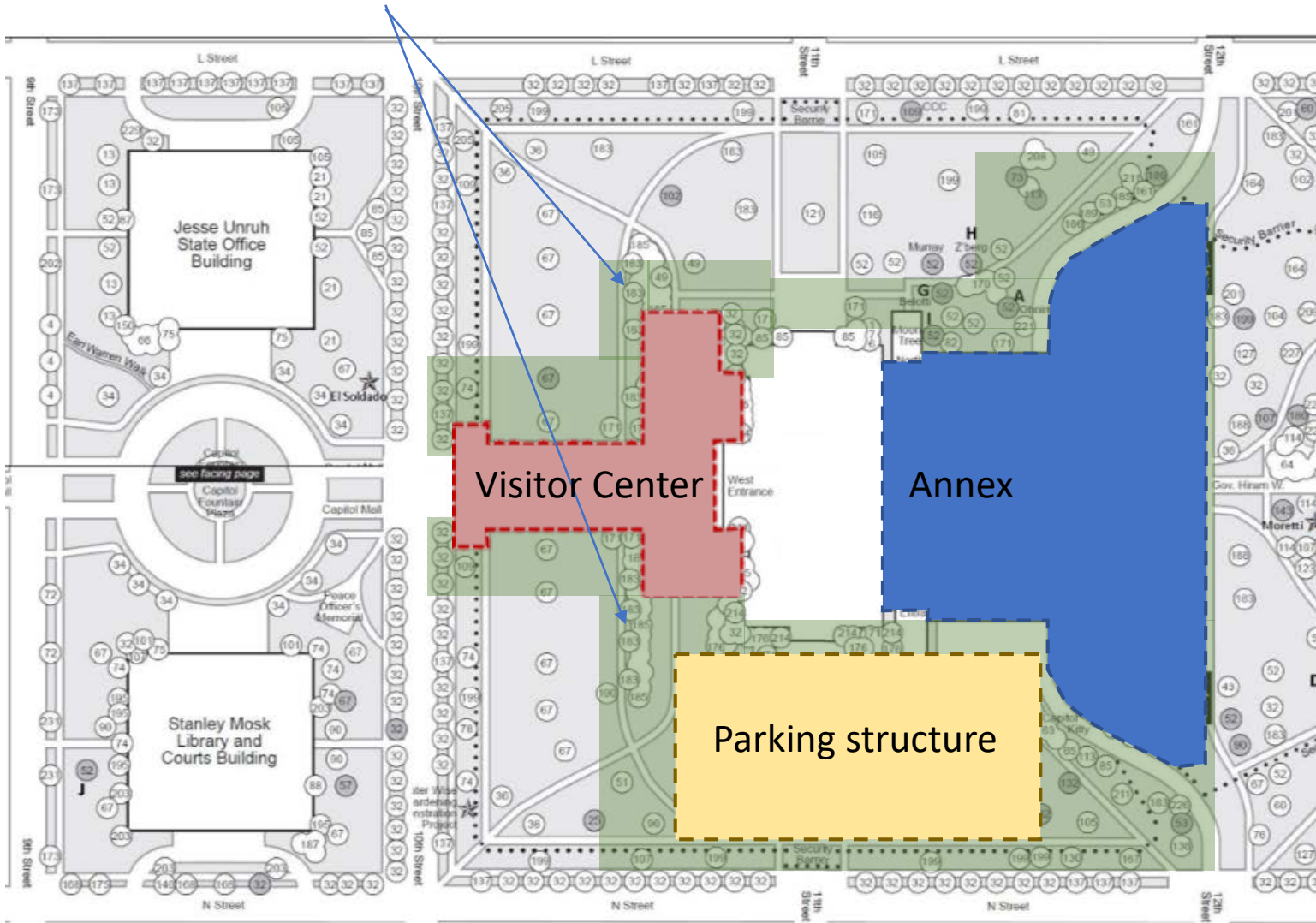


Graphic depicting the soil structure beneath the Existing Capitol and Annex buildings. Dashed lines indicate the possible depths and locations of the new Annex and the Visitor Center.

Overview of Projects

Tree Protection Area

Footprint – Area of Impact



Overview of Projects

“...One of the most energy-efficient Capitol buildings in the nation.”

- Assemblymember Ken Cooley

- **Sustainable Design**

- LEED
- Reuse of Materials
- Wood from Civil War Trees

- **Energy Efficiency**

- Net Zero Energy
- Low Carbon
- Electrification of Building
- Daylight Harvesting
- Natural Light and Views
- Gray Water Reuse



Overview of Projects

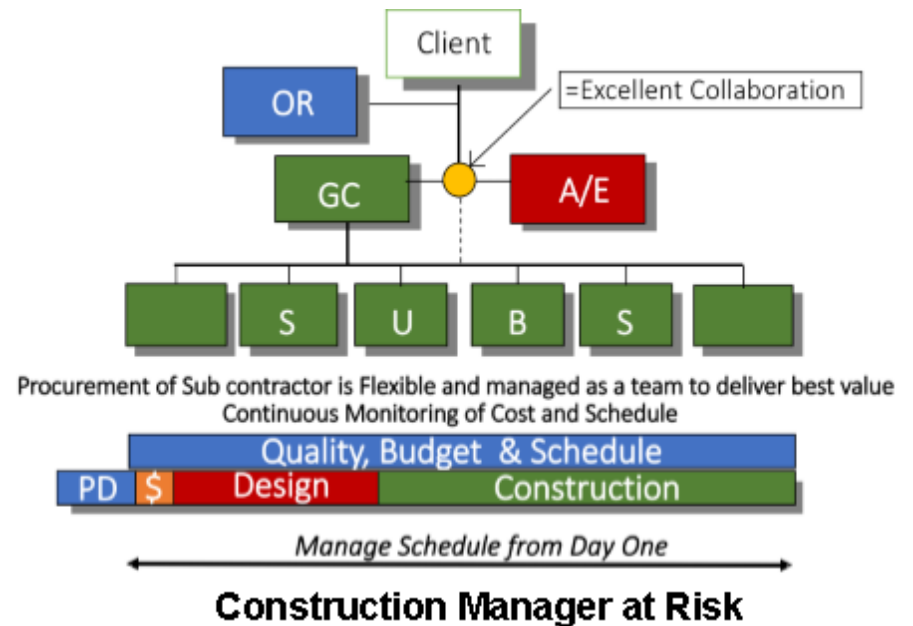


There are architectural elements within the Annex building that we will want to reuse and preserve. These will need to be carefully identified and incorporated into the design.

Overview of Projects

Construction Manager at Risk Expectations

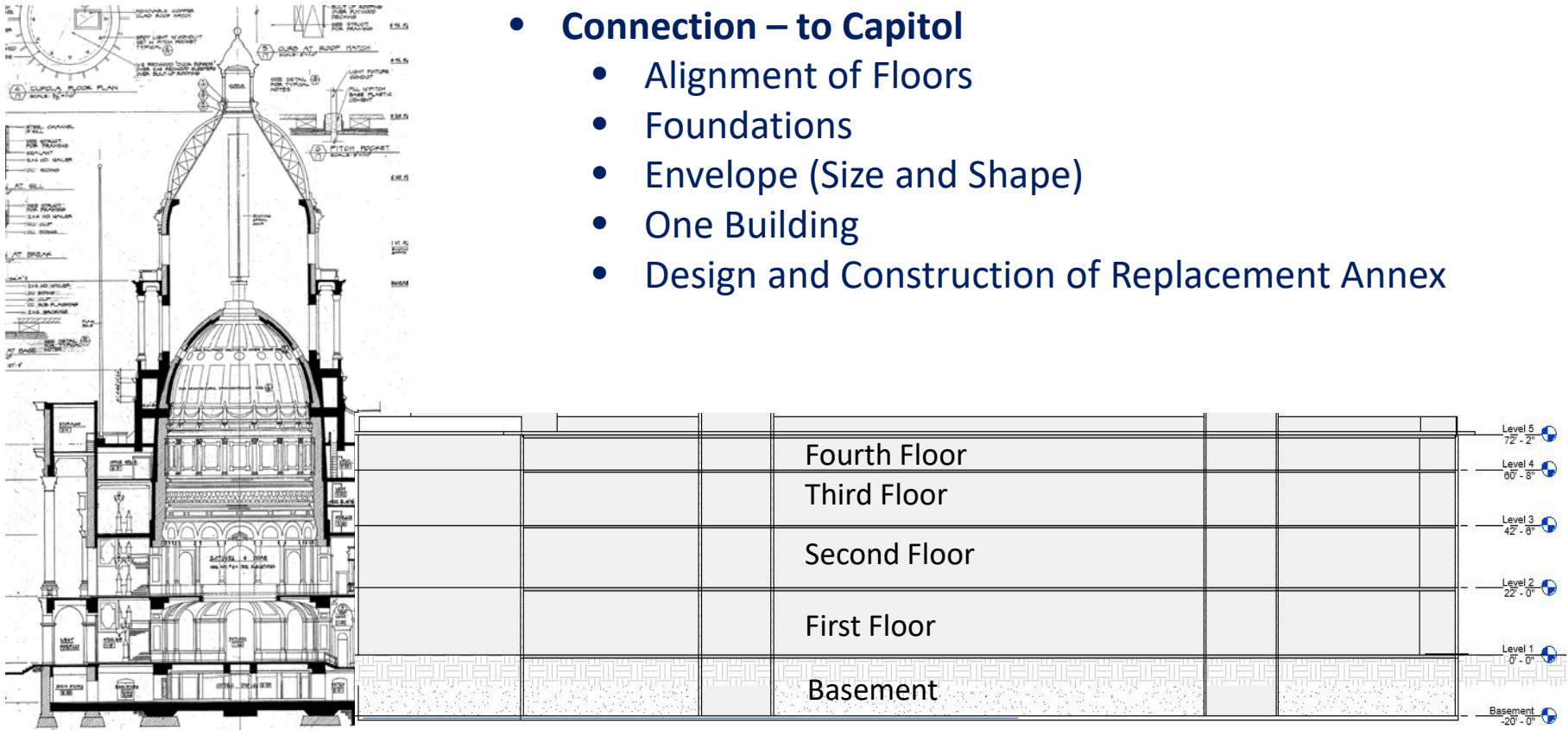
1. Open Collaborative Discussion on Design of the Annex, West Wing and parking structure.
2. Continuous estimating and validating of cost and cost impacts throughout the design process.
3. Risk management to address all areas of risk associated with design and schedule.
4. Budget management in order to achieve project completion on budget. – Open Book Management
5. Schedule management in order to achieve project completion on time.



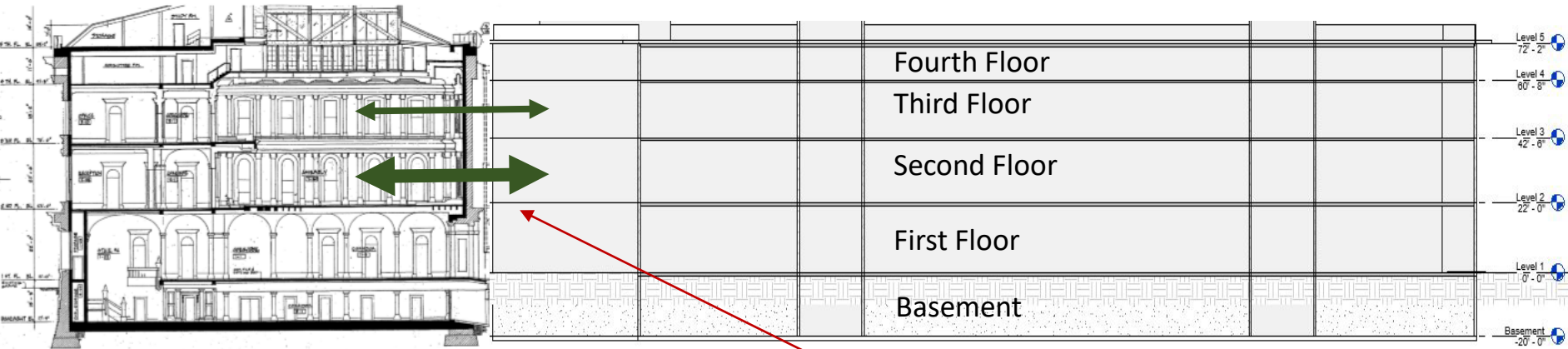
ANNEX PROJECT IN CHIEF - ELEVATION

Currently Studying the West Wing:

- **Connection – to Capitol**
 - Alignment of Floors
 - Foundations
 - Envelope (Size and Shape)
 - One Building
 - Design and Construction of Replacement Annex

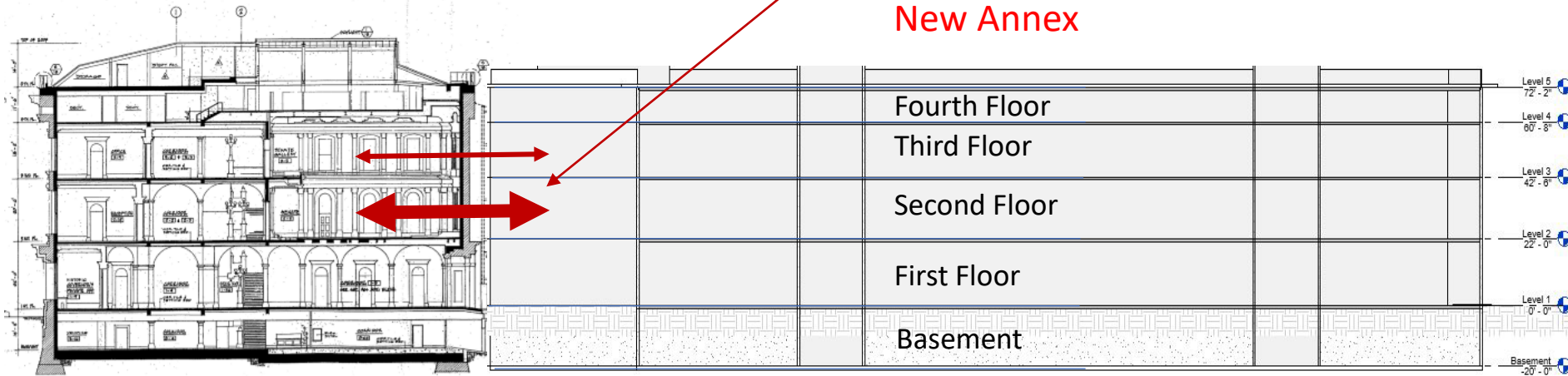


Overview of Projects - Connectivity



Section: Assembly Chambers

Critical Alignment and Connection at the Chambers to New Annex



Section: Senate Chambers

Overview of Projects

DRAFT - CA CAPITOL ANNEX REPLACEMENT PROJECTS

ID	Task Name	Duration	Start	Finish	Quarter																	
					1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th						
					Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep
1	California Capitol Annex Replacement Projects	1979 days	Fri 6/1/18	Wed 12/31/25																		
2	Project Overview and Sequence (POS) Report	96 days	Tue 1/1/19	Wed 5/15/19																		
3	Abridged POS Report (APOS)	86 days	Tue 1/1/19	Tue 4/30/19																		
4	Scope for APOS Report	86 days	Tue 1/1/19	Tue 4/30/19																		
5	Budget for APOS Report	86 days	Tue 1/1/19	Tue 4/30/19																		
6	Schedule for APOS Report	86 days	Tue 1/1/19	Tue 4/30/19																		

DRAFT - CA CAPITOL ANNEX REPLACEMENT PROJECTS

ID	Task Name	Duration	Start	Finish	Quarter																	
					1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th						
					Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep
161	Construction Documents Review & Approval by Regulatory Entities	60 days	Fri 1/14/22	Thu 4/7/22																		
162	Surplus Property Removal from Annex	80 days	Fri 12/17/21	Thu 4/7/22																		
163	Construction Management Owner's Representative (OR)	906 days	Fri 4/8/22	Fri 9/26/25																		
164	Pre-Construction Planning/ Sequence/ Staging	120 days	Fri 10/22/21	Thu 4/7/22																		
165	Contractor Mobilization / Prep Site	40 days	Mon 2/14/22	Fri 4/8/22																		
166	Construction of Loading Dock Prior to Annex Demolition	10 mons	Mon 6/7/21	Fri 3/11/22																		
167	Abatement & Demolition of Existing Annex	12 mons	Mon 4/11/22	Fri 3/10/23																		
168	Construction of Annex & West Wing Modifications	640 days	Mon 3/13/23	Fri 8/22/25																		
169	Construction of Parking Structure	295 days	Wed 5/15/24	Tue 7/1/25																		
170	Move Planning/ Sequencing	240 days	Mon 9/23/24	Fri 8/22/25																		
171	Relocate from SOB to Annex	50 days	Mon 8/25/25	Fri 10/31/25																		
172	Completion of New Annex	0 days	Mon 11/3/25	Mon 11/3/25																		
173	Ancillary Connecting Element	831 days	Fri 1/3/20	Fri 3/10/23																		
174	Design & Construction Management Owner's Representative (OR)	636 days	Fri 1/3/20	Fri 6/10/22																		
175	Schematic Design / Planning Studies	60 days	Mon 8/17/20	Fri 11/6/20																		
176	Review/Approval of Schematic Design	10 days	Mon 11/9/20	Fri 11/20/20																		
177	Design Development	80 days	Mon 11/23/20	Fri 3/12/21																		
178	Design Review Process & Approvals	20 days	Mon 3/15/21	Fri 4/9/21																		
179	Construction Documents	160 days	Mon 4/12/21	Fri 11/19/21																		
180	Reviews & Approvals	100 days	Mon 11/22/21	Fri 4/8/22																		
181	Construction of Ancillary Connecting Element	12 mons	Mon 4/11/22	Fri 3/10/23																		
182	Capitol Park Collaboration	191 days	Fri 1/3/20	Fri 9/25/20																		
183	Long-Term Tree Planting/Planning Studies Collaboration																					
184	Close Out Projects by end of 2025																					

Milestones

- Visitor Center Completion December 2021
- Start Annex Construction & Abatement February 2022
- Grand Opening Annex December 2025

Overview of Projects

The Big Picture – How the Visitor Center fits into the whole project.

It is the Gateway to the Annex.



Project Activity	Completion Date
JRC to approve the Overview, Planning and Sequencing Report	August 2019
Selection of Progressive Design-Build Team and Exhibit Designer	September 2019
Begin Progressive Design-Build for Visitor/Welcome Center	October 2019
Selection of Architect	February 2020
Selection of Construction Manager at Risk Team	April 2020
Begin Design Scoping Workshops for Capitol Annex	April 2020
Beneficial Occupancy for Visitor/Welcome Center	October 2021
Completion of the Visitor/Welcome Center	December 2021
Begin Construction of Capitol Annex (Abatement/Demolition)	February 2022
Begin Construction of the Parking Structure	May 2024
Completion of Parking Structure	July 2025
Beneficial Occupancy of Capitol Annex	October 2025
Completion of Capitol Annex Construction contract	December 2025

CURRENT PROCUREMENT

Visitor Center - Current RFQ and RFP



Progressive Design Build Selection

- Shortlist – July 31, 2019
- Selection – September 30, 2019
- Begin work – October 1, 2019



Exhibit Designer Selection

- Proposal Due August 1, 2019
- Selection – September 30, 2019
- Begin work – October 1, 2019

UPCOMING PROCUREMENT

Annex Procurement RFQ and RFP



Selection of the Architect/Engineer

- Shortlist – December 20, 2019
- Selection – January 31, 2020
- Begin work – February 21, 2020



Selection of the Construction Manager at Risk

- Shortlist – January 31, 2020
- Selection – March 23, 2020
- Begin work – April 17, 2020

Informational Meeting

The California Legislature and Joint Rules Committee (JRC) is pleased to announce their plans to design and construct:

- A new Capitol Annex building to replace the existing Annex
- A new Parking Structure
- Associated supportive elements

<https://annex.assembly.ca.gov> – Project website general info

<https://annex.assembly.ca.gov/content/vendor-rfqrfp> - RFQ/RFP info

Informational Meeting

**JOINT RULES COMMITTEE
OF THE
LEGISLATURE OF THE STATE OF CALIFORNIA
REQUEST FOR QUALIFICATIONS (RFQ NO. 2000505)
FOR THE
REPLACEMENT OF THE EXISTING
CALIFORNIA STATE CAPITOL ANNEX
THROUGH A
CONSTRUCTION MANAGER AT RISK CONTRACT**

RFQ Issuance Date: December 2, 2019

SOQ Submittal Deadline: January 15, 2020, 12:00 p.m. (Pacific Time)

Owner's Representative: David H. Hart, FAIA

Informational Meeting

Issue RFQ	December 2, 2019
<u>Issue RFQ Addendum 1</u>	December 5, 2019
Pre-Statement of Qualifications Conference	December 6, 2019 9:00 a.m. (Pacific Time)
Deadline for questions regarding this RFQ	December 12, 2019 12:00 p.m. (Pacific Time)
Deadline for questions relating to any addenda issued after December 19, 2019	December 23, 2019 12:00 p.m. (Pacific Time)
SOQ Submittal Deadline	January 15, 2020 2:00 p.m. (Pacific Time)
Anticipated Announcement of Short-Listed Proposers	January 31, 2020

Informational Meeting

Following the announcement of the Short-Listed Proposers, JRC anticipates the following procurement activities and schedule:

Issue RFP	February 4, 2020
Proposals Due	March 11, 2020 12:00 p.m. (Pacific Time)
Proposer Interviews	March 19, 2020
Identification of Preferred Proposer	March 23, 2020
Anticipated Award and Execution of Contract	April 17, 2020

Informational Meeting

PART A

1. **INTRODUCTION**
2. **PROJECT DESCRIPTION AND SCOPE OF WORK**
3. **NATURE OF AGREEMENT**
4. **PROCUREMENT PROCESS**
5. **SOQ SUBMITTAL REQUIREMENTS**
6. **EVALUATION PROCESS AND CRITERIA**
7. **COMMUNICATIONS, PUBLIC INFORMATION, AND ORGANIZATIONAL CONFLICTS OF INTEREST**
8. **PROTEST PROCEDURES; DEBRIEFINGS**
9. **JRC'S RESERVED RIGHTS**

PART B STATEMENT OF QUALIFICATIONS

PART C FORMS

Informational Meeting

PART A INTRODUCTION

Project Goals

- **Respect for Seat of California State Government.**
- **One Building.**
- **Adjacency to Everything.**
- **Dignity and Symbolism.**
- **Access to All.**
- **Inclusive and Welcoming.**
- **Functional.**
- **Secure and Safe.**
- **Protecting Existing Trees.**
- **Cost Effective.**
- **Schedule.**
- **Promoting a Safe Construction Environment.**

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

The Procurement Process

JRC will use a two-step procurement process to select Construction Manager at Risk.

This RFQ is the first step in the procurement process and is issued to solicit information, in the form of SOQs. JRC will evaluate the SOQs to determine a short-list of the Proposers that are the most highly qualified to perform the Work (the “Short-Listed Proposers”) in accordance with the procedures and evaluation criteria described in Part A, Section 6.

The second step of the procurement process will include JRC issuing a request for proposals (“RFP”) to the Short-Listed Proposers, receiving and evaluating the Proposals, the selecting of CMR, and then awarding and executing the Contract.

See also Part A, Section 4.2 for additional information.

It is the proposer’s responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

PROJECT DESCRIPTION AND SCOPE OF WORK

Overview of Project

The Project will consist of:

- Demolition
- Replacement of the existing Annex of approximately 525,000 gross square feet
- The Project will provide office space for the:
 - California State Legislature
 - Governor
 - Public hearings
 - Meeting rooms
 - Public gathering space
 - Office space for the legislative and executive support staff and departments

The facility will be connected to the West Wing at each level.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

PROJECT DESCRIPTION AND SCOPE OF WORK

Overview of Project

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

In addition, the Project may include the following:

- A new secure parking structure located below ground to the south of the West Wing comprised of 150 stalls, attendant office space, drop off and pick up areas, and shuttle parking. This structure needs to be flexible in its design and able to be repurposed to office space in the future.
- Connecting Elements across N Street.
- Capitol Mechanical Plant, which will provide mechanical, electrical, and plumbing services to the new Annex and will provide mechanical and limited electrical and plumbing to the West Wing.

Informational Meeting

PART A INTRODUCTION

PROJECT DESCRIPTION AND SCOPE OF WORK

Scope of Services

- a) Initial collaborative meetings and workshops, which will involve studies, reports, investigations, and design work to enable JRC and CMR to arrive at a guaranteed maximum price for the Work;
- b) Asbestos abatement of the existing Annex and parking area;
- c) Demolition of the existing Annex;
- d) Participate by providing design reviews and providing feedback on Design/construction issues related to the Project;
- e) Construction of the Project;
- f) Collaboration with the Architect/Engineer during the design phase of the Project;
- g) Management of the construction of the Project;

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

PROJECT DESCRIPTION AND SCOPE OF WORK

Scope of Services

- h) Obtaining required clearances, licenses, and permits for Work, Work sites, storage areas, etc., both on- and off-site;
- i) Coordination with Project stakeholders under JRC/Owner's Representative direction;
- j) Design review and constructability reviews;
- k) Construction quality control and quality assurance;
- l) Environmental investigations, monitoring, investigation, and remediation associated with or resulting from CMR's activities;
- m) Project safety and security, including accommodation of coordination of large groups around the Project;
- n) Preliminary engineering, such as surveying and geotechnical investigations;

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

PROJECT DESCRIPTION AND SCOPE OF WORK

Scope of Services

- o) Drainage and erosion control;
- p) Site clearance and preparation;
- q) Construction waste disposal and handling;
- r) Coordination with Project-related public involvement activities; and
- s) Participation in the development of all required plans, studies, and reports required for the Work, including surveys and geotechnical reports.

CMR will be responsible for furnishing all labor, material, equipment, services, and support facilities for the Work.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

PROCUREMENT PROCESS

Questions and Requests for Clarification; Addenda

In order to facilitate receipt, processing, and response, Proposers must submit **all** questions and requests for clarification in writing to Owner's Representative by email or hard copy (if by hard copy, a flash drive containing the questions and/or requests for clarification must also be provided) at the address listed below:

MOCA Systems

Park Tower

980 9th Street, Suite 2140

Sacramento, CA 95814

Attention: David Hart, FAIA, Owner's Representative

Phone: (916) 520-1571

E-mail: castatecapitolannex@mocasystems.com

Proposers are responsible for ensuring that any written communications clearly indicate on the first page or in the subject line, as applicable, that the material relates to the "RFQ for Architect/Engineer for the Replacement of the Existing California State Capitol Annex."

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

SOQ SUBMITTAL REQUIREMENTS

Format

The SOQ shall consist of two (2) volumes (i.e., Volumes 1 and 2). Each responding Proposer shall submit one (1) original and four (4) copies (for a total of 5) of each volume. Each volume shall be separately bound with a wire or plastic binding. The original SOQ and each copy shall be contained collectively in one or more durable, sealed containers.

Each volume of the original SOQ must be clearly marked “Original” on its face and spine. Each copy shall be numbered 1 through 4 on its face and spine (and the copies containing financial information shall be specifically marked “Financial Information”). Each volume shall have the Proposer’s name and volume number clearly marked on the face and spine.

If applicable (see Part B, Volume 2, Section 1.1, subsection d), the original and Copy 1 of Volume 2 shall each contain the original, audited financial statements prepared in a language other than English together with their English language translations. Copies 2 through 4 of Volume 2 shall contain only the English language translations.

It is the proposer’s responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

SOQ SUBMITTAL REQUIREMENTS

Format

In addition to the hard copy SOQ submittal, each Proposer shall submit an electronic copy (on a USB flash drive) of the SOQ in searchable and printable format compatible with portable documents format (.pdf) (except that original executed letters need not be searchable). The “.pdf” submissions must be organized to correspond to the “tab” requirements in Part A, Section 5.3. The Proposer may elect to “index” the “.pdf” submission or provide a series of discrete “.pdf” files, named so as to correspond to the “tab” requirements in Part A, Section 5.3. The Proposer’s “flash drive” of its electronic submission must be appended to the Proposer’s “Original” Volume 1.

Submittals must be prepared on 8-1/2” x 11” sized white paper, except as noted below. Double-sided printing is requested. Each printed side shall be considered one page. 11” x 17” pages are only allowed (and shall be included in the page count and numbered by the Proposer as two pages per printed side if contained in Volume 1) for **Form D**, organizational charts, other drawings or schedules, but not for narrative text. Printed lines may be single-spaced. Volume 1 (as described in Part B) shall have all pages sequentially numbered and not exceed fifty (50) pages.

It is the proposer’s responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

SOQ SUBMITTAL REQUIREMENTS

Format

The following do not count toward the fifty (50) page limit and need not be sequentially numbered:

Form A and any letters required to be appended to **Form A**;

the Executive Summary;

the Confidential Contents Index;

Forms B-1 and E, F, and G;

Form D (which has a separate maximum ten (10) page limit, which page limit shall exclude the separate “Notes” page of the form);

The disclosures provided in response to Part B, Volume 1, Sections 1.10.1, 1.10.2 and 1.10.3 (each of which should be provided in an appendix to Volume 1);

Resumes and statements of commitment;

Form B-2;

Form C; and

Volume 2 (financial information).

The font size in Volume 1 shall be no smaller than 11-point, provided the font in organizational charts, graphics, and tables in Volume 1 may be 10-point so long as the organizational charts, graphics, and tables are legible. Standard corporate brochures, awards, licenses, and marketing materials shall not be included in a SOQ.

It is the proposer’s responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

SOQ SUBMITTAL REQUIREMENTS

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Contents and Organization

The Proposers must organize their SOQ in the order outlined in Part B. The Proposers are responsible for submitting with their SOQ all materials required by this RFQ. Additional material is subject to any applicable page limitation. Each volume may be subdivided as needed, so long as the Proposers “tab” the content of their SOQ to correspond to the section reference for ease of JRC’s review.

SOQ Submittal Requirements

All packages constituting the SOQ shall be individually and clearly labeled with the name of Proposer and additionally labeled as follows:

Response to the Request for Qualifications (RFQ No. 2000505) for the Procurement of a Construction Manager at Risk for the Replacement of the Existing California State Capitol Annex Project

SOQs shall be delivered by hand or express mail courier to Owner’s Representative at Owner’s Representative’s address as set out in Part A, Section 4.3.

Informational Meeting

PART A INTRODUCTION

EVALUATION PROCESS AND CRITERIA

Responsiveness

Each SOQ received by the SOQ Submittal Deadline will be reviewed for (a) the responsiveness of the Proposer to the requirements in this RFQ; (b) conformance to the RFQ instructions regarding organization and format; and (c) nonconformities, irregularities, and apparent clerical mistakes that are unrelated to the substantive content of the SOQ. Those SOQs not responsive to this RFQ may be excluded from further consideration and the Proposer will be so notified. JRC may also exclude from consideration any Proposer whose SOQ contains a material misrepresentation.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

EVALUATION PROCESS AND CRITERIA

Pass/Fail Evaluation

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Following or in conjunction with evaluation of each SOQ for responsiveness, JRC will evaluate each SOQ based upon the following **pass/fail criteria**. A Proposer must obtain a **"Pass"** on all pass/fail items in order for its SOQ to be evaluated qualitatively under Part A, Section 6.3.

- a) The SOQ contains an original executed transmittal letter (**Form A**) as required in Part B, Volume 1, General.
- b) The Proposer is capable of obtaining a performance bond and a payment bond, each in the aggregate amount of \$500,000,000.00, from an Eligible Surety during the performance of the Work (through at least final acceptance).
- c) Neither the Proposer nor any other entity that has submitted **Form C** as required by this RFQ is currently disqualified, removed, debarred, or suspended from performing or bidding on work for the federal government or any state government.

Informational Meeting

PART A INTRODUCTION

EVALUATION PROCESS AND CRITERIA

Pass/Fail Evaluation

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

- d) The Proposer and its Equity Members have the financial capability (as determined by JRC, in its sole discretion) to carry out the Work responsibilities potentially allocated to it as demonstrated by the materials provided in Part B, Volume 2 Section 1.1 of the SOQ. An "Equity Member" means (i) each entity with a direct equity interest in the Proposer (whether as a member, partner, shareholder, joint venture member, or otherwise) and (ii) each entity proposed to have a direct equity interest in the Proposer. The evaluation will take into account the following considerations, among others identified as relevant by JRC, in its sole discretion, both currently as well as over the last three (3) years, as appropriate:
- Short-term liquidity;
 - Long-term debt and solvency outlook; and
 - Additional considerations related to treatment of subsidiaries, tax and special liabilities, etc.

Informational Meeting

PART A INTRODUCTION

EVALUATION PROCESS AND CRITERIA

Pass/Fail Evaluation

- e) The Proposer team when taking into account all of its team members' experience, has the minimum design and construction capability (as determined by JRC, in its sole discretion) to carry out the responsibilities for the Work potentially allocated to it in the Contract.
- f) The information disclosed in **Form C** and/or in response to Part B, Volume 1, Section 1.9, does not, in JRC's sole determination, materially adversely affect the Proposer's ability to carry out the responsibilities for the Work potentially allocated to it.
- g) The Proposer or Proposer team members (on behalf of the Proposer) make the express, written commitments as required by Part B, Volume 1, Section 1.9 regarding the availability of individuals designated in the SOQ for the Key Personnel positions.
- h) The Proposer is currently licensed by the California Contractors State License Board State and holds a (B) General Building Contractor license.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

EVALUATION PROCESS AND CRITERIA

Qualifications Evaluation Criteria and Weighting

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Proposer Structure and Experience (as referenced in Part B, Volume 1) will be evaluated in accordance with the criteria in this Part A, Section 6.3.1.

- a) The extent and depth of the experience of the Proposer team with (i) performing and managing comparable projects (as described in Part B, Section 1.6.1) and (ii) Construction Management at Risk (CMR) and General Contractor/Construction Manager (GC/CM) projects. **The maximum number of points is 45.**
- b) Experience with California projects as described in Part B, Section 1.6.2. Proposer will receive one point for each project. **The maximum number of points is 5.**
- c) The extent and depth of experience of Key Personnel on projects similar to the Project in performing professional roles similar to those proposed for such individuals by Proposer in connection with the Project. **The maximum number of points is 25.**
- d) The extent and depth of experience of the Key Personnel working together on comparable projects (e.g., projects of comparable scope and complexity). **The maximum number of points is 25.**

Informational Meeting

PART A INTRODUCTION

EVALUATION PROCESS AND CRITERIA RFP Procedure and Evaluation

The scores and evaluation of the SOQs shall not carry over or be used in any way in the evaluation of the Proposals.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

COMMUNICATIONS, PUBLIC INFORMATION AND ORGANIZATIONAL CONFLICTS OF INTEREST

Participation on More Than One Proposer Team

To ensure a fair and competitive procurement process, **Equity Members, Financially Responsible Parties, guarantors, and legal advisors** of the Proposer teams are forbidden from participating, in any capacity, as a team member of another Proposer team during the course of the procurement. Individuals serving Key Personnel roles on one Proposer team may not serve Key Personnel roles on another Proposer team. In addition, entities that are under direct or indirect common ownership or have the same upstream parent may not be on separate Proposer teams or act as Equity Members, Financially Responsible Parties, or guarantors on separate Proposer teams.

If a Proposer is not short-listed as part of the RFQ evaluation process, the members of the unsuccessful Proposer team are thereafter free to participate on Short-Listed Proposer teams, subject to the requirements of this Part A, Sections 7.4.2 and 7.3. Any Proposer that fails to comply with the prohibition contained in this Part A, Section 7.4.2 may be disqualified from further participation as a Proposer for the Work.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART A INTRODUCTION

JRC's Reserved Rights

This RFQ does not commit or bind JRC to enter into a contract or proceed with the procurement described in this RFQ. JRC assumes no obligations, responsibilities or liabilities, fiscal or otherwise, to reimburse all or part of the costs incurred or alleged to have been incurred by parties considering a response to or responding to this RFQ, or any subsequent RFP. All of such costs shall be borne solely by each Proposer.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 1

GENERAL

- a) **Form A** (Transmittal Letter): A duly authorized official of the Proposer or the lead Equity Member must execute the transmittal letter in blue ink. For the Proposers that are joint ventures, partnerships, limited liability companies, or other associations, the transmittal shall be appended with letters on the letterhead stationery of each entity holding an equity interest in the Proposer, executed by authorized officials of each Equity Member, stating that representations, statements and commitments made in the SOQ on behalf of the Equity Member's firm have been authorized by, are correct, and accurately represent the role of the Equity Member's firm in the Proposer team.
- b) **Executive Summary:** An Executive Summary, not exceeding three (3) pages. The Executive Summary shall be written in a non technical style and shall contain sufficient information for reviewers with both technical and non technical backgrounds to become familiar with the Proposer's SOQ and its ability to satisfy the financial and technical requirements of the Work.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 1

GENERAL

- c) **Confidential Contents Index:** If the Proposer deems any material in its SOQ confidential, a trade secret, or proprietary information protected from disclosure under the Public Records Laws include a page executed (i.e., signed) by the Proposer that sets forth the specific items, including the section and page numbers within the SOQ at which such items are located; provided, however, if there are no page numbers for the specific item (and if page numbers are not required pursuant to this RFQ), the index need not include page numbers, but should provide a clear description of the location of the item. Blanket designations that do not identify the specific information shall not be acceptable and may be cause for JRC to treat the entire SOQ as public information. Notwithstanding the foregoing, the list required under this Subsection (c) is intended to provide input to JRC as to the confidential nature of a Proposer's SOQ, but in no event shall such list be binding on JRC, determinative of any issue relating to confidentiality or a request under the Public Records Laws or override or modify the provisions of or JRC's responsibilities under the Annex Act.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

The materials provided under this Part B, Volume 1 relate primarily to the evaluation criteria set forth in Part A, Section 6.3.1.

Proposers shall provide the following information relevant to qualifications of the Proposer, its Equity Members, and Other Team Members.

Proposer

Identify the legal name of Proposer. The Proposer must be a legal entity and may not be a division or business unit of a legal entity (in such case, the legal entity would be the Proposer). If the name is a “doing business as”, identify underlying names. Identify a single point of contact (a real person) and include the following information: name, title, address, telephone number and email address. Identify the legal name and nature of the Proposer and the state of its organization. If a Proposer has branch offices, state which office will be performing the majority of the Work. If a Proposer is a consortium, partnership, or any other form of a joint venture, the SOQ shall contain an executed teaming agreement, but if an executed teaming agreement does not yet exist, the SOQ shall contain the summary of the key terms of the anticipated agreement, including the percentages of ownership, roles of the various parties and anticipated execution date. Executed teaming agreements or summaries of teaming agreement key terms shall be included in an appendix to Volume 1.

It is the proposer’s responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

Equity Members

For each Equity Member, identify the entity's role, planned equity ownership percentage, and the entity's legal nature and state of organization. If a Proposer is a single entity, it will be deemed to be the sole "Equity Member" for purposes of this RFQ and the SOQ submittal requirements.

Other Team Members

For each Equity Member of the Proposer, identify the entity's role, planned equity ownership percentage, and the entity's legal nature and state of organization. If a Proposer is a single entity, it will be deemed to be the sole "Equity Member" for purposes of this RFQ and the SOQ submittal requirements.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

Proposer and Management Structure

Describe the Proposer's team and management structure, including its teaming arrangements, allocation of roles and responsibilities within the Proposer team and how the Proposer will institutionally operate. Describe how the Proposer's management structure will facilitate completion of all work required for the Work. Describe the prior experience (if any) of the Proposer and Equity Members working together within a consortium, partnership, or any other form of joint venture.

Form B-1 and Organizational Charts

Provide **Form B-1** (which may be attached as an appendix to Volume 1). Provide an organizational chart which sets forth the Proposer structure, teaming arrangements, and reporting requirements. Provide a separate organizational chart setting forth Key Personnel and other material personnel the Proposer wishes to identify and reporting relationships.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

Relevant Experience

General

Describe relevant experience held by Proposer team (including Proposer and Equity Members), as applicable, on comparable projects (i) with performing and managing comparable projects (e.g., projects of comparable scope and complexity) and (ii) utilizing CMR and GC/CM or comparable project delivery methods. Comparable projects include:

- a) Projects with the design and construction of buildings with a gross floor area between 250,000 and 500,000 gross square feet for either a public sector or private sector client;
- b) Projects that have historical significance and/or projects that include additions to historical landmark buildings;
- c) Office buildings (public or private) of the scale described in the Project Description;
- d) Parking facilities that are below grade; and
- e) Projects that include multiple assembly spaces for hearings or large public meetings.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 1

PROPOSER STRUCTURE AND EXPERIENCE

Relevant Experience

General

Include no less than two and no more than **15 projects** in the aggregate for the Proposer and Equity Members with respect to the above categories in which the entity played a significant role during the past ten (10) years (measured from the date of issuance of this RFQ) and in which Key Personnel listed in the SOQ were involved. For each project, include a project description describing the role of the entity on such project, relevance of the project, and the entity's experience on such project to the Work and why that experience will provide value to JRC should the Proposer be awarded the Contract.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

Relevant Experience

California Experience

Identify up to five commercial or government projects in California, each with a construction cost of over \$100,000,000, for which Proposer, or an Equity Member holding a 30% or greater equity interest in Proposer, was the CMR, GC/CM, design-builder, or contractor that were undertaken within the past fifteen (15) years (measured from the date of issuance of this RFQ). The descriptions of such projects shall not exceed two pages total.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 1

PROPOSER STRUCTURE AND EXPERIENCE

Key Personnel

List the Proposer's Key Personnel for the Work. Describe the relevance of each individual's experience to the Work and why that experience will provide value to JRC should the Proposer become CMR. The Proposers should note that, notwithstanding that a Proposer may be short-listed, JRC reserves the right to disapprove a particular Key Personnel individual and require a Short-Listed Proposer to replace such individual. The following Key Personnel shall be listed:

- a) **Project Manager** – Senior Leader of the team. This the person who is responsible for leading the project/team from its inception to execution. Will collaborate and interact with senior leadership from JRC and Owner's Representative.
- b) **Construction Manager(s)/Lead Superintendent(s)** – Senior Leader that is located on site during the term of construction. Shall run the day-to-day operations on the construction site and control the schedule and deployment of trade and subtrade contractors in the completion of the Work.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 1

PROPOSER STRUCTURE AND EXPERIENCE

Key Personnel

- c) **Lead Pre-Construction Manager(s)** – The individual who is to manage the costs and schedule associated with the Project in arriving at the GMP.
- d) **Lead Estimator(s)** – The individual who is responsible for managing the developing and compiling the project estimate.
- e) **Lead Scheduler(s)** - The individual who is responsible for managing the developing and compiling the project schedule.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

Key Personnel Resumes

Provide separate resumes of not more than one (1) page each for each Key Personnel.

Resumes may be provided as an appendix to Volume 1.

Each resume shall state the entity the person works for, the specific role(s) that each person listed is fulfilling for the Work and may, within the one (1) page resume maximum, describe how the person(s) prior experience relates to their potential role in connection with the Work. For each project listed in a resume, include the individual's employer at the time, the name of the project owner, the name and location of the project, project number (if applicable), dates of work performed on the project and a description of the work or services provided and role on the project. If more than one role was played, identify the dates and duration of each role. References for each individual shall be placed on that individual's respective resume.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 1

PROPOSER STRUCTURE AND EXPERIENCE

Key Personnel Resumes

Each resume shall include two (2) references (no more than one per project) for each Key Personnel for projects worked on during the past ten (10) years; provided, however, that where the individual has only worked on one or two projects during the past ten (10) years (measured from the date of issuance of this RFQ), the Proposer shall (i) affirmatively state that such individual has only worked on one or two projects during the past ten (10) years (measured from the date of issuance of this RFQ); (ii) include references for each of such projects; and (iii) include references for projects worked beyond the past ten (10) years (measured from the date of issuance of this RFQ) so that the number of references equals two (2) in total.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 1**

PROPOSER STRUCTURE AND EXPERIENCE

Form B-2

Provide executed originals of Form B-2, including any required attachments, for the Proposer, each Equity Member, and, if applicable, each Financially Responsible Party. The Proposer shall attach a copy of its Contractors State License Board License.

Form C

Executed originals of Form C for the Proposer, each Equity Member, and, if applicable, each Financially Responsible Party. Form C must be certified.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2

FINANCIAL STATEMENTS

Provide audited financial statements for the Proposer, each Equity Member, and, if applicable, the Lead Contractor and each Financially Responsible Party for the three (3) most recently completed fiscal years. In each case, if the entity is a consortium, partnership, or any other form of a joint venture, provide financial statements for all such members. If unaudited financial statements are provided, the Proposer should state that audited statements are not available.

If the entity has been in existence for less than three (3) fiscal years, the Proposer shall expressly state that such entity has been in existence for less than three (3) fiscal years and shall provide financial statements for the number of fiscal years (or portions of fiscal years) it has been in existence.

The financial statements shall include:

- i. Opinion Letter (Auditor's Report);
- ii. Balance Sheet;
- iii. Income Statement;
- iv. Statement of Cash Flow; and
- v. Footnotes.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2

FINANCIAL STATEMENTS

The financial statements must meet the following requirements:

- a) GAAP/IFRS: Financial statements must be prepared in accordance with U.S. Generally Accepted Accounting Principles (“U.S. GAAP”) or International Financial Reporting Standards (“IFRS”). If financial statements are prepared in accordance with principles other than U.S. GAAP or IFRS, a letter must be provided from a certified public accountant discussing the areas of the financial statements that would be affected by a conversion to U.S. GAAP or IFRS. A restatement of the financial information in accordance with U.S. GAAP or IFRS is not required.
- b) U.S. Dollars: Financial statements shall be provided in U.S. dollars, if available. If financial statements are not available in U.S. dollars, the Proposer must include summaries of the Income Statements, Statements of Cash Flow, and Balance Sheets for the applicable time periods converted to U.S. dollars by a certified public accountant with a description of the formula for conversion.

It is the proposer’s responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 2**

FINANCIAL STATEMENTS

- c) Audited: Financial statements must be audited by an independent party qualified to render audit opinions (e.g., a certified public accountant). If audited financials are not available for an entity, the SOQ shall include unaudited financial statements for such entity, certified as true, correct and accurate by the chief executive, chief financial officer or treasurer (or by such equivalent position or role) of the entity.
- d) English: Financial statement information must be prepared in English. If audited financial statements are prepared in a language other than English, then, as provided in Part A, Section 5.2, translations of all financial statement information must accompany the original financial statement information.
- e) Newly Formed Entity: If the Proposer, any Equity Member or, if applicable, Lead Contractor, and any Financially Responsible Party is a newly formed entity and does not have independent financial statements, financial statements for the equity owners of such entity shall be provided (and the entity shall expressly state that the entity is a newly formed entity and does not have independent financial statements).

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 2**

FINANCIAL STATEMENTS

- f) SEC Filings: If any entity for which financial information is submitted hereby files reports with the Securities and Exchange Commission, then such financial statements shall be provided through a copy of their annual report on Form 10K. For all subsequent quarters, provide a copy of any report filed on Form 10Q or Form 8-K which has been filed since the latest filed Form 10K.
- g) Confidentiality: The Proposer shall identify any information which it believes is entitled to confidentiality by placing the word “confidential” on each page as described in and subject to the provisions of Part A, Section 7.2.
- h) Credit Ratings: The Proposer shall provide a list identifying (1) each entity for which financial statements are provided, (2) a statement indicating whether each entity has a credit rating from a nationally recognized rating agency (such as Fitch Ratings, Moody's Investor Service, and Standard & Poor's Ratings Group), (3) and, if so, providing a copy of its current credit rating. If the Proposer does not have a credit rating, provide a statement to that effect.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2

MATERIAL CHANGE IN FINANCIAL CONDITION

Provide information regarding any material changes in financial condition for the Proposer, each Equity Member and, if applicable, Lead Contractor and each Financially Responsible Party, for the past three (3) fiscal years and anticipated for the next reporting period. In each case, if any of the foregoing entities is a consortium, partnership, or any other form of a joint venture, provide this information for all such members.

If no material change has occurred and none is pending, each of the entities shall provide a letter from their respective chief executive officer, chief financial officer, or treasurer (or equivalent position or role) so certifying.

In instances where a material change has occurred, or is anticipated, the affected entity shall provide a statement describing each material change in detail, actual and anticipated association changes or disruptions in executive management, the likelihood that the developments will continue during the period of performance of the Project responsibilities, and the projected full extent, nature and impact, positive and negative, of the changes experienced and anticipated to be experienced in the periods ahead. Include discussion of how the change is anticipated to affect the organizational and financial capacity, ability, and resolve of the Proposer, each Equity Member, Lead Contractor and each Financially Responsible Party, as applicable, to remain engaged in this procurement and submit a responsive proposal.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2

MATERIAL CHANGE IN FINANCIAL CONDITION

Estimates of the impact on revenues, expenses, and the change in equity will be provided separately for each material change and certified by the chief executive officer, chief financial officer, or treasurer (or equivalent position or role).

References to the notes in the financial statements are not sufficient to address the requirement to discuss the impact of material changes.

Where a material change will have a negative financial impact, the affected entity shall also provide a discussion of measures that would be undertaken to insulate the Project and the Project responsibilities from any recent material changes and those currently in progress or reasonably anticipated in the future.

If the financial statements indicate that expenses and losses exceed income in each of the three completed fiscal years or in the aggregate over such period (even if there has not been a material change), the affected entity shall provide a discussion of measures that will be undertaken to make the entity profitable in the future and an estimate of when the entity will be profitable.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2

MATERIAL CHANGE IN FINANCIAL CONDITION

Below is a representative list of events intended to provide examples of what JRC considers a material change in financial condition. This list is intended to be indicative only and not exhaustive. At the discretion of JRC, any failure to disclose a prior or pending material change may result in disqualification from further participation in the selection process.

List of Representative Material Changes:

- a) An event of default or bankruptcy involving the affected entity, or the parent corporation of the affected entity;
- b) A change in tangible net worth of 10% of shareholder equity;
- c) A sale, merger or acquisition exceeding 10% of the value of shareholder equity prior to the sale, merger or acquisition which in any way involves the affected entity or parent corporation of the affected entity;
- d) A downgrade in credit rating for the affected entity or parent corporation of the affected entity;
- e) Non-payment of any debt service;

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2

MATERIAL CHANGE IN FINANCIAL CONDITION

- f) Inability to meet material conditions of loan or debt covenants by the affected entity or parent corporation of the affected entity which has required or will require a waiver or modification of agreed financial ratios, coverage factors or other loan stipulations, or additional credit support from shareholders or other third parties;
- g) In the current and three most recently completed fiscal years or in the aggregate over the three most recently completed fiscal years, the affected entity or the parent corporation of the affected entity either: (i) incurs a net operating loss; (ii) sustains charges exceeding 5% of the then shareholder equity due to claims, changes in accounting, write-offs or business restructuring; or (iii) implements a restructuring/reduction in labor force exceeding 200 positions or involves the disposition of assets exceeding 10% of the then current shareholder equity; or
- h) Other events known to the affected entity which represents a material change in financial condition over the past three (3) fiscal years or may be pending for the next reporting period.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 2** **OFF-BALANCE SHEET LIABILITIES**

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

For each entity for which financial information is submitted, provide a letter from the chief financial officer or treasurer (or equivalent position or role) of the entity or the certified public accountant: (a) identifying all off-balance sheet liabilities or arrangements in excess of \$25,000,000 in the aggregate; or (b) stating there are no such off-balance sheet liabilities or arrangements.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 2**

FINANCIALLY RESPONSIBLE PARTY LETTER OF SUPPORT

If Financial Statements of a Financially Responsible Party are provided to demonstrate financial capability of a Proposer, Equity Members, or, if applicable, the Lead Contractor, an appropriate letter from the applicable Financially Responsible Party must be provided confirming that it will financially support all the obligations of the Proposer, the Equity Member, or, if applicable, the Lead Contractor, as applicable with respect to the Work. If Financial Statements are not provided for a Proposer, the entity that supplies the Financial Statements shall be a Financially Responsible Party. This letter must be signed by the chief executive, chief financial officer or treasurer (or equivalent position or role) of the Financially Responsible Party.

If a Financially Responsible Party is identified for the Lead Contractor, then such Financially Responsible Party may, in JRC's sole discretion, be required to guarantee the performance of the Lead Contractor.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B **STATEMENT OF QUALIFICATIONS** **VOLUME 2**

FINANCIALLY RESPONSIBLE PARTY LETTER OF SUPPORT

The Proposers shall note that JRC may, based upon the review of the information provided pursuant to Volume 2, or a Proposer's form of organization, specify that an acceptable Financially Responsible Party or a parent or affiliate guaranty is required as a condition precedent prior to qualification or award of the Contract.

For purposes of this Section 1.2, (i) "parent company" means parent companies at any tier and (ii) "affiliate company" means (A) subsidiary companies at any tier, (B) entities under common ownership, (C) joint ventures and partnerships involving such entities (but only as to activities of joint ventures and partnerships involving a Proposer, any Equity Member, or, if applicable, Lead Contractor, as a joint venturer or partner and not to activities of other joint venturers or partners not involving the Proposer, any Equity Member, or, if applicable, Lead Contractor), and other financially liable or responsible parties for the entity.

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2 SURETY LETTER

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

Provide a letter from an Eligible Surety indicating that the Proposer team is capable of obtaining a performance bond (or bonds) and a payment bond (or bonds), each in a minimum aggregate stated amount of \$500,000,000, in each case, as evidence of the Proposer's bonding capacity. Letters can be provided that exceed the \$500,000,000 aggregate, but letters indicating "unlimited" bonding capability are not acceptable. The letter must specifically state (a) that the surety/insurance company has read this RFQ and any addenda and (b) evaluated the Proposer's backlog and work-in-progress in determining its bonding capacity.

Informational Meeting

PART B STATEMENT OF QUALIFICATIONS VOLUME 2 SURETY LETTER

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.

If a Proposer or other entity to obtain the bonds is a joint venture, partnership, limited liability company, or other association, separate letters for one or more of the individual equity owners are acceptable, as is a single letter covering all equity owners of such entity; provided, however, that each separate letter provided must reference the specific portion of the \$500,000,000 that the Eligible Surety is indicating it is willing to provide. Statements such as the entity's share of the work/bond amount or the like are not acceptable.

JRC has not yet determined the specific amount or form of payment and performance bonds that it will require for the Work. The Proposers are advised that the RFP may, to the extent commercially available and determined appropriate by JRC for the Work, require payment and performance bond amounts in an amount other than the amounts referenced in this RFQ. JRC shall delineate such requirements, which will be consistent with applicable law, in the RFP.

Informational Meeting

PART C FORMS

- Form A
- Form B-1
- Form B-2
- Form C
- Form D

It is the proposer's responsibility to read the RFQ and associated documentation in its entirety to ensure familiarity with all the requirements of the proposal.



Thank you

Construction Manager at Risk RFQ For the Annex – December 6, 2019

MOCA