

**CORNING UNION ELEMENTARY SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS
FOR ALTERNATIVE DESIGN-BUILD SERVICES
OLIVE VIEW ES MODERNIZATION PROJECT**

Corning Union Elementary School District ("District") is seeking to prequalify design-build entities or design-build teams to submit proposals to design and construct the District's **Olive View ES Modernization Project** ("Project"), in accordance with the alternative design-build statute, Education Code section 17250.60 et seq. Only respondents that have been prequalified by the District in response to this Request for Qualifications ("RFQ") will be eligible to submit proposals in response to the District's subsequent Request for Proposals ("RFP") for the Project.

Respondents to this RFQ shall submit a fully completed and sealed Statement of Qualifications ("SOQ"), using the District's standard prequalification template for design-build projects, as further described herein, to:

CORNING UNION ELEMENTARY SCHOOL DISTRICT
facilities@cuesd.net

ALL SOQS ARE DUE NO LATER THAN 2:00 P.M. ON THURSDAY, SEPTEMBER 10, 2026. Oral, telegraphic, facsimile, or telephone SOQs will not be accepted. SOQs received after this date and time will not be accepted and will be returned unopened.

District reserves the right to waive irregularities and omissions in the information contained in any SOQ, and to make all final determinations. District may use other sources of information outside of the SOQs to investigate respondents or to verify answers.

Each SOQ must be certified under penalty of perjury by the respondent. If any information provided by a respondent becomes inaccurate, the respondent must immediately notify District and provide updated, accurate information in writing, under penalty of perjury. District reserves the right to suspend or rescind prequalification at any time based on subsequently learned information.

Questions regarding this RFQ must be directed in writing to facilities@cuesd.net, and must be submitted on or by **5:00 p.m. SEPTEMBER 4, 2026.**

There will be a mandatory pre-proposal meeting held virtually on August 26, 2026. Please email facilities@cuesd.net for the meeting details.

I. RFQ SCHEDULE SUMMARY

The District may change the dates on this schedule without prior notice.

DEADLINE	ACTION ITEM
August 17, 2026	Release of RFQ.
September 4, 2026 no later than 5:00 p.m.	Last day to receive written questions from respondents.
September 8, 2026	Last day for District to issue addenda or answer questions.
September 10, 2026 no later than 2:00 p.m.	Deadline for submissions in response to RFQ.
Week of September 14, 2026	Notice to prequalified respondents.
Week of September 14, 2026	Release of RFP to prequalified respondents.

II. PROJECT DESCRIPTION AND SCOPE OF SERVICES

Pursuant to the alternative design-build statute, Education Code section 17250.60 et seq., the District is seeking a design-build entity or team ("Design/Builder") to design and construct the District's Olive View ES Modernization Project ("Project"). The Project is further defined in the attached **APPENDIX A**, along with the District's expected cost range and schedule for the Project.

The selected Design/Builder must be appropriately licensed in the State of California for architectural, engineering, and construction services as needed to complete the Project. In addition, the selected Design/Builder shall have experience with both design and construction of public school facilities and in working with the Office of Public School Construction ("OPSC"), the Division of the State Architect ("DSA"), and Title 24 of the California Code of Regulations.

All contractors who are part of the design-build team must be registered with the Department of Industrial Relations ("DIR") as required by law. The selected Design/Builder will be required to comply with the Labor Code prevailing wage requirements, skilled and trained workforce requirements, and the District's bonding and insurance requirements. The selected Design/Builder shall be required to work cooperatively with District staff, the Governing Board, all other technical consultants, the bridging architect, the project inspector, and any program and/or construction manager, if any, retained by the District for the Project, citizens' oversight committee, other District committees, and the community to facilitate timely and professional completion of the Project.

III. DESIGN-BUILD PROCUREMENT PROCESS

Pursuant to Education Code section 17250.62, procurement of a Design/Builder will follow two (2) phases:

1. Prequalification – First, by this RFQ, the District will prequalify respondents using a standard template request for statements of qualifications. The significant factors the District reasonably expects to consider in evaluating qualifications are identified in Section VIII, below.
2. Design-Build Proposals – Second, the District will issue an RFP, inviting only prequalified respondents to submit competitive sealed proposals for the Project. The District will use a best value selection method for evaluating proposals. The procedure for final selection will be as follows:
 - a. The District will evaluate responsive proposals using only the criteria and selection procedures specifically identified in the RFP.
 - b. The District may, at its discretion, request proposal revisions and hold discussions and negotiations with responsive proposers. The RFP will define applicable procedures to ensure that discussions or negotiations are conducted in good faith.
 - c. The District will rank responsive proposers based on a determination of value provided.
 - d. The District will award the contract, if at all, to the responsible Design/Builder whose proposal is determined by the District to be the best value.

Any person or entity that has performed or is performing services for the District relating to the solicitation of this design-build project will **not** be eligible to submit a proposal as a design-build entity or to join a design-build team.

IV. FULL OPPORTUNITY

No Respondent will be discriminated against on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, reproductive health decision-making, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or veteran or military status of any person in any consideration leading to the award of the contract. District also affirmatively ensures that Disadvantaged Business Enterprises ("DBE"), Small Local Business Enterprises ("SLBE"), Small Emerging Local Business Enterprises ("SELBE"), and Disabled Veterans Business Enterprises ("DVBE") shall be afforded full opportunity to respond to this RFQ.

V. LIMITATIONS

This RFQ is neither a formal request for bids, nor an offer by the District to contract with any party responding to this RFQ. The District reserves the right to add additional prequalified respondents for consideration after distribution of this RFQ, if it is found to be in the best interest of the District. All decisions concerning selection of the Design/Builder will be made in the best interests of the District. The issuing of a subsequent RFP and awarding of the contract pursuant to the subsequent RFP, if at all, is at the sole discretion of the District.

The District makes no representation that participation in this RFQ process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any response to this RFQ.

SOQs submitted by respondents are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. The contents, however, may be disclosed to third parties for purposes of verification or investigation. State law requires that the names of respondents applying for prequalification status shall be public records subject to disclosure.

VI. RESTRICTIONS ON LOBBYING AND CONTACTS

From the period beginning on the date of the issuance of this RFQ and ending on the date of the award of the contract, no person, or entity submitting in response to this RFQ, nor any officer, employee, representative, agent, or consultant representing such a person or entity shall contact through any means or engage in any discussion regarding this RFQ, the evaluation or selection process/or the award of the contract with any member of the District, Governing Board, selection members, or any member of the Citizens' Oversight Committee. Any such contact shall be grounds for the disqualification of the respondent submitting a SOQ.

VII. STANDARD TEMPLATE FOR STATEMENT OF QUALIFICATIONS

Attached hereto as **APPENDIX B** is the District's design-build prequalification template. Respondent must complete the prequalification template, certify its answers under penalty of perjury, and attach all information requested therein. The completed, certified prequalification template, together with all attachments, constitutes respondent's SOQ.

Each SOQ must be certified under penalty of perjury. If any information provided by a respondent becomes inaccurate, the respondent must immediately notify District and provide updated, accurate information in writing, under penalty of perjury.

VIII. EVALUATION

The District will evaluate all timely submitted SOQs. Each SOQ must be complete. Incomplete SOQs will be considered nonresponsive and grounds for disqualification. The District retains the sole discretion to determine issues of compliance and to determine whether a respondent is responsive and qualified.

Significant factors the District reasonably expects to consider in evaluating qualifications are as follows:

- All required licenses and registration to design and construct the Project, with no recent revocations or suspensions;
- Established performance history, including an absence of criminal or civil violations or significant disputes;
- Capacity to obtain required bonds and insurance for the Project;
- Design expertise and experience;
- Construction expertise and experience;

- Past experience of the Design Build Team working together on projects and experience with the Design Build delivery method;
- Acceptable safety record;
- Enforceable commitment to use a skilled and trained workforce for the Project, as applicable; and
- Financial capacity to complete the Project.

District may use other sources of information outside of the SOQs to investigate respondents or verify answers. District's investigation may extend beyond contacting project references identified in SOQs.

After completing its evaluation, the District will notify respondents selected for prequalification.

IX. FINAL DETERMINATION

Prequalification is at the sole discretion of the District. The District reserves the right to waive irregularities and omissions in the information contained in any SOQ, and to make all final determinations. The District further reserves the right to suspend or rescind prequalification at any time based on subsequently learned information.

The District makes no representation that participation in this RFQ process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any SOQ or other response to this RFQ.

WE THANK YOU FOR YOUR INTEREST IN THE DISTRICT'S PROJECT!

APPENDIX A

PROJECT DESCRIPTION

Project Name: Olive View ES Modernization

Description: Modernization of the Olive View Elementary School. Work to include modernization/reconfiguration of front offices; interior modernization of classroom buildings including painting, replacing flooring, updating casework, window coverings, tack walls, ceiling tiles, doors and door hardware, and removing outdated electrical infrastructure; replacement of existing library building; replacement of K/TK classroom buildings; coating of roofs; site improvements to include new asphalt paving and drop off location from Pear St.

The scope will be more clearly defined in the Criteria Documents issued with the Request for Proposals.

Project Budget: \$17,000,000 - \$27,000,000 inclusive of design and construction

APPENDIX B

STANDARD TEMPLATE FOR STATEMENT OF QUALIFICATIONS

**CORNING UNION ELEMENTARY SCHOOL DISTRICT
PREQUALIFICATION TEMPLATE
DESIGN-BUILD ENTITIES**

This standard prequalification template should be completed by design-build entities or design-build teams seeking to prequalify for a Corning Union Elementary School District ("District") alternative design-build project in accordance with Education Code section 17250.60 et seq.

As used herein:

- "Design/Builder" refers to both design-build entities and design-build teams.
- "Member" refers to individuals or entities identified as members of the design-build team, including the general contractor and, if utilized in the design of the project, all electrical, mechanical, and plumbing contractors.
- "Associates" refers to all current officers, owners, and/or partners of Design/Builder and of any Member.

Wherever additional space is needed to answer a question fully and accurately, attach additional copies of the template pages and/or additional signed sheets as needed.

I. BUSINESS INFORMATION

A. Contact Information

1. Design/Builder Name: _____
2. Primary contact person: _____
3. Principal office address: _____
4. Phone: _____
5. Fax: _____
6. Email: _____

B. Form of Organization

1. If the Design/Builder or any Member is a **corporation**:
 - a. Date incorporated: _____
 - b. Under laws of what state: _____

- c. If a privately held corporation, list all shareholders who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the articles of incorporation.

2. If the Design/Builder or any Member is a **limited liability company**:

- a. Date formed: _____
- b. Under laws of what state: _____
- c. List all LLC members who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the articles of organization.

3. If the Design/Builder or any Member is a **partnership**:

- a. Date formed: _____
- b. Under laws of what state: _____

- c. List all partners who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the partnership agreement.

4. If the Design/Builder or any Member is a **joint venture**:

- a. Date formed: _____
- b. Under laws of what state: _____
- c. List all joint venture members who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the joint venture agreement.

5. If the Design/Builder or any Member is a **sole proprietorship**:

- a. Date formed: _____
- b. Under laws of what state: _____
- c. List _____ owner:
- d. Attach a copy of organizational documents, if any.

C. Financial Capacity

1. Attach an audited financial statement with accompanying notes and supplemental information for the past two (2) full fiscal years for Design/Builder and each entity Member (not individual Members). A letter verifying availability of a line of credit may also be attached; however, it will be considered supplemental information only and is not a substitute for the required financial statement.
2. Is Design/Builder or any Member currently, or has Design/Builder or any Member within the last five (5) years been, the debtor in a bankruptcy case?

___ Yes ___ No

If "yes," please attach a copy of the bankruptcy petition and a copy of the bankruptcy court's discharge or any other document that ended the case, if any.

II. LICENSING AND REGISTRATION

A. General Contractor

1. Name of license holder exactly as on file with the Contractors State License Board ("CSLB"): _____
2. License classification(s): _____
3. License #: _____
4. Issue Date: _____
5. Expiration Date: _____
6. Public Works Contractor Registration # on file with the Department of Industrial Relations ("DIR"): _____
7. Has any CSLB license held by the general contractor or its qualifying individual been suspended or revoked within the last five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

8. Has the general contractor changed names or license numbers within the past five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

B. Architect of Record

The architect of record is the architect whose stamp will appear on project documents.

1. Name of license holder exactly as on file with the California Architects Board ("CAB"):

2. License #: _____

3. Issue Date: _____

4. Expiration Date: _____

5. Has any CAB license held by the architect of record been suspended or revoked within the last five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

6. Has the architect of record changed names or license numbers within the past five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

C. Engineer(s)

Engineering services will be dictated by the nature of the project. The Design/Builder should respond for all "in house" engineers that will provide services on the project. If relevant, use additional signed sheets to respond for multiple engineering disciplines.

1. Name of license holder exactly as on file with the Board of Professional Engineers, Land Surveyors, and Geologists ("BPELSG"):

2. License Type: _____

3. License #: _____

4. Issue Date: _____

5. Has any BPELSG license held by the engineer been suspended or revoked within the last five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

6. Has the engineer changed names or license numbers within the past five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

D. Mechanical, Electrical, or Plumbing Contractor(s)

If utilized in the design of the project, respond for all Member mechanical, electrical, or plumbing ("MEP") contractors. If relevant, use additional signed sheets to respond for multiple MEP contractors.

1. Name of license holder exactly as on file with the Contractors State License Board ("CSLB"): _____
2. License classification(s): _____
3. License #: _____
4. Issue Date: _____
5. Expiration Date: _____
6. Public Works Contractor Registration # on file with the Department of Industrial Relations ("DIR"): _____
7. Has any CSLB license held by the MEP contractor or its qualifying individual been suspended or revoked within the last five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

8. Has the MEP contractor changed names or license numbers within the past five (5) years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

III. PERFORMANCE HISTORY

1. Has Design/Builder or any Member or Associate ever been found liable in a civil suit, or found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including identifying who was found liable or guilty, the court and case number, the name of the public entity, the civil or criminal verdict, the date, and the basis for the finding.

2. Has Design/Builder or any Member or Associate ever been convicted of a crime involving any federal, state, or local law related to construction or any crime involving fraud, theft, or any other act of dishonesty?

☐ Yes ☐ No

If "yes," explain on a separate signed sheet, including identifying who was convicted, the name of the victim, the date of the conviction, the court and case number, the crimes, and the grounds for the conviction.

3. At any time in the last five (5) years, has Design/Builder or any Member been assessed liquidated damages under a construction contract?

☐ Yes ☐ No

If "yes," explain on a separate signed sheet, including the project, owner, owner's address, date of completion, and amount of liquidated damages.

4. At any time in the last five (5) years, has Design/Builder or any Member or Associate been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, any public works project?

☐ Yes ☐ No

If "yes," explain on a separate signed sheet, including the project, the year of the event, owner, owner's address, and basis for the action.

5. At any time in the last five (5) years, has a public agency found that Design/Builder or any Member was not a responsible bidder?

☐ Yes ☐ No

If "yes," explain on a separate signed sheet, including the project, the year of the event, owner, owner's address, and basis for the finding.

6. In the past five (5) years, has any claim exceeding \$50,000 been filed by or against Design/Builder or any Member in court or arbitration concerning work or payment on a construction project?

☐ Yes ☐ No

If "yes," explain on a separate signed sheet, including the project name, court or arbitration case name and number, and a brief description of the status of the claim.

7. In the past five (5) years, has there been more than one occasion in which Design/Builder or any Design/Builder member was required to pay either back wages or penalties for failure to comply with California prevailing wage laws or federal Davis-Bacon prevailing wage requirements?

☐ Yes ☐ No

If "yes," explain on a separate signed sheet, describing the nature of the violation(s), project, owner, and amount paid, if any.

8. At any time during the past five (5) years, has Design/Builder or any Member been found to have violated any provision of California apprenticeship laws or regulations, or laws pertaining to use of apprentices on public works projects?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including date(s) of such findings and attaching the Division of Apprenticeship Standards' final decision(s).

IV. BONDS AND INSURANCE

A. Bonds

1. Attach a notarized statement from an admitted surety insurer (approved by the California Department of Insurance and authorized to issue bonds in the State of California), which states the current bonding capacity of the Design/Builder (both single job limit and aggregate limit). Note: Design/Builder must have capacity to provide a 100% payment bond and a 100% performance bond, each issued by an admitted surety insurer, without bonding subcontractors.
2. Provide the name, address, and telephone number of the surety agent: _____

3. List all sureties that have written bonds to the Design/Builder or any Member during the last five (5) years:

Name	Address	Date of Bond

4. In the last five (5) years, has any surety paid on behalf of the Design/Builder or any Member as a result of a default to satisfy any claims made against a payment or performance bond?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including the amount of each claim, name and telephone number of claimant, date of and grounds for the claim, and present status.

5. If Design/Builder or any Member was required to pay a premium of more than one (1) percent for a performance and payment bond on any project in the last five (5) years, state the percentage: _____

Explain on a separate signed sheet why Design/Builder or Member was required to pay the premium of more than one (1) percent.

6. In the last five (5) years, has Design/Builder or any Member been denied bond coverage by a surety company or had no surety bond in place when one was required?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including the name of the surety company and/or period during which Design/Builder or Member had no bond in place.

B. Insurance

1. Does Design/Builder have commercial general liability insurance with a policy limit of at least \$5,000,000 per occurrence and \$10,000,000 aggregate with a California admitted company?

___ Yes ___ No

If "no," provide on a separate signed sheet what policy limits are available to Design/Builder.

2. Does Design/Builder have current workers' compensation insurance as required by the California Labor Code or is Design/Builder legally self-insured pursuant to the California Labor Code?

3. Does Design/Builder have professional liability (errors and omissions) insurance with a policy limit of at least \$5,000,000 aggregate from a California admitted company?

___ Yes ___ No

If "no," provide on a separate signed sheet what policy limits are available to Design/Builder.

4. In the last five (5) years, has any insurance carrier, for any form of insurance, refused to renew an insurance policy for Design/Builder or any Member?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including the name of the insurance carrier, form of insurance, and year of the refusal.

V. SAFETY

1. Attach a description, not to exceed one (1) page, of Design/Builder's worker safety program as applicable to this project.

2. Within the past five (5) years, has the California or federal Occupational Safety and Health Administration ("OSHA") cited and assessed penalties against Design/Builder or any Member, for "serious," "willful" or "repeat" violations of its safety or health regulations?

___ Yes

___ No

If "yes," explain on a separate signed sheet, identifying the citation(s), nature of the violation(s), project, and amount of penalty paid, if any.

3. Within the past five (5) years, has the Environmental Protection Agency ("EPA") or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against Design/Builder or any Member or the owner of the project on which Design/Builder/Member was the contractor?

___ Yes

___ No

If "yes," explain on a separate signed sheet, identifying the citation(s), nature of the violation(s), project, and amount of penalty paid, if any.

4. State the Workers' Compensation Experience Modification Rate ("EMR") for Design/Builder and each Member for the past three (3) premium years:

Year	EMR

If EMR was 1.00 or higher in any of three (3) years, attach a letter of explanation.

5. State the total recordable injury or illness rate and the lost work rate for Design/Builder and each Member for the past three (3) years:

Year	Incident Rate	Lost Work Rate

6. Within the past five (5) years, has there ever been a period when Design/Builder or any Member had employees but was without workers' compensation insurance or state-approved self-insurance?

___ Yes

___ No

If "yes," explain on separate signed sheet, including the date(s) and reason(s) for the absence of workers' compensation insurance.

VI. PROJECT EXPERIENCE AND REFERENCES

1. How many California TK-12 public school construction design-build projects have the general contractor and architect of record involved in this Design/Builder completed/in progress **together** in the past five (5) years? _____
2. How many California TK-12 public school construction projects (both under construction and completed) has/have:
 - a. Lease Leaseback (LLB) projects the general contractor and the architect of record for the Design/Builder completed **together** in the past five (5) years?

 - b. Design Bid Build (DBB/hard bid) the general contractor and the architect of record for the Design/Builder completed **together** in the past five (5) years?

 - c. Design Build projects the general contractor has completed/in progress in the past five (5) years?

 - d. Design Build projects the architect has completed/in progress in the past five (5) years?

3. Please list any projects the contractor or architect have completed with Corning Union Elementary School District in the past five (5) years.
4. Complete the project reference form attached hereto as **Exhibits A-1 for all projects listed in items 1-4 above.**
5. Attach resumes or similar documents, not to exceed one (1) page each, showing the experience, training, and qualifications for proposed key personnel of the Design/Builder.

VII. SKILLED AND TRAINED WORKFORCE COMPLIANCE

1. By this submittal, Design/Builder hereby acknowledges, agrees, and hereby provides an enforceable commitment to District that:

- a. Design/Builder and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Public Contract Code section 2600 et seq.; or
- b. Design/Builder has agreed to be bound by: (i) a project labor agreement ("PLA") entered into by the District that will bind all contractors and subcontractors performing work on the project to use a skilled and trained workforce; (ii) the extension or renewal of a PLA that was entered into by the District prior to January 1, 2023; or (iii) a PLA entered into by the Design/Builder that will bind the Design/Builder and all its subcontractors at every tier performing work on the project to use a skilled and trained workforce.

VIII. CERTIFICATION

Design/Builder and all Members must sign. Copy this certification page as needed for each Member.

I certify and declare that I have read all the foregoing answers to this prequalification template; that all answers are correct and complete to the best of my own knowledge and belief. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____, 20__

Name of Design/Builder or Member: _____

Signature by authorized individual: _____

Print Name: _____

Title: _____

EXHIBIT A-1

Project References

Project Name: _____

Delivery Method (select one): Design Build | Lease Leaseback | Design Bid Build

Project Team (select one): Together | Just the Contractor | Just the Architect

Owner: _____

Owner Contact (name, email, current phone number): _____

Architect Firm: _____

Architect Contact (name, email, current phone number): _____

Contractor: _____

Contractor Contact (name, email, current phone number): _____

General Contractor's Project Manager (lead in office): _____

General Contractor's Superintendent (lead contact on project site): _____

Construction Manager (name, email, current phone number): _____

Description of Project, Scope of Work Performed: _____

Original Value of Construction: _____

Total Value of Construction (including change orders): _____

Date Construction Commenced: _____

Original Contractual Completion Deadline: _____

Actual Date of Completion: _____