

CENTRAL VALLEY LOW INCOME HOUSING CORPORATION

REQUEST FOR PROPOSALS (RFP) NO. 2025-26.01:

**General Contractor — Construction, Renovations, and Restoration
for properties at 418-420 N. California St. and 517 E. Channel St., Stockton, CA 95202**

RFP Document

RFP# 2025-26.01

**General Building Contractor (Class B License)
For Construction, Renovation, and Restoration Services
BY**



CENTRAL VALLEY LOW INCOME HOUSING CORPORATION

("CVLIHC")

**2431 W. MARCH LANE, STE. 350
STOCKTON, CA 95207**



RFP Posted: Monday, March 16

Questions Deadline: Friday, April 3 — 4 p.m. PDT

Deadline: Friday, May 1 — 4 p.m. PDT

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INTRODUCTION AND BACKGROUND

Central Valley Low Income Housing Corporation (CVLIHC) is a non-profit 501(c)(3) located in Stockton, Calif.

For more than 25 years, CVLIHC has provided and funded safe, affordable, and supportive living environments for residents of San Joaquin County who are homeless and at risk of homelessness, including those with disabling conditions. Our diverse and dedicated team blends a mission-driven approach with decades of collective experience resulting in successful programs that continue to build a brighter future for our clients and our community.

CVLIHC oversees a multi-million-dollar budget, resulting in the distribution of significant resources to the local economy in support of those who are at risk of homelessness or are homeless. Through a variety of federal, state, and local programs, as well as partnerships with other agencies and businesses, we currently assist more than 1,000 people each month and 2,000 people annually with housing, shelter, and services in San Joaquin County.

Our projects include:

- Permanent Supportive Housing rent support
- Rapid Re-Housing rent support
- Homelessness Prevention rent support
- Transitional Housing rent support
- 40 units of owned multifamily Permanent Supportive Housing (Town Center Studios)
- 8 owned houses with 27 units of Permanent Supportive Housing (SPICE)
- Non-congregate Emergency Shelter
- Case Management and Wraparound Support Services
- Administration of the Homeless Management Information System in San Joaquin County

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CVLIHC has been San Joaquin County's primary provider of Permanent Housing to homeless households for more than 25 years. Since 1999, CVLIHC has provided Permanent Supportive Housing, Transitional Housing, Rapid Re-Housing, and Homelessness Prevention dedicated to persons experiencing homelessness through grants from the Continuum of Care Program Competition and Emergency Solutions Grants programs. CVLIHC works with Behavioral Health Services in providing housing services to BHS clients including those who are dually diagnosed, provides temporary and permanent housing to participants in the County's HousingWorks program through First5, and administers three additional temporary and permanent housing programs in partnership with the County's Human Services Agency.

CVLIHC has administered Housing Prevention, Rapid Re-Housing, and Landlord Incentives projects funded by state of California Homeless Emergency Assistance Program, California Emergency Solutions and Housing, and Homeless Housing Assistance and Prevention efforts.

CVLIHC is also a Community Housing Development Organization. CVLIHC is the owner of eight single-family houses used as Permanent Supportive Housing known as the SPICE houses. CVLIHC is the owner, through its role as Managing Partner in Town Center Studios LP, of a 40-unit complex used as Permanent Supportive Housing known as Town Center Studios, which was made possible through the first award of Project Homekey funds in San Joaquin County. CVLIHC is also the owner, through its role as General Partner in Central Valley Housing Developers LLC, of a 25-unit complex and a 35-unit complex in downtown Stockton that is slated to house homeless persons who are receiving support services from San Joaquin County Behavioral Health Services; these properties are the subject of this Request for Proposals.

CVLIHC is a partner in the Turnpike Commons permanent housing project in partnership with the Housing Authority of San Joaquin/Delta Community Developers Corp., STAND Affordable Housing, and others.

CVLIHC is also the only Homeless Management Information System Lead Agency in the history of the local Continuum of Care in San Joaquin County (CA-511), and continues to meet all locally and federally required tasks associated with managing and operating a viable HMIS, including overseeing Point in Time Counts of Sheltered Homeless individuals, Housing Inventory Counts, Longitudinal Systems Analysis, and HDIS reports.

In collaboration with our partners, CVLIHC serves our clients with a dedicated mission of providing permanent housing opportunities to help individuals and families exit homelessness permanently.



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Introduction to 418-420 N. California St., and 517 E. Channel St.:

In keeping with the goals of CVLIHC to provide permanent housing opportunities to those who are experiencing homelessness, CVLIHC seeks qualified entities to produce the following services for the property generally described as 418-420 N. California St., and 517 E. Channel St., (the Properties)

- General Building Contractor (Class B License)/Construction, Renovations, and Restoration
- Compliance with State Prevailing Wage, Homekey+ and other relevant regulations

The properties have been purchased to provide permanent housing through the State of California Behavioral Health Bridge Housing program. CVLIHC has received an award from the [State of California's Homekey + project](#) to fully fund the necessary construction, renovation, and restoration work needed to fulfill the mission of establishing long-lived units of permanent housing.

The successful applicant for this project shall demonstrate the expertise, ability, and capacity to effectively serve as General Contractor for the renovation of the Property into units of permanent housing, including oversight of subcontractors and adherence to state and local requirements including but not limited to Homekey + and State Prevailing Wage requirements, including reporting requirements for those items.

The successful applicant will work in collaboration and partnership with CVLIHC's selected architect for this project, Artifex West.

This RFP requires the Proposer to submit a reasonable price estimate and potential timelines for the start and completion of this project. The Proposer shall carry all necessary insurance, licenses, and bonding required for this project, if any.

This procurement is conducted in accordance with applicable state and local procurement regulations including but not limited to, HCD Homekey+ Program Guidelines and CVLIHC Procurement Policies

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RFP INFORMATION AT A GLANCE

CVLIHC CONTACT PERSON	Jon Mendelson, Executive Director jmendelson@cvlihc.org Deborah Johnson, Chief Operations Officer djohnson@cvlihc.org
HOW TO OBTAIN THE RFP DOCUMENTS ON THE INTERNET	1. www.cvlihc.org/Proposals
QUESTIONS DEADLINE	4 p.m. PDT April 3, 2026, to the CONTACT PERSON
HOW TO FULLY RESPOND TO THIS RFP	Submit (1) “hard copy” and (1) USB-“thumb drive” proposal to the CVLIHC office, 2431 W. March Lane, Ste. 350, Stockton, CA 95207
PROPOSAL SUBMITTAL DEADLINE	4 p.m. PDT May 1, 2026, at the CVLIHC office, 2431 W. March Lane, Ste. 350, Stockton, CA 95207
ANTICIPATED APPROVAL BY CVLIHC	May 15, 2026

1.0 CVLIHC RESERVATION OF RIGHTS:

- 1.1 CVLIHC reserves the right to reject any or all proposals, waive or strictly enforce any informalities in the RFP process, extend the RFP process, or terminate the RFP process at any time if deemed by CVLIHC to be in CVLIHC's best interest.
- 1.2 CVLIHC reserves the right not to award a contract pursuant to this RFP.
- 1.3 CVLIHC reserves the right to terminate a contract awarded pursuant to this RFP, at any time prior to the start of construction for its convenience, upon ten (10) days written notice to the successful Proposer(s).
- 1.4 CVLIHC reserves the right to terminate a contract awarded pursuant to this RFP, at any time due to contractor failure to perform in accordance with contract requirements, upon ten (10) days written notice to the successful Proposer(s).
- 1.5 CVLIHC reserves the right to determine the work schedule and locations at which the successful Proposer(s) shall provide the services described in this RFP.
- 1.6 CVLIHC reserves the right to retain all proposals submitted and not permit withdrawal for a period of sixty (60) days after the deadline for receiving the proposals without the written consent of the Proposer.
- 1.7 CVLIHC reserves the right to reject and not consider any proposal that

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does not meet the requirements of this RFP, including, but not necessarily limited to, incomplete proposals and/or proposals offering alternate or non-requested services.

- 1.8 CVLIHC reserves the right to negotiate final pricing and Guaranteed Maximum Price with the selected Proposer prior to contract award.
- 1.9 CVLIHC shall have no obligation to compensate any Proposer for any costs incurred in responding to this RFP.
- 1.10 CVLIHC shall reserve the right to, at any time during the RFP or contract process, prohibit any further participation by a Proposer or reject any proposal submitted that does not conform to any of the requirements detailed in this RFP.
- 1.11 CVLIHC reserves the right to, at any time during the RFP or contract process, reduce the scope of the project to accommodate changing fiscal, budgetary, capacity, or other factors.
- 1.12 CVLIHC reserves the sole and exclusive right to determine which, if any, questions require an answer as part of the RFP process. CVLIHC also reserves the sole and exclusive right to combine any questions and answers during this process.
- 1.13 CVLIHC reserves the right to schedule an optional site visit for interested Proposers to inspect the properties located at 418-420 N. California St. and 517 E. Channel St. Any walk-through dates will be posted at <https://cvlihc.org/proposals/>

2.0 BACKGROUND:

The project is in service to homeless individuals who live in San Joaquin County, specifically those who are receiving clinical services from San Joaquin County Behavioral Health Services because of a diagnosed Serious Mental Illness/Substance Use Disorder.

The Property consists of two separate buildings that have most recently been in use as market-rate apartment buildings. The properties require significant renovation in order to be transformed into units of housing that meet applicable building and housing codes as set forth in the plans and specifications prepared by the Architect.

CVLIHC seeks a full renovation of both properties, including implementation of full fire-suppression and safety systems, the bringing up to code of 11 condemned units at the California Street property, and the maximization of ADA-compliant units within the project budget at both properties.

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3.0 PROJECT DESCRIPTION:

This RFP is in service of a planned housing development to serve homeless persons in San Joaquin County with disabling conditions. This development will utilize State of California funding for acquisition, renovation, and operation. Therefore, the Project Description below and the associated requested services are intended to comply with all federal and state requirements that would accompany a housing project utilizing funds inclusive of Housing Homeless Assistance and Prevention, Behavioral Health Bridge Housing, Homekey+, and potentially others.

Bridge to Home was approved for Homekey+ funding by the State of California Department of Housing and Community Development on Oct. 13, 2025, and anticipates a Standard Agreement executed with the state prior to April 15, 2026. This RFP is to obtain the General Building Contractor (Contractor) that will comply with HCD regulations, building requirements, timeline deadlines, will incorporate value engineering, collaborate with the design team, and the developer/owner. The project is required to complete major construction by March 31, 2027. Once designs have been approved by the City of Stockton, then the awarded Contractor will solidify its pricing and various sub-contractors. With these cost numbers and markups, the ownership will finalize the construction contract, insurance, and performance and payment bonding.

The project scope is for a complete renovation of both buildings, one at 418-420 N. California St., one at 517 E. Channel St., in Stockton, CA 95202. Funds have been secured for the anticipated complete renovation. However, CVLIHC reserves the sole right to reduce the scope of the project at any time to remain within budgetary constraints, or for any other reason at its sole discretion.

Each responding proposer shall submit its Curriculum Vitae (Resume) that will either identify the entity's sole ability or include a detailed list of proposed subcontractors. The Contractor's list can be changed or revised to secure pricing and subcontractor availability up to the construction date. The proposer shall also provide a resume of similar projects illustrating its experience and capabilities.

Each proposer shall submit their costs to rehabilitate both buildings 418-420 N. California St., and 517 E. Channel St separately; parking lot construction, and off-site will be determined after improvement plans have been designed to a point where costs can be identified. A Preliminary Bid Form (Attachment C) will assist in organizing bid costs per project section. Additionally, the Contractor will need to meet lender requirements (HCD), provide Payment and Performance Bonds, and HCD's fee percentages.

Builder's General Requirements, Overhead, and Profit combined shall not exceed fourteen percent (14%) of the total cost of construction (excluding builder's general liability insurance) in accordance with HCD Homekey+ Program guidelines. Payment and Performance Bond Premiums will not be included in the fourteen percent (14%) limit on General Requirements, Overhead, and Profit. For purposes of builder overhead and profit, the cost of construction includes off-site improvements, demolition, sitework, structures, State Prevailing Wages, and

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general requirements. Project developers shall not enter into fixed-price contracts that do not account for these restrictions and shall disclose any payments for services from the builder to the developer.

In-process Architectural Drawings are included within this package, and represent the most complete-to-date version of these Drawings available. Any updates to the Architectural Drawings that occur within the timeframe of this RFP will be made available to Proposers at <https://cvlihc.org/proposals/>. Plans will not be submitted to the City until after the MEP & Structural plans have been completed. The selected Contractor will work with the design team through the City approval process and solidify the project costs.

All Proposer responses should be created to respond to the following Descriptions.

3.1 General Building Contractor:

- 3.1.1** CVLIHC requires a General Building Contractor to manage and oversee the renovation of the Property in accordance with submitted drawings and plans.
- 3.1.2** The Proposer will collaborate with CVLIHC to identify timeline, materials, and method of executing the renovation of the Property.
- 3.1.3** The Proposer will be responsible for identification, contracting, and management of all subcontractors, including ensuring that solicitation, contracting, payment, and documentation of subcontractors adhere to other standards and expectations set forth in this Scope, including but not limited to compliance and certified payroll reporting requirements regarding State of California Prevailing Wage laws.
- 3.1.4** The Proposer will be responsible for securing materials identified to complete the renovation unless explicit other arrangements are made in advance and in writing by CVLIHC.
- 3.1.5** The Work will include requirements to operate under and document work according to State of California Prevailing Wage regulations, including complying with all certified reporting requirements; to operate under and document according to nondiscrimination laws; and other relevant laws, regulations, and statutes; to consider and complete any necessary abatement as described in Asbestos, Lead, Environmental Phase I, and Environmental Phase II reports (available at <https://www.cvlihc.org/proposals/>).
- 3.1.6** The Proposer will assist CVLIHC in producing documents required to track expenditures of the project in accordance with applicable local, state, and federal regulations, including requirements of the Homeless Housing Assistance and Prevention, Behavioral Health Bridge Housing, Homekey +, and other funding sources.

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4.0 SCOPE OF SERVICES:

- 4.1 Estimates of Cost, Approach, and Timeline:** The Proposer will utilize the drawings, scope, and information provided as **Attachment G** of this RFP to determine its proposed cost of the project as described; approach to mobilizing and carrying out the proposed work of the project as described; and timeline for completion of the proposed work of the project as described. The Proposer will utilize current drawings to provide cost estimation and value engineering for a total project cost. A final Guaranteed Maximum Price will be negotiated once Architectural Drawings are complete. See provided Exhibits and Reports in the link below for reference.

<https://cvlihc.org/proposals/>

- 4.2 Pre-Development Value Engineering:** The Contractor will provide value engineering services during the design phase of the project.
- 4.3 Architectural Plans:** Once plans have been approved through the governing agency (City of Stockton for this project) the Contractor will provide final costs for the completion of the project. If the final costs have been agreed upon among CVLIHC, its architect, and the Contractor the construction contract will be executed prior to the commencement of work. The final contract will include a Guaranteed Maximum Price. This will be solidified by a project Schedule of Values.
- 4.4 Construction:** The Contractor will be the primary contractor to provide a turn-key construction of the following items:

- 4.4.1 Offsite Construction south of Alley Driveways:** CVLIHC has been directed by the City of Stockton's Public Works Department to repair and replace concrete along the curb, gutter, and sidewalk, as well as upgrading the two handicap ramps at the two round corners south of the alley driveways. This work will be included in the civil engineering plans and approved by the City of Stockton Public Works. The Contractor will perform these improvements once the project begins.

4.4.2 Wet & Dry Utilities improvements if Necessary:

- 4.4.2.1 Wet Utilities:** The contractor will obtain all categories for utility services. This is inclusive of wet utilities such as domestic water, fire suppression services, storm drainage,

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and sewer for both sites. Storm drainage can require onsite swales and landscaping, and/or systems that will provide Best Management Practices (BMPs) as agreed upon by the City Municipal Utility Department (MUD). This can be determined through Value Engineering (see Section 4.1) exercise and city approvals.

4.4.2.2 Dry Utilities: The Contractor will provide services to install PG&E infrastructure (if required) in accordance with PG&E designs, cable and telephone coordination and infrastructure installation, as well as switchgear installation and PG&E coordination. This will also include Electric Vehicle charging station conduit (if required by City of Stockton), photovoltaic conduit and security camera conduit as determined by third-party design professionals.

4.4.2.3 Onsite Construction: The Contractor will be responsible for all onsite improvements related to the existing residential building as well as the parking lot and any modifications associated with the existing site.

5.0 PROPOSAL FORMAT:

5.1 Tabbed Proposal Submittal: To demonstrate experience, the proposers shall submit a Statement of Qualifications (SOQ) Proposal. CVLIHC will evaluate each submission based on responsiveness, resources, experience in services of a similar nature (including, but not limited to, HCD programs, State Prevailing Wages, and City of Stockton requirements), and proposed staff qualifications (resumes). For CVLIHC to properly evaluate the offers received, all proposals submitted in response to this RFP must be formatted in accordance with the sequence detailed below. Each category must be in a single-side format and be separated by numbered index dividers (which number extends so that each tab can be located without opening the proposal) and labeled with the corresponding tab reference noted below.

None of the proposed services may conflict with any requirement CVLIHC has published in this RFP or has issued by addendum. RFP proposal submittals shall contain the following information, and may be in the form of a line-item proposal, or potential contracts with appropriate line-item estimates:

Tab 1, Form of Proposal: This form is **Attachment A** of this RFP document. This one-page form must be fully completed, executed where provided, and submitted under this tab as a part of the proposal submittal.

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Tab 2, Profile of Firm Form: The Profile of Firm Form is **Attachment B** of this RFP document. This two-page form must be fully completed, executed, and submitted under this tab as a part of the proposal submittal. NOTE: As instructed, place the required resumes under **Tab 4**.

Tab 3, Capabilities: Clearly detail information submitted under this tab that relates to the Contractor's capabilities to provide construction services as described in this RFP. This section should demonstrate the Contractor's capabilities to provide construction services as described in the Scope of Proposal section. Contractor will provide within this tab of experience with affordable housing, CTCAC and/or HCD projects.

Tab 4, Managerial Capacity/Financial Viability: The proposer entity must submit under this tab a concise description of its managerial and financial capacity to deliver the proposed services, including brief professional resumes for the persons identified in areas five (5) and six (6) of the *Profile of Firm Form*, as well as any other key personnel identified within the firm's organization, including title, years of experience, past projects related to CVLIHC's needs, and education.

Organization: Provide information about key personnel who will be assigned to the project: The "Principal in Charge" should be identified as a one-person contact for all ongoing communication. The "Principal in Charge" shall remain the point of contact for the duration of the contract.

Tab 5, Specialized Knowledge: Due to the specialized tasks associated with these services, CVLIHC is seeking a detailed listing of related projects that will assist with the proposer's evaluation. The listing shall emphasize the proposer's experience with providing the services as outlined in Section 4.0. The proposals should clearly describe how the organization meets each of the preferred qualifications and addresses Requests for Information (RFI), Potential Change Orders (PCOs), and Change Orders (COs). The projects must indicate location; source of public entity funding, such as HCD, HUD, and local governments), applicability of State Prevailing Wages and/or Federal Davis Bacon prevailing wages.

Tab 6, Client Information: The proposer shall submit a listing of at least six (6) former or current clients for whom the Contractor has performed construction services similar or the same as those being proposed that CVLIHC can contact to evaluate the firm's past work experience. The list shall, at a minimum, include:

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- The clients' name;
- The clients' contact name;
- The clients' telephone number;

A brief description and scope of the service(s) and the dates the services were provided.

Tab 7, Subcontractor/Joint Venture Information: The Contractor shall identify potential subcontractors for this project, if awarded. The Contractor may change their selected subcontractor but needs to be approved by CVLIHC.

Tab 8, Contractor Costs: The Contractor will provide an anticipated cost for the following: Commercial Renovations to Residential Housing 418-420 N. California St., and 517 E. Channel St

Tab 9, Contractor Markup and Rate Schedule: The Contractor will submit the costs markup rate, if any, and submit as evidence of the fee that will be charged for the Contractor's payment. Categories include but are not limited to General Conditions (GC), Overhead (OH), Profit (P). This will be reflective as a percentage of the costs associated with the project. Please note Homekey+ limits this to 14% for General Requirements, Profit, and Overhead. Additionally, the Rate Schedule will determine fees associated with the design phase of the project and value engineering. This tab will fulfill the pricing obligation of the RFP.

Tab 10, Proposed Project Schedule: Contractor will provide a proposed project schedule that demonstrates the ability to complete the project by March 31, 2027, in accordance with HCD Homekey+ requirements.

Other Information (Optional Item): The proposer may include under this Tab any other general information that the proposer believes is appropriate to assist the CVLIHC in its evaluation. If no pertinent information is to be placed under this tab, please place hereunder a statement that "NO INFORMATION IS BEING PLACED UNDER THIS TAB".

6.0 PROPOSAL SUBMISSION:

- 6.1 Proposal Submission:** All proposals must be submitted and received in CVLIHC Office by no later than the submittal deadline stated or within any ensuing addendum. Submit one (1) original copy in BOTH "hard copy" and USB-"thumb drive" form to:

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CVLIHC Office
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2431 W. March Lane, Ste. 350
Stockton, CA 95207
Attention: Jon Mendelson

- 6.2 Submission Responsibilities:** It shall be the responsibility of each Proposer to be aware of and to abide by all dates, times, conditions, requirements, and specifications set forth in all applicable documents issued by CVLIHC, including the RFP document, the documents listed within the RFP, and any addenda and required attachments submitted by the Proposer. By virtue of completing and submitting the completed documents, the Proposer is stating their agreement to comply with all conditions and requirements outlined in those documents. Written notice from the Proposer to exclude any of CVLIHC requirements contained within the documents, unless previously authorized in writing by CVLIHC, may cause the Proposer to not be considered for award.
- 6.3 Proposer's Responsibility-Contact with CVLIHC:** It is the Proposer's responsibility to address all communication and correspondence pertaining to this RFP process to the proper CVLIHC contacts. The Proposers may not make inquiries or communicate with any other CVLIHC staff member or official (including members of the Board of Directors) pertaining to this RFP. Failure to abide by this requirement may be cause for CVLIHC to not consider a proposal submittal received from any Proposer who may have not abided by this directive.
- 6.4 Attachments:** It is the responsibility of each Proposer to verify that the Proposer has satisfied all aspects of this RFP.
- 6.5 Responses to Questions Regarding RFP:** Each Proposer may submit questions regarding the RFP and the project it supports to the identified CVLIHC contacts prior to the Questions deadline outlined in this RFP. CVLIHC reserves the sole and exclusive right to determine which, if any, questions require an answer as part of the RFP process.

7.0 PROPOSAL EVALUATION:

Evaluation Method: CVLIHC will evaluate each proposal submitted in accordance with the procedures shown within CVLIHC's Procurement Policy.

- 7.1 Restrictions:** All persons having conflicts of interest as defined by CVLIHC's Conflict of Interest Policy will be unable to evaluate the Proposal. Similarly, all persons having ownership interest in and/or contract with a proposing

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entity will be excluded from participation in the evaluation.

An evaluation committee shall review the submittals based on the evaluation criteria in Section 7.2 of this RFP. The selected Proposer(s) shall be recommended to CVLIHC's Executive Director for final approval of a contract to execute the project.

7.1.1 Evaluation Criteria: The following factors will be utilized by the evaluation committee appointed by CVLIHC to evaluate each proposal submittal received; award of points for each listed factor will be based upon the documentation that the proposer submits within his/her proposal.

NO.	MAX POINT VALUE	CRITERION DESCRIPTION
1	30 points	<u>Capabilities, Experience and Past Performance:</u> Each Contractor shall be evaluated on its demonstrated capabilities and experiences to provide the requested services outlined in this RFP. Past performances on similar types of products/services shall be reviewed and evaluated.
2	25 points	<u>Specialized Knowledge:</u> Each Contractor shall be evaluated on its familiarity with any local, State, and Federal codes, regulations, requirements, and policies for providing services as outlined within this RFP. The Contractor will also be evaluated on demonstration that the Contractor has a clear understanding of the scope of services required by CVLIHC.
3	20 points	<u>Physical and Financial Experience, and Capacity:</u> Each Contractor shall be evaluated on the status of current projects and financial capacity of the proposed team. Given the state of current workload, and work in progress, provide information as to your physical and financial capacity to complete the services.
4	15 points	<u>Price/Markup:</u> The Contractor shall be evaluated on the costs markup for General Conditions (GC), Overhead (OH), Profit (P), and Insurance, as well as their Rate Schedule (placed under Tab 9).
5	10 points	<u>Project Schedule:</u> The Contractor shall be evaluated on the

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		proposed timeline for completion of the project and its compliance with Homekey+ requirements.
	100 points	Maximum Points

- 7.2. Evaluation Process:** Upon final completion of the proposal evaluation process, the evaluation panel will forward the completed evaluations to the designated CVLIHC staff. The designated staff will formulate and forward to the CVLIHC Executive Director for consideration and approval of a written award recommendation. The Executive Director may choose to approve the award or may take the award recommendation to the CVLIHC's Board of Directors at a scheduled board meeting for approval. If so, the CVLIHC's Board of Directors will then make its determination whether to follow the panel's recommendation. If the recommendation is followed and the top-rated proposer(s) is approved for an award, all proposers will receive a Notice of Results of Evaluation whose response was accepted for review.

8.0 CONTRACT AWARD:

- 8.1 If a contract is awarded pursuant to this RFP, the following detailed procedures will be followed:**
- 8.1.1 Award Notice:** Upon final completion of the proposal evaluation process and determination, CVLIHC's Executive Director will provide a Notice of Results of Evaluation to all proposers whose proposals were deemed responsive.
- 8.2 Contract Conditions:** The following provisions are considered mandatory conditions of any contract award made by the CVLIHC pursuant to this RFP:
- 8.2.1 Contract Form:** CVLIHC will not execute a contract on the successful proposer's form. Contracts will only be executed on the modified AIA Form Sample Contract which is included as Attachment H of this RFP document. By submitting a proposal, the successful proposer agrees to execute a Contract in the Attachment H Form. Please note that CVLIHC reserves the right to amend this form as CVLIHC deems necessary. However, CVLIHC will consider any contract clauses that

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the proposer wishes to include prior to the submission deadline. The failure of CVLIHC to include such clauses does not give the successful proposer the right to refuse to execute CVLIHC contract form. It is the responsibility of each prospective proposer to notify CVLIHC in writing prior to submitting a proposal, of any contract clause that the proposer is not willing to include in the final executed contract and abide by. CVLIHC will consider and respond to such written correspondence, and if the prospective proposer is not willing to abide by CVLIHC's response (decision), then that prospective proposer shall be deemed ineligible to submit a proposal.

- 8.2.2 Assignment of Personnel:** CVLIHC shall retain the right to demand and receive a change in personnel assigned to the work if CVLIHC believes that such change is in the best interest of CVLIHC and the completion of the contracted work. The proposer shall select and employ the replacement personnel.
- 8.2.3 Unauthorized Sub-Contracting Prohibited:** The successful proposer shall not assign any right, nor delegate any duty for the work proposed pursuant to this RFP (including, but not limited to, selling or transferring the contract or any portion of the contract) without the prior written consent of the CVLIHC Executive Director. Any purported assignment of interest or delegation of duty, without the prior written consent of the Executive Director, shall be void. It may result in the cancellation of the contract with CVLIHC.
- 8.2.4 Multiple Awards:** CVLIHC shall retain the right to make an award to more than one proposer or to not make an award to any proposer.
- 8.2.5 Contract Service Standards:** All work performed pursuant to this RFP must conform and comply with all applicable local, state, and federal laws.
- 8.3 Contract Period:** The contract period will be determined during contract negotiations but must provide for substantial completion no later than March 31, 2027 in accordance with HCD Homekey+ program requirements.
- 8.4 Negotiated Final Pricing:** CVLIHC reserves the right to negotiate final pricing and Guaranteed Maximum Price with the selected Proposer prior to contract award.

9.0 LICENSING AND INSURANCE REQUIREMENTS

- 9.1 Licensing and Insurance Requirements:** Prior to award (but not prior to

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submission of the proposal), the successful Proposer will be required to provide:

- 9.1.1 Provision of Licenses:** The Proposer shall provide CVLIHC with copies of any required current City, County, State, and/or Federal licenses. Failure to maintain these licenses in a current status during the term(s) of this contract shall constitute a material breach thereof.
- 9.2.2 Service Permission:** A copy of the Proposer's California Contractors State License Board (CSLB) Class B General Building Contractor License issued by the State of California licensing authority allowing the Proposer to provide the services detailed herein.
- 9.2.3 Profile of Firm Form Inclusion:** The requested related information shall also be entered where provided for on the Profile of Firm Form. DO NOT ATTACH COPIES TO THE PROPOSAL SUBMITTED. CVLIHC will garner the necessary certificates from the successful Proposer prior to contract execution.
- 9.2.4 Contract Service Standards:** All work performed pursuant to this RFP must conform and comply with all applicable local, state, and federal laws.
- 9.2.5 Bonding Proof:** At the time of selection of a Proposer, the Proposed will be required to submit a bid bond. Prior to start of construction, the selected Proposer shall provide, sufficient for the purpose of the project and to the satisfaction of CVLIHC:
- 100% Payment Bond
 - 100% Performance Bond
 - Builder's Risk Insurance covering the full replacement value of the project