

EAST SIDE MOSQUITO ABATEMENT DISTRICT

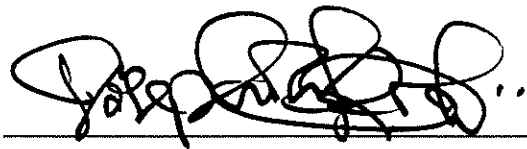
NOTICE INVITING SEALED REQUESTS FOR PROPOSALS FOR REMODEL OF OPERATIONS OFFICE SPACE

PUBLIC NOTICE IS HEREBY GIVEN that East Side Mosquito Abatement District ("District") invites sealed Requests for Proposals for the above-stated construction services and will receive such proposals in the offices of the District up to the hour of 3:00 p.m. on Friday, April 18, 2025, at which time they will be publicly opened.

Qualifications must be responsive to the RFP and submitted in a sealed envelope plainly marked on the outside "ATTN: J. WAKOLI WEKESA, DISTRICT MANAGER – SEALED REQUEST FOR PROPOSALS FOR REMODEL OF OPERATIONS OFFICE SPACE – DO NOT OPEN WITH REGULAR MAIL". Any inquiry concerning this invitation, or the Request for proposals should be directed to J. Wakoli Wekesa, District Manager at East Side Mosquito Abatement District (209) 522-4098.

The District reserves the right to reject any or all proposals, to waive any irregularity in any proposal, to accept any bid or portion thereof, and to take all proposals under advisement for a period of sixty (60) days.

March 21, 2025

A handwritten signature in black ink, appearing to read 'J. Wakoli Wekesa', written over a horizontal line.

J. Wakoli Wekesa, PhD  
District Manager  
East Side Mosquito Abatement District

# REQUEST FOR PROPOSALS FOR “REMODEL OF OPERATIONS OFFICE SPACE” – REVISED PLANS

Issued by: East Side Mosquito Abatement District  
Contact Names: J. Wakoli Wekesa  
Email: [wwekesa@eastsidemosquito.com](mailto:wwekesa@eastsidemosquito.com)  
Address: 2000 Santa Fe Avenue, Modesto, CA 95357  
RFP Issued: March 21, 2025  
Responses Due: April 18, 2025

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**1. OVERVIEW**

**1.1 Introduction**

The purpose of this Request for Proposals (RFP) is to find qualified Construction Firm (contractor) to complete the remodel construction of the proposed Operations Office Space, Locker Rooms, Utility Room, Work and Staff Seating areas within an existing building space at East Side Mosquito Abatement District’s (“District”) property at 2000 Santa Fe Avenue, Modesto, CA 95357. Interested qualified firms are requested to provide full proposal for the remodel of operations office space.

**1.2 About East Side Mosquito Abatement District**

The District is a Mosquito Abatement District established in 1939, whose mission is commitment to serve and protect the public from mosquitoes and vector borne diseases with innovative practices to enhance the quality of life of its residents. The District is a special district serving all that area of Stanislaus County north of the Tuolumne River to the county lines with Tuolumne and Mariposa counties to the East and San Joaquin County to the west. More information is available at [www.eastsidemosquito.com](http://www.eastsidemosquito.com)

**This RFP is not a contract offer and should not be construed as intent, commitment, or promise to acquire products or services presented by any Company.**

**1.3 RFP Timeline**

Below is a list of major milestone dates for this RFP process. The District maintains the right to adjust the schedule at its discretion.

EVENT	Target Dates
RFP Issued	March 21, 2025
Question and Answer Session/Walk Through	1:00 - 3:00 pm, April 4, 2025
Proposals Due On or Before	April 18, 2025

## 2. SCOPE

### 2.1 Description

The District is seeking construction firm(s) and/or contractor(s) to remodel the operations department office space, install locker rooms, utility room, workspaces, and staff seating areas within an existing building spaces. The remodel will incorporate adjacent parking bay space into the proposed living space to accommodate operations staff, and provide male and female locker rooms, and bring the building in compliance with the American with Disability Act standards. **Take note that this project was previously available for bidding in 2024 but never went to construction, the plans have gone through extensive revision on design and components.**

Proposals will be considered only from companies who can demonstrate the following minimum qualifications and construction requirements:

1. Contractor(s) is licensed to undertake construction work in the State of California, and is able to provide the required professional services.
2. The individual, individuals or sub-contractors who will be assigned the responsibility to the project(s) shall have significant experience in general contractor or construction industry within the last five years in the State of California.
3. The General Contractor and staff and subcontractor staff shall be knowledgeable of all applicable building codes, American with Disability Act/Facilities and Public Works Projects (Prevailing Wage).
4. The construction firm shall be able to meet the schedule set by East Side Mosquito Abatement District.
5. The Construction(s) firms must provide bid that meets the minimum requirements but may also submit another bid which includes your professional ideas/or suggestions that satisfies the Architectural drawings already provide in Attachment A.

### 2.2 Additional Project Information

The bidding contractors are expected to include proof of all required business and contractor certifications/licenses and comply with the equipment, construction, and insurance requirements included in Attachments B to this RFP. All paperwork for the project permitting, construction, and interconnection agreements shall be managed by the builder in coordination with J C Wagner & Associates (The Project Architect) in compliance with all applicable laws, regulations, ordinances, and industry best practices

## 3. RESPONDING TO THIS RFP

Interested contractor(s) are encouraged to respond to this RFP with the requested information and documentation in accordance with the response deadline specified in Section 1.3. Prior to

submitting the RFP response, companies have the opportunity to submit questions. After collecting responses to this REFP, the District shall review the responses as described below.

### 3.1 Prior to Submission

Construction firms and contractors may obtain information as follows:

- **RFP Questions.** Questions about this RFP shall be submitted to the email address on the cover of this RFP with a subject line that reads “East Side Mosquito Abatement District OPERATIONS SPACE REMODEL.” Questions will be promptly answered via email.
- **Question and Answer Session/Walk Through.** There will be a Question and Answer session for interested companies/parties. Companies can attend in person at the District Headquarters. Meeting will be held on the date and time specified in Section 3.1. Attendance is not required, but due to the nature of the job Walk through is MANDANTORY. Questions will be answered during the Q/A session.

### 3.2 Proposal Submittal Date, Format, and Method

Full responses to this RFP must be received no later than response deadline specified in Section 1.3.

All responses may be submitted electronically in PDF format as an attachment to an e-mail and sent to the email address shown above or by hardcopy via mail. The subject line of the e-mail should be “East Side Mosquito Abatement District OPERATIONS SPACE REMODEL.”

All official notifications and communications will be made via e-mail or phone.

All costs associated with responding to this RFP will be borne by the Construction firm or Contractor(s).

### 3.3. Evaluation of Responses

Review of responses submitted to this RFP will be managed by District Evaluation. Responses will be reviewed based on a variety of factors, including:

- **Organizational Capabilities.** District is interested in companies that have strong organizational capabilities and an experienced team to provide precise solutions and services over the long term.
- **Experience with Government Agencies.** District is interested in Construction Firm(s) who have demonstrated experience working with the government agencies
- **Development Approach.** District is looking for a strategic approach to remodel its Operation space for staff. The overall quality, reasonableness, and efficiency of the space for the District property are important.
- **Contracting Processes.** District is interested in favorable, standardized contract terms with a streamlined contracting process.

- **Additional Benefits.** Construction firm(s) with a Green Procurement Policy will be given additional consideration, as an optional enhancement to the response.

At the discretion of the District evaluation, companies responding to this RFP may be invited to provide additional information and/or make a presentation to the District evaluation to further refine their proposals for evaluation.

### 3.4 RFP Terms and Conditions

**This RFP is not a contract offer and should not be construed as intent, commitment, or promise to acquire products or services presented by any Respondent.**

Information received from responses to this RFP will be used in the evaluation of potential operations space remodel. District reserves the right to discontinue or modify the RFP process at any time and makes no commitments, implied or otherwise, that this process will result in a business transaction or negotiation with one or more Companies.

District will not pay for any information herein requested, nor be liable for any costs incurred by Construction Firm(s).

Based on the Construction Firm(s) responses, meetings may be scheduled between the Construction firm(s) and District in person and/or remotely to expedite the review, evaluation, and potential contract discussions.

Exclusive or concurrent negotiations may be conducted with responsible contractor(s) for altering or otherwise changing the conditions, terms, and price of the proposed development agreement.

### 4. INFORMATION TO SUBMIT IN PROPOSAL

Construction firm(s) Architect(s) interested in this RFP should provide proposals with straightforward information that clearly communicates the information requested below.

All information will only be shared for District evaluation and NOT shared publicly until the District has selected a Construction Firm(s) unless required by law.

The proposal must have a complete package of information, strictly organized in the format and the order of information described below. Proposals with a different organization may be rejected.

The following information must be submitted in the proposal in the order shown.

#### COVER PAGE

Each proposal must include a cover page that includes "East Side Mosquito Abatement District OPERATIONS SPACE REMODEL RFP Response," business name, primary address, contact person, contact information, and table of contents using the section numbers shown below.

### **SECTION I: Company Background and Qualifications**

Construction Firm(s) should provide a summary of background information about its company in this section. RFP responses shall include:

- Description of the Construction Firm(s) capabilities in providing its products and/or services.
- Organizational background and experience working on similar projects that represent the District's portfolio.
- Brief bios of the key team members who will work this project.
- Three (3) examples of similar projects with references and contact information.
- Description of experience with government agencies
- List a brief description of planned sub-contractors and/or partners, along with description of how the company has worked with the sub-contractors and partners in the past.
- Brief description of any bankruptcies or legal proceedings against the company or its planned sub-contractors or partners in the past three (3) years.
- Construction firm(s) with a Green Procurement Policy will be given additional consideration, as an optional enhancement to the response.

### **SECTION II: Development Approach**

Construction firm(s) must describe its overall strategy and approach to remodeling the operations office space at the District.

The contractor(s) should include any prior or current experience as a general contractor and partner in the government sector along with results achieved.

The Construction Firm(s) should describe the ongoing support, management, and resources that will be provided to District throughout the development agreement contract period, including any unique value-add services that it wishes to highlight.

This section should be no more than five (5) pages.

### **SECTION III: Proposed Description**

A detailed architectural drawing is provided; describe your construction based on the drawings including the mechanical and civil engineering enhancements as provided. Show interpretation of the drawings, demolition of existing space, constructions, relocation of water and sewer lines; install electrical conduits, water and sewer lines and electrical components, fittings and finishes.

Supporting information that includes finishes approved by the District.



Major inclusions and exclusions in bid.

#### **SECTION IV: Cost Proposal for Remodel**

Cost proposals should be made based on estimates using the requirements defined in this RFP and must be consistent with the responses in Section III above and the requirements in the Attachments.

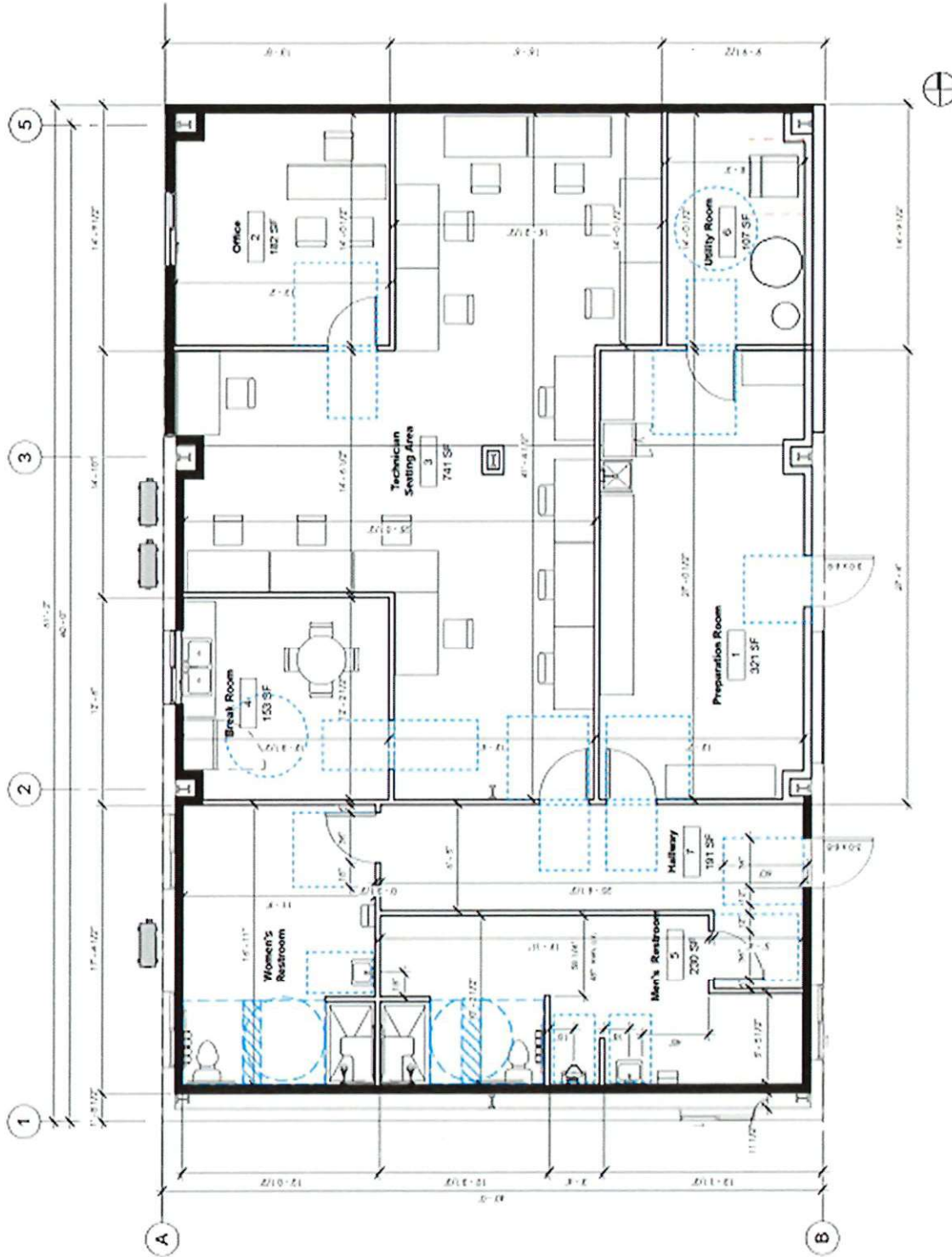
The Contractor(s) pricing shall be all-inclusive of fees and services costs. Since the District is a State of California Special District, the construction firm(s) must provide a complete bid, which also includes Prevailing Wage Pricing. The Contractor shall comply with state prevailing wage law, Chapter 1 of Part 7 of Division 2 of the Labor Code, commencing with Section 1720; and Title 8, California Code of Regulations, Chapter 8, Subchapter 3, commencing with Section 16000, for all construction, alteration, demolition, installation, repair or maintenance work over \$1,000 performed under the Contract. The Contractor(s) obligations under prevailing wage laws include without limitation: pay at least the applicable prevailing wage for public works activities performed on the Contract; comply with overtime and working hour requirements; comply with apprenticeship obligations; comply with payroll recordkeeping requirements; and comply with other obligations as required by law.

The Contractor(s) may not bid on this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The Contractor(s) shall indemnify, defend and hold harmless the East Side Mosquito Abatement District against any and all claims, demands, damages, defense costs or liabilities based on failure to adhere to the above referenced statutes.

Contractor(s) can indicate the duration over which the proposed costs will be held constant, but that period should not be less than Sixty (60) days. Cost information will only be shared with the District evaluation unit and NOT shared publicly or with other companies.

**Attachment A: Architectural Drawings for Remodel and extended attachments**

East Side Mosquito Abatement District Remodel of Operations Office Space



## Attachment B: Professional Liability Insurance Requirements

Prior to the commencement of any work, the Construction Firm(s) ("Contractor," which equates to the "Company") shall purchase and maintain insurance as required by law and not less than the following insurance coverage and limits of liability.

1. All policies are to be written through insurance companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A-, VIII, or better in the most recent Best's Key Rating Guide.
2. Commercial General Liability Insurance: Commercial general Liability Insurance shall be at least as broad as Insurance Services office General Liability Coverage with coverage limits of not less than One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage/Five Million Dollars (\$5,000,000) aggregate.
3. Automobile Liability Insurance: Automobile liability insurance covering Automobile Liability with coverage limits of at least One Million Dollars (\$1,000,000) for bodily injury and property damage each accident limit.
4. Workers' Compensation and Employer's Liability Insurance: The selected Architect shall insure (or be a qualified self-insured) under the applicable laws relating to workers' compensation insurance, all of their employees working on the Project. The selected Architect shall provide employer's liability insurance for One Million Dollars (\$1,000,000) per accident for bodily injury and disease.
5. Errors and Omissions Insurance: errors and omissions insurance on a claims made basis with a limit of at least One Million Dollars (\$1,000,000).
6. All insurance will be in a form and with insurance companies acceptable to the District.
7. Insurance carriers shall be qualified to do business in California and maintain an agent for process within the State.

**No exclusions can be attached for construction projects, subsidence, or damages arising out of work performed by subcontractors; furthermore, certificates of insurance must affirmatively state there are no exclusions for these items.** Construction Firm(s) shall maintain Products and Completed Operations Liability Insurance, and the Additional Insured and Primary and Non-contributory coverage as specified in this Article for the state applicable statute of repose after either 90 days following Substantial Completion or final payment, whichever is earlier. Architect(s) shall continue to provide evidence of such coverage to District on an annual basis during the aforementioned period including all of the terms of the insurance and indemnification requirements of this agreement. Upon each insurance policy renewal, Architect shall provide copies of the Additional Insured endorsements to District.