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REQUEST FOR A STATEMENT OF GENERAL CONTRACTOR QUALIFICATIONS AND PROPOSAL FOR PRE-CONSTRUCTION SERVICES FOR SITE PLAN AND OFFICE FACILITY

ANNOUNCEMENT

The Madera Irrigation District (MID or District) is submitting a Request for a Statement of Qualifications and Proposal for Site Plan and Office Facility (RFP), including General Contractor Pre-Construction Services and Fees.

DATE OF ADVERTISEMENT

November 16, 2026

DEADLINE FOR SUBMITTAL

Proposals must be received at the District's Office, 12152 Road 28 ¼, Madera, CA 93637 by 4:00 P.M. on December 17, 2026. No late submittals will be accepted under any circumstances.

INTRODUCTION

The District intends to undertake the design and construction of an administration building, maintenance shops, and support facilities.

Construction work associated with this project will be subject to California prevailing wage requirements. Contractors will be required to pay prevailing wages in accordance with state law.

A skilled and trained workforce requirement will apply if required by the procurement method the District ultimately uses.

The contractor will be part of the design team (Design Team) for the Project from the design development phase through completion of construction, subject to the rights of District set forth below regarding selection of the Contractor for the project. The Contractor's role on the Design Team is advisory and includes constructability reviews, cost estimating, scheduling, value engineering, and providing information and advice regarding coordination of elements of the construction process. The Contractor will not assume design

responsibility and shall promptly notify the District and NJA of any errors, omissions, or code inconsistencies it discovers. Contractor will work directly with the District and the District's architecture firm.

NJA Architecture (NJA) has been retained as the project Architect and is the sole architect and engineer of record responsible for the Project's design. NJA will continue to lead the design portion of the Design Team through construction completion to include geotech, civil, landscape, structural, mechanical, plumbing, and electrical engineering. The design concept and site plan phase has been completed.

NJA and the Contractor will collaborate with the District in all matters relating to the design and proposed construction of the Project, with NJA retaining design responsibility and the Contractor providing advisory Pre-Construction Services. After completion of CEQA review and submission of the Project's Permit Documents to the County of Madera, or at such other time as the District determines, the District and Contractor may negotiate and, if approved by the District, enter into a Cost of the Work Plus a Fee with a Guaranteed Maximum Price (GMP) contract for construction of the Project. The District has no obligation to award the construction contract and may, in its sole discretion, reject the Contractor's proposal, submit the Project to a competitive bid process or other process leading to selection of a different Contractor, or terminate Pre-Construction Services for convenience upon payment for services performed through termination.

The NJA-led Design Team, with the Contractor providing advisory constructability and cost input, will assist the District in the development of a budget and cost-effective solutions for the Project.

PROJECT DESCRIPTION

This Project is to design and construct the District's main office facility that includes, but is not limited to:

- Administration Building
- Two Shop Buildings
- Auxiliary facilities to support the District's operations

The District administrative staff will require a newly constructed building that will house the administrative personnel offices, a board room, a break room, a server room, conference meeting rooms, and other ancillary rooms that are required for a professional office. Listed below is a preliminary list of facilities to be included in the administration building:

- Board Room
- Conference rooms
- Offices
- Reception area
- Operations Department
- Finance Department
- Fireproof room with vault doors
- Engineering Department
- Printing / multimedia room
- Server room
- Multiple general storage rooms
- Administration storage room
- Multiple file storage rooms

- Restrooms (multiple occupancy)
- Breakroom / kitchen
- Board / Administration breakroom
- Training / multipurpose room

A shop building that includes:

- Offices – Operations Department
- Office/workstation areas for the Chemical, Meter, and Warehouse Departments
- Breakroom / kitchen
- Locker room
- Restrooms (multiple occupancy)
- Multiple general storage rooms

A second shop building that includes:

- Offices – Maintenance Supervisor, Assistant Maintenance Supervisor, Lead Mechanic, and spare offices
- Welding area
- Conference room
- Restrooms
- Multiple general storage rooms

The District may choose to incorporate the following existing facilities into the new site layout:

- Wash station
- Confined space training facility
- Fuel tank
- Groundwater well

The design concept and site plan phase has been completed.

The facilities shall be designed to take advantage of all modern conveniences such as computer networking, technology, efficient lighting, efficient heating and cooling systems, security systems, fire alarm and protections systems, and ergonomic designs. The Design Team shall also bring to the attention of the District any innovative and progressive design features that can create a more efficient office. This will be an entirely new facility located in a mainly vacant area of the parcel. Other necessary facility requirements including parking areas for District vehicles, staff vehicles, and public parking, along with mandated electric vehicle (EV) charging stations and solar will need to be incorporated into the site layout.

The Design Team will help the District determine the most appropriate design materials and construction techniques to obtain a suitable facility. The facilities will be designed and built with professional quality materials that are reviewed and approved by District Staff and District Board of Directors, as required.

The Design Team will also be required to assist the District in obtaining the necessary approvals and signatures from the local governing agencies overseeing the Project. The District will be primarily responsible

for compliance with the California Environmental Quality Act (CEQA), although it may require some information and minor assistance from the Design Team.

The current plan is that staff will remain in existing facilities until the new facilities are complete and can be transitioned over. The District currently has approximately 60 employees, many of which are field staff.

LOCATION

The District owns approximately 16.42 acres (APN 047-014-009) on the northwest corner of Avenue 12 and Road 28-1/4 (Property) located south of the City of Madera, California. Attachment 2 is an aerial site plan map showing the proposed area for new facilities on the Property. Attachment 3 is the Record of Survey Document No. 2014008819 filed April 16, 2014 in Book 61 of Maps at Page 61. The Property is currently being used as the District's sole office and storage yard.

CODE REQUIREMENTS

The design and construction of this facility shall conform to all applicable State of California and Federal Building Codes (latest version) including, but not limited to, the California Code of Regulations, Americans with Disabilities Act, and District requirements. Final construction drawings shall be approved by the District, the County of Madera, and any other required agency.

UTILITY COORDINATION

The Design Team shall be required to coordinate closely with utilities including, but not limited to gas, water, electric, phone, and high-speed internet. In some circumstances the Design Team will also have to work with District staff and other contractors working onsite. Please be advised the District has limited as-built records of existing utility infrastructure on the Property. The District does have a Record of Survey for the parcel.

An onsite groundwater well supplies the domestic water supply for the onsite buildings, the landscape irrigation, and a water truck fill station. Wastewater is disposed of in multiple onsite septic tanks and pits. Storm drainage collected by onsite drains, pipes, and swales is conveyed to the north end of the Property into the onsite basin and across Road 28-1/4 to MID Recharge Basin #4. There is a fiber optic line on the property. Gas and electrical utilities enter the Property from Road 28-1/4 along the south side of the office building.

DISTRICT RESPONSIBILITIES

- Manage the solicitation of the Request for Statement process
- Award the contract to the selected Proposer
- Provide available, relevant data to be utilized by the successful Proposer
- Manage the contract with the selected Proposer through the Pre-Construction Services
- Make progress and final payments to the selected Proposer for completed Pre-Construction Services
- Provide a District representative on a regular basis for support to the selected Proposer

WORK PRODUCT

All work products included in this proposal shall be made available to the District in hard copy and electronic formats suitable to the District (MS Word, Excel, AutoCAD, etc.).

STATEMENT OF QUALIFICATIONS

- Provide a profile of the General Contractor firm, including resumes of principals, years in business, range of magnitude of project size, current construction volume and operating structure.
- Describe experience with similar projects completed by the General Contractor within the last five (5) years. Specifically identify projects where "Pre-Construction Services" were performed.
- Identify bond and insurance capacity.
- Provide references from at least three clients from recently completed similar projects for which the General Contractor provided pre-construction services and constructed the project. List owner, Architect and Major Subcontractors.
- Provide evidence of a current California Class B contractor license.
- Provide proof of current DIR public works registration under Labor Code § 1725.5.
- Provide the Proposer's experience modification rate (EMR) for each of the last three (3) years.
- Confirm the ability to furnish 100% performance and payment bonds.

REQUIREMENTS AND INFORMATION

All Proposers are hereby advised of the following schedule and will be expected to adhere to the required dates and times. **MID RESERVES THE RIGHT TO CHANGE THE SCHEDULE AS NEEDED.**

Timeline:

Circulation of Request for Statement of Qualifications and Proposal (RFP)	November 16, 2026
Deadline for Question Submittal – **NO LATER THAN 4:00 P.M**.	December 1, 2026
RFP Due to MID Office – **NO LATER THAN 4:00 P.M.**	December 17, 2026
Interview Selected Firms (If Deemed Necessary)	TBD
Selected Firm Notified	Anticipated January 2027
Contract Award	Anticipated Early 2027
First Design Meeting Between Design Team and District Staff	Anticipated Early 2027
Complete Design and Permitting	Anticipated Mid 2027
Begin Construction of the Project	TBD
Completion of the Project	TBD

Technical Content Requirements:

Proposers interested in providing the scope of services must submit by the deadline defined in this RFP. The District would like to impress upon all applicants to keep responses succinct and clear.

Sections:

1. Cover Letter

The Cover Letter shall include the following information:

a. Name, address, and phone contact information of the lead firm

b. Name and contact information (phone and email) for the Proposer's Project Principal/Pre-Construction Manager

c. A list of all associated firms or consultants that may be involved in the Design Team. Each of the consultants should be identified by their role in the Design Team and should include company name, address, and contact information. The District reserves the right to approve or reject all or any portion of the Design Team proposed by the Firm during the or after the selection process.

2. Table of Contents

3. Statement of Pre-Construction Services Approach

Please describe how your Firm would approach the Pre-Construction Services

4. Related Experience and Reference

This section should provide information that relates to the experience the Proposer has in accomplishing similar projects to the requested services. (Please refer to "Statement of Qualifications"). Include descriptions and photographs of example projects completed within the past five (5) years that are comparable to the proposed project. (The submission of the previously mentioned prior successfully completed projects will suffice to meet this requirement). Provide references and contact information for the clients of the comparable projects upon which proposed Project Manager and team personnel have worked. Describe their role on the project and include the name and title of the client's project manager (reference). The prospective Proposers shall provide at least three (3) clients for whom the Proposer has performed work like that proposed in this request. Each reference must have:

- Client's Name
- Contact Name
- Telephone Number
- Street Address
- City, State, Zip Code
- Brief Description of Service provided
- Service Dates
- Service Cost

The stated experience for subconsultants shall include a brief statement of the subconsultant experience in doing work related to the tasks described in the requested services and a contact name and phone number reference of clients the subconsultant most recently worked for.

5. Key Personnel

This section should include the resume of individuals that are assigned to the Design Team and Project. This information should include the title of the individuals, brief work history which relates to similar Project types and any relevant work experience.

6. Conflicting Projects or Commitments

The proposal must include a discussion of any other Projects currently being undertaken by the Proposer that might result in delays to completing the Project in a timely manner. The proposal shall contain a statement to the effect that the Proposer is not currently committed to another project or client that would constitute a conflicting interest, either existing or perceived, with the Project defined in this RFP.

7. Facilities and Resources

Each prospective Proposer must state that they have the facilities and resources to execute the full services requested including Pre-Construction Services and Construction of Facilities.

Evaluation Criteria:

The District may interview Proposers as part of the evaluation and may consider the following criteria and weights:

- Relevant preconstruction/CM-at-risk experience — 25%.
- Key personnel — 20%.
- Pre-Construction Services approach — 20%.
- References and past performance — 15%.
- Fee proposal (preconstruction fee, construction fee percentage, and general conditions) — 15%.
- Safety record (EMR ≤ 1.00 for the last three (3) years) — 5%.

Fee Schedule Requirements:

1. Pre-Construction Services: The Proposer must provide a comprehensive fee schedule for all personnel and equipment which may be used in the course of the work, including all subconsultants, and all other costs that may be applicable for Pre-Construction Services. This fee schedule is to be included with this Proposal. The District will establish a not-to-exceed amount, and payment will be tied to completion and acceptance of the applicable deliverables.

2. Construction: After completion of CEQA review and submission of the Project's Permit Documents to the County of Madera, or at such other time as the District determines, the District and Contractor may negotiate and, if approved by the District, enter into a Cost of the Work Plus a Fee with a Guaranteed Maximum Price (GMP) contract for construction of the Project. The Proposer shall include in the sealed Fee Schedule its proposed construction fee, stated as a percentage of the Cost of the Work, and its general conditions and staffing rates; those amounts will serve as caps in any GMP negotiation. The District has no obligation to award the construction contract and may, in its sole discretion, reject the Contractor's proposal, submit the Project to a competitive bid process or other process leading to selection of a different Contractor, or terminate Pre-Construction Services for convenience upon payment for services performed through termination.

SUBMITTAL CONDITIONS

Proposals should provide straightforward and concise descriptions of the Proposer's ability to satisfy the requirements of this RFP. The Proposal must be complete and accurate. Omissions, inaccuracies, or misstatements will be sufficient cause for rejection of a Proposal.

The proposal shall not exceed twenty-five (25) (8.5" x 11") double-sided printed pages, excluding cover sheet, table of contents, index sheets, exhibits, resumes, and attachments. Resumes included with the technical proposal shall not exceed one single-sided printed page per person listed in the table of organization. Please submit four (4) copies of your technical proposal and one (1) sealed fee schedule addressed to:

Madera Irrigation District
Attention: Andrea Sandoval
12152 Road 28 1/4
Madera, CA 93637
(559) 673-3514

SUBMITTALS MUST BE RECEIVED BY THE DISTRICT BEFORE 4:00 P.M. ON DECEMBER 17, 2026. NO PROPOSALS WILL BE ACCEPTED AFTER THIS DEADLINE.

All Proposals become the property of MID and MID will not return any portion of the proposals that are submitted. The cost of preparing, submitting, and presenting a Proposal and participating in an interview are at the sole expense of the Proposer. Solicitation of proposals in no way obligates MID to contract with any firm or individual.

A successful Proposal submittal shall be as follows:

Proposal:

One (1) sealed technical proposal package marked "PROPOSAL". Within that package there shall be one (1) original technical proposal with Attachment 1 marked "Original Copy". All additional three (3) technical proposal copies may contain photocopies of the original package only, and must be included in the sealed package.

Fee Schedule:

One (1) sealed cost proposal package marked "Fee Schedule."

Modification or Withdrawal of Proposal:

Any Proposal received prior to the date and time specified above for receipt of Proposals may be withdrawn or modified by written request of the Proposer. To be considered, the modification must be received in writing, and the same number of copies as the original proposal, prior to the date and time specified above for receipt of Proposals.

1. RFP Addendum: Any changes to the RFP requirements will be made by written addenda by the Project Manager and shall be considered part of the RFP. Any addendum will be posted on the District's website https://www.madera-id.org/. Upon issuance, such addenda shall be incorporated into the agreement documents, and shall prevail over inconsistent provisions of

earlier issued documentation and be forwarded to prospective Proposers. It will be the Proposer's responsibility to assure that all addenda are incorporated into the Proposal as required per all the terms and conditions for submittal of the Proposal.

2. Verbal Agreement or Conversation: No prior, current, or post award verbal conversations or agreement(s) with any officer, agent, or employee of MID shall affect or modify any terms or obligations of this RFP, or any contract resulting from this procurement.

3. Exceptions and Alternatives: Proposers may not take exception to or alter any requirement of the RFP except as expressly identified in the Proposal. If alternatives or options are proposed, the Proposer must clearly identify them. MID expressly reserves the right in its sole discretion to consider such alternatives and to award a contract based thereon if determined to be in the best interest of MID. Since MID desires to enter one contract to provide all the intended services, only those Proposals to provide all services will be considered responsive. A protest must be submitted in writing to the Contact Person within five (5) business days after notice of intended award and must state the grounds for the protest.

Signature:

Only an individual who is authorized to bind the proposing firm contractually shall sign the Proposal Certification Clauses and Proposal Signature Page, Attachment 1. The signature must indicate the title or position that the individual holds in the firm who is authorized to certify that the proposal is a firm offer for at least a ninety (90) day period. Submitted Proposals shall be rejected if the Proposal/Proposer Certification Sheet is not signed. (See **"Submittal Conditions"** for more information on Proposal Submittal Requirements).

NOTICE REGARDING CALIFORNIA PUBLIC RECORDS ACT

Once received by the District, all submissions will become the exclusive property of the District. The District reserves the right to make use of information contained in any submission that is not designated as confidential and of ideas incorporated in the Project by the selected Proposer.

Any information contained within a submission in response to this RFP shall become a public record subject to all applicable disclosure and inspection laws, except to the extent the Proposer specifically and justifiably designates trade secrets or other confidential or proprietary information therein and plainly marks such information as "Trade Secret," "Confidential," or "Proprietary." Materials within a submission that Proposers designate as proprietary or confidential information shall be clearly marked and readily separable from the remainder of the submission in order to facilitate public inspection of the non-confidential portions thereof. Prices, makes, models, or catalog numbers of items offered; deliverables; and/or terms of payment shall be publicly available information regardless of any designation to the contrary by a Respondent. **A blanket confidentiality statement or the marking of each page of a submission as confidential shall not be deemed sufficient notice of the Proposer's exception. Each Proposer must specifically label only those provisions of their submissions which are actually "Trade Secrets," "Confidential," or "Proprietary" in nature.**

The District will endeavor to restrict the distribution of materials properly designated as confidential or proprietary to only those individuals involved in the District's review and analysis of the submissions; however, the District shall not, in any way, be liable or responsible for the disclosure of any such record or

any parts thereof if disclosure is required or otherwise permitted under the California Public Records Act (Gov. Code, § 7920.000, et seq.) or other applicable laws.

If any information or materials in any submission are labeled confidential by a Proposer, the submission shall include the following clause:

> *To the greatest extent allowed by law, [Proposer's Name] shall indemnify, defend, and hold harmless the Madera Irrigation District, and each of its officers, agents, and employees from and against any request, action, or proceeding of any nature and any damages or liability of any nature, including, but not limited to, attorneys' fees, arising out of, concerning, or in any way involving the Madera Irrigation District's maintenance of any materials or information in this submission that [Proposer's Name] has labeled as confidential, proprietary, or otherwise not subject to disclosure as a public record pursuant to the California Public Records Act (Government Code section 7920.000, et seq.).*

REJECTION OF PROPOSALS

Failure to meet the requirements of any items contained in this RFP may be cause for rejection of the Proposal. The District may reject any Proposal if it is conditional, incomplete, contains irregularities or reflects inordinately high cost rates. The District may waive immaterial deviation in a Proposal. Waiver of an immaterial deviation shall in no way modify the RFP documents or excuse the proposing firm/team from full compliance with the contract requirements if the Proposer is awarded the contract.

The District may make investigations as deemed necessary to determine the ability of Proposers to perform the work, and Proposers shall furnish all such information and data for this purpose as may be reasonably requested by the District. The District reserves the right to reject any submission if the evidence submitted by, or investigation of, such Proposers fail to demonstrate they are properly qualified to carry out the obligations of this project.

Proposals not including the required Attachment 1 shall be deemed non-responsive. A non-responsive Proposal is one that does not meet the basic Proposal requirements. Failure to meet the submittal requirements of the Proposal shall deem the entire Proposal package non-responsive and therefore be cause for rejection.

More than one Proposal from an individual, firm, partnership, corporation, or association, under the same or different names, will not be considered. Reasonable grounds for believing that any Proposer has submitted more than one proposal for the work contemplated herein will cause the rejection of all proposals submitted by that Proposer. If there is reason for believing that collusion exists among the Proposers, none of the participants in such collusion will be considered in this or future procurements.

The decision to approve and award a contract is at the sole and absolute discretion of the District.

ERRORS AND OMISSIONS

This RFP cannot identify each specific, individual task required to implement this project. The District relies on the professionalism and competence of Proposers to be knowledgeable of the general areas identified in the scope of work and to include in their Proposals all materials, equipment, required tasks and subtasks, personnel commitments, man-hours, labor, direct costs, and indirect costs, etc. Proposers shall not take advantage of any errors and/or omissions in this RFP and its accompanying materials to the District's

detriment. Where such errors or omissions are discovered, the District will issue revised instructions in the form of an addendum. The District reserves the right to remedy any technical errors in the RFP and its accompanying materials.

CONTRACT AWARD

MID will award the contract to the chosen Proposer. The contract is not in force until it is awarded by the District. The contract, to be signed by the chosen Proposer, will be MID's standard Consultant Services Agreement (CSA) for Pre-Construction Services. To receive a copy of the CSA prior to award contact Andrea Sandoval at asandoval@madera-id.org.

Agreement for Service: The Contractor will be expected to enter into MID's standard Consultant Services Agreement for Pre-Construction Services with the District. The Contractor will be required to provide insurance in accordance with the District's standard provisions, Attachment 4. Insurance requirements for the construction phase, including builder's risk, completed operations, umbrella, and pollution liability coverage, will be included in the construction contract in addition to Attachment 4. The contract will be developed as a "not to exceed" contract and compensation will be based on actual billable hours for the work performed.

Non-Exclusivity of Contract: It shall in no way be construed that any contract to be awarded hereby is or shall be the sole or exclusive contract for the requested service into which MID may enter. The Proposer has no exclusive right granted per this contract.

CONTRACTS:

Pre-Construction: The Contractor will submit to the District an itemized proposal for services as requested in this document. The Pre-Construction Contract shall grant the District an irrevocable license to use the deliverables produced under the contract to secure permits, bid, and construct the Project independent of the Contractor upon payment of all undisputed pre-construction fees. The Contractor provides no warranty for reuse of the deliverables by others.

Construction: After completion of CEQA review and submission of the Project's Permit Documents to the County of Madera, or at such other time as the District determines, the District and Contractor may negotiate and, if approved by the District, enter into a Cost of the Work Plus a Fee with a Guaranteed Maximum Price (GMP) contract for construction of the Project. The District has no obligation to award the construction contract and may, in its sole discretion, reject the Contractor's proposal, submit the Project to a competitive bid process or other process leading to selection of a different Contractor, or terminate Pre-Construction Services for convenience upon payment for services performed through termination. The form of contract will be an American Institute of Architects A133 (Construction Manager as Constructor, Cost of the Work Plus a Fee with GMP) with AIA A201 General Conditions, each as modified by the District. Subcontractor work shall be competitively bid on an open-book basis consistent with the Subletting and Subcontracting Fair Practices Act (PCC § 4100 et seq.).

CONFLICT OF INTEREST

Proposers shall immediately notify the District, in writing, of any potential or actual conflicts of interest that arise between or among the District and any other persons and/or entities for whom Proposers provide services. Each Proposer must disclose and certify that neither it nor its proposed team members have any

conflict of interest under Government Code § 1090 or the Political Reform Act. The Contractor's Pre-Construction Services role is advisory, and all design and budget decisions are reserved to the District.

INDEMNIFICATION

To the fullest extent permitted by law, the selected Proposer shall indemnify and hold harmless the District from claims, losses, damages, liabilities, costs, and expenses arising out of or relating to the selected Proposer's performance, consistent with Civil Code § 2782 and, to the extent any design professional services are provided, § 2782.8.

CONTACT PERSON

All questions concerning this Request for Statement of Qualifications and Proposal should be directed to Andrea Sandoval at asandoval@madera-id.org.

ATTACHMENTS

1. Proposal Certification Clauses and Proposal Signature Page
2. Aerial Map of Site
3. Record of Survey Document No. 2014008819
4. District's Standard Insurance Provisions
5. Conceptual Design Drawings