



Request For Qualifications Bear Valley Community Services District

Construction Management, Inspection, and Materials Testing Of the Road Roadway Repair and Water Line Replacement Project

Issued	Monday, June 29, 2026
Questions Due	Wednesday, July 22, 2026
Statements of Qualifications Due	Wednesday, July 29, 2026
Electronic Submittal	Katie Morgan Kmorgan@BVCSD.org
District Address	28999 South Lower Valley Road, Tehachapi, CA 93561
Approved By	Beverli Marshall General Manager

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1.0 Notice

Bear Valley Community Services District (BVCS D or District) is soliciting Statements of Qualifications (SOQs) from qualified firms to provide professional Construction Management (CM) services for the District's Bear Valley Road Roadway Repair and Water Line Replacement Project (Project).

The Project includes roadway repair and reconstruction, full-depth reclamation with cement, hot mix asphalt paving, HMA dikes, signing and striping, drainage improvements, water main replacement, water service transfers, fire hydrants, valves, pressure reducing valve station replacements, connections to existing water facilities, abandonment of existing asbestos cement pipe water main, and related restoration work. The Project will require careful coordination to maintain public access, emergency access, property access, entrance gate operations, and water service continuity during construction.

The selected Construction Management firm will provide services during the pre-construction, construction, closeout, and warranty coordination phases of the Project. Responsibilities will include, but are not limited to, construction administration, on-site construction oversight and inspection, document control, coordination with District staff, the construction contractor, the design engineer, utility representatives, and materials testing personnel, schedule and budget monitoring, review of RFIs, submittals, pay applications, and change order requests, daily documentation, quality assurance observation, punch list support, record documentation, and project closeout.

Statements of Qualifications will be evaluated based on the qualifications, experience, staffing plan, and project approach presented in the SOQ, and may include interviews with the highest-ranked firms. Following evaluation, the District intends to negotiate a professional services agreement with the top-ranked firm. If an agreement cannot be reached, the District reserves the right to negotiate with the next highest-ranked firm.

The RFQ and reference materials will be made available electronically. Completed Statements of Qualifications shall be submitted electronically as a single PDF document to:

Katie Morgan, EIT
Bear Valley Community Services District
Email: kmorgan@BVCS D.org

SOQs must be received no later than 2:00 PM on July 29, 2026. Late submittals may not be considered.

All questions regarding this RFQ shall be submitted in writing to the contact listed above. Questions must be received no later than July 22, 2026. Responses will be provided via written addendum.

2.0 Description of Work

2.1 District Background and Related Documents

BVCSD is a California community services district serving the Bear Valley Springs community in Kern County, California. The District owns and maintains public infrastructure including roads, water facilities, and related community services.

Relevant reference materials are expected to include the final plans and specifications, geotechnical/pavement investigation, bid documents, addenda, and related technical information. These documents are provided to assist firms in understanding the Project; however, it is not the intent of this RFQ to restate all information contained therein. Responding firms are expected to review the available materials and independently develop their understanding of the Project and proposed approach.

2.2 Existing Facilities and Project Setting

Bear Valley Road is an important District roadway corridor serving residents, visitors, emergency responders, and District operations. Work will occur within an active roadway and water system environment. Construction activities must be coordinated to maintain safe traffic handling, property access, emergency access, entrance gate operations, and water service continuity to the extent required by the contract documents.

A pavement investigation prepared by Soils Engineering, Inc. dated April 24, 2025 is included with the Project reference materials. The investigation identified variable existing pavement sections along Bear Valley Road, generally consisting of asphalt concrete over localized aggregate base and sandy subgrade soils. Reported subgrade materials include silty sand and clayey sand, with R-values ranging from 23 to 46. The pavement rehabilitation design uses an R-value of 23 and includes full-depth reclamation with cement and hot mix asphalt surfacing in portions of the Project. The selected CM firm is expected to review the pavement investigation, understand the pavement design assumptions, and coordinate observation, documentation, and materials testing for earthwork, trench backfill, FDR-cement, HMA paving, and related roadway restoration work.

2.3 Conceptual Scope of Work

The Project includes roadway repair and waterline replacement improvements along Bear Valley Road. The construction contract is expected to include roadway reconstruction and rehabilitation, full-depth reclamation with cement, hot mix asphalt paving, HMA dikes, drainage improvements, striping and signing, water main replacement, water service transfers, valves, hydrants, pressure reducing valve station replacements, connections to existing water facilities, and abandonment of existing asbestos cement pipe water main.

3.0 Anticipated Scope of Services

The selected CM firm shall provide a complete construction management team for the Project. The final scope and fee will be negotiated with the highest-ranked firm; however, the SOQ shall address the

anticipated services below. The selected CM firm shall include materials testing services as part of its team and shall be responsible for hiring, coordinating, and managing the materials testing laboratory and any specialty testing subconsultants required for the work.

3.1 Construction Management and Inspection

- Provide a project manager/construction manager and inspection staff appropriate to the construction schedule.
- Monitor work for general conformance with plans, specifications, approved submittals, permits, and District requirements.
- Prepare daily inspection reports with labor, equipment, weather, work activities, quantities, photos, tests, issues, and potential claims.
- Facilitate progress meetings and maintain meeting minutes, action item logs, issue logs, and decision logs.
- Review and make recommendations on RFIs, submittals, pay applications, potential change orders, time and material work, and contractor schedule updates.
- Track changed conditions, field issues, unresolved items, and potential claims.

3.2 Waterline and Utility Construction Support

- Observe potholing, trenching, bedding, pipe installation, valves, hydrants, service transfers, PRV station work, backfill, compaction, and restoration.
- Coordinate pressure testing, disinfection, bacteriological testing documentation, flushing, tie-ins, and District acceptance activities.
- Coordinate with District operations staff regarding shutdowns, tie-ins, isolation, customer impacts, service transfers, system sequencing, and abandonment authorization.

3.3 Roadway, FDR-C, Paving, and Striping Support

- Observe roadway excavation, subgrade preparation, FDR-cement, HMA paving, HMA dikes, drainage work, signing, striping, and restoration.
- Coordinate required testing for FDR-cement, cement spread rate, moisture, compaction, thickness, HMA, tack coat, asphalt density, concrete, and trench backfill.
- Monitor traffic control implementation for consistency with approved traffic control plans, property access, emergency access, and entrance gate coordination requirements.

3.4 Closeout Support

- Coordinate substantial completion and final completion inspections.
- Prepare and track punch lists.
- Review record drawings, test reports, warranties, O&M manuals, certifications, releases, and closeout submittals.
- Assist with final pay application review, notice of completion support, and warranty coordination.

The Contractor will remain solely responsible for construction means, methods, techniques, sequences, procedures, jobsite safety, and compliance with applicable laws and permits.

3.5 Staffing Plan Expectations

The SOQ shall include a proposed staffing plan showing who will be on site, how often, and during which construction activities. The staffing plan shall identify the project manager/construction manager, resident engineer or lead field representative, construction inspector(s), materials testing subconsultant, specialty inspectors, and other key personnel.

The District expects inspection coverage to be highest during waterline installation, trench backfill, pressure testing, disinfection, service transfers, PRV station work, FDR-C, HMA paving, temporary and permanent trench resurfacing, HMA dike work, striping/signing, and final restoration. Proposers shall identify whether inspection coverage is proposed as full-time, part-time, activity-based, or a combination of those approaches.

3.6 Materials Testing Approach

Materials testing services shall be included as part of the proposer's team. The SOQ shall identify the proposed testing laboratory and describe testing support for trench backfill compaction, FDR-C cement application, moisture, compaction, thickness, HMA plant and field testing, asphalt density, concrete, and other specialty testing or inspections required by the contract documents. The selected CM firm shall coordinate testing requests, field and laboratory testing, test report distribution, failed test tracking, retesting, and acceptance documentation.

3.7 Design Engineer / Construction Management Role Separation

If the proposer is also the design engineer of record or is affiliated with the design engineer, the SOQ shall describe how the proposer will separate design responsibilities from construction management responsibilities. The SOQ shall identify who will act as the District-facing construction manager, who will respond to design-related RFIs, how design interpretation will be distinguished from CM recommendations, and how the District will receive independent documentation regarding field issues, change order merit, and contractor claims.

4.0 Statement of Qualifications Requirements

SOQs shall be concise, well organized, and demonstrate the firm's understanding of the Project and ability to provide the requested services. SOQs shall be submitted electronically as a single PDF.

4.1 Statement of Qualifications Content

SOQ Section	Required Content
Cover Letter	Identify the firm, primary contact, interest in the Project, and authority to submit the SOQ.
Project Organization and Key Personnel	Provide organization chart, roles, availability, and resumes for key personnel and subconsultants. Identify the project manager/construction manager, resident engineer or lead field representative, construction inspector(s), materials testing lead, and specialty inspectors.

Relevant Experience and References	Provide descriptions of at least three projects of similar size and complexity involving public works construction management, roadway work, waterline replacement, inspection, and/or materials testing coordination.
Project Understanding	Discuss key risks, sequencing, water operations, shutdowns/tie-ins, service transfers, ACP abandonment, FDR-C, paving, traffic control, gate operations, testing, public access, emergency access, and closeout considerations.
Project Approach	Describe CM procedures, field staffing, inspection approach, document control, reporting, schedule monitoring, change management, pay application review, RFI/submittal tracking, and testing coordination.
Subconsultants	Identify subconsultants and their proposed roles
Staffing and Level of Effort Assumptions	Describe anticipated on-site presence by construction phase, including full-time, part-time, or activity-based inspection assumptions.
Hourly Billing Rates	Provide hourly rates for all personnel classifications and subconsultants; identify reimbursables, markups, and assumed escalation, if any.
Required Statements	Include disqualification/debarment statement, conflict of interest statement, design engineer/CM role separation statement if applicable, insurance statement, and agreement exceptions.

4.2 Required SOQ Discussion

The SOQ shall specifically address the anticipated services in Section 3.0, including proposed staffing, inspection coverage assumptions, materials testing laboratory, testing coordination approach, document control approach, and any requested exceptions or clarifications.

4.3 Method and Criteria for Selection

The District will evaluate SOQs based on qualifications, experience, project understanding, and proposed approach. The District may conduct interviews with the highest-ranked firms but reserves the right to select based solely on written SOQs.

Criteria	Points
Relevant experience on comparable roadway, waterline, and public works projects	25
Qualifications, availability, and organization of key personnel	25
Understanding of Project risks, sequencing, and District needs	20

Approach to construction management, inspection, testing coordination, reporting, and change management	20
Completeness, clarity, and quality of SOQ	10
Total	100

Following ranking, the District may negotiate scope and fee with the highest-ranked firm. If the District cannot reach agreement, it may terminate negotiations and proceed with the next highest-ranked firm.

5.0 General Terms and Conditions

5.1 Contract Award and Execution

- The District reserves the right to reject any or all SOQs, waive minor informalities, request additional information, and cancel this RFQ in whole or in part.
- Following evaluation of SOQs and, if conducted, interviews, the District intends to select the most qualified firm and enter into negotiations for a professional services agreement.
- The selected firm shall execute a professional services agreement acceptable to the District and provide required insurance certificates and endorsements before beginning work.
- The selected firm shall comply with applicable federal, state, and local laws.
- The selected firm shall be an independent contractor and shall not have authority to modify the construction contract, direct the contractor's means and methods, or direct contractor site safety.
- The selected firm shall observe, document, coordinate, review, and provide recommendations to the District.
- All proposal preparation costs are the responsibility of the proposer.

5.2 Insurance

The selected firm will be required to maintain insurance acceptable to the District, which may include commercial general liability, automobile liability, workers' compensation and employer's liability, and professional liability/errors and omissions coverage.

5.3 Agreement Exceptions

Firms shall identify requested exceptions to the District's standard agreement, insurance requirements, indemnity requirements, or this RFQ. If none, state: No exceptions requested.

5.4 Conflict of Interest and Role Separation

Firms shall identify actual, potential, or perceived conflicts of interest. If the proposer is also the design engineer of record or has performed design-phase services for the Project, the SOQ shall explain how construction management, design interpretation, independent documentation, and District recommendations will be handled.

6.0 Reference Materials

The District anticipates making reference materials available electronically. Materials may include:

- 100 percent plans.
- Project specifications and bid documents.
- Engineer estimate or bid schedule, if released by the District.
- Geotechnical/pavement investigation and pavement design recommendations.
- District standard professional services agreement and insurance requirements.
- Addenda and clarifications.