



**Business Services
Contracts Office**

5735 47th Avenue, Sacramento, CA 95824
(916) 643-2464

*Janea Marking, Chief Business Officer
Robert Aldama, Purchasing Manager II*

**Lease/Leaseback
Mandatory Pre-Proposal Conference Agenda**

PROJECT: **RFP #0040-408 & #0510-404
Pacific Interim Housing @ Clayton B Wire and C.K. McClatchy Class Size
Reduction (Portable Relocation)**

MEETING DATE: **November 21, 2024**

TIME: **2:00 PM**

LOCATION: **5100 El Paraiso Ave, Sacramento, CA 95824 (C.B. Wire Elementary) & 3066 Freepoint
Blvd., Sacramento, CA 95818 (C.K. McClatchy High School)**

1. Introductions

- a. Sacramento City Unified School District – Tina Alvarez-Bevens & Robert Aldama
- b. Lioankis – Jennifer Quigley & Jason Luo
- c. Kitchell CEM – Monica Witte
- d. LLB Representatives

2. Review RFP Milestone Dates / Requirements (Sections I and III of RFP)

- a. RFP SCHEDULE
 - i. **11/21/2024 at 2:00pm – Mandatory** Preproposal conference at **Clayton B. Wire Elementary School – 5100 El Paraiso Ave, Sacramento, CA 95824**. Meet at the front of the campus.
 - ii. **11/26/2024** – Deadline to submit pre-qualification applications. Link to Quality Bidders can be found at <https://www.scusd.edu/contractor-prequalification>.
 - iii. **12/2/2024 by 2:00pm** (updated from 11/26 by Addendum) – Deadline to submit questions via email in accordance with RFP section VII. General Information.
 - iv. **12/5/2024 by 2:00pm** – If applicable, an addendum will be uploaded to the District website <https://www.scusd.edu/request-proposals-and-qualifications-0>. RFP documents are also available on e-Bldr at <https://gateway.app.e-builder.net/app/bidders/landing?accountid=aaf85f30-eade-4a97-af1d-5076c07d8a32&projectid=1c49707e-4776-48c1-9c32-978e85184380&bidpackageid=8013f37c-3e10-4c75-a9f8-8b028809d09b>
 - v. **12/10/2024 by 2:00pm – Proposals due.**
 - vi. **12/12/2024** – District Notification to Selected Interview Firms.
 - vii. **12/16/2024** – Interviews.
 - viii. **12/17/2024** – District selection of successful LLB Entity.
 - ix. **01/16/2025** – Anticipated board award of LLB.
 - x. **01/17/2025** – Pre-construction NTP issued for pre-construction services..
- b. Pre-qualification Requirement – due 10 business days prior to RFQ due date – online application at <https://www.scusd.edu/contractor-prequalification> (Ed Code Section 20111.6)
- c. Registration to the DIR by RFQ due date (Labor Code Section 1725.5)
- d. SK&T / Apprenticeship Program Compliance (Ed Code Section 17407.5)

- e. Financing Required (12-month post construction phase)

3. Scope of the Project – (A/E) (Section IV of the RFP)

Construction includes but not limited to:

Pacific Interim Housing @ Clayton B. Wire Project: Demolition of existing restroom fixtures, partial interior/exterior walls, ceiling, slab on grade, exterior conc walkway, sidewalk, fencing and parking lot. New construction of accessible parking lot, sidewalk, exterior conc walkway, decorative gate, shade structures, restroom fixtures, finishes, ceiling, slab on grade, interior/exterior walls. Relocation of portable restroom and multiple classrooms, ramp, stair and elevated walkway assembly, and all associated utilities.

C.K. McClatchy Class Reduction Project: Demolition of existing site concrete and asphalt for new utilities. Relocation of classroom portables, ramp, stair and elevated walkway assembly.

4. Review Anticipated Project Timelines (Section I of the RFP)

- a. Preconstruction services is scheduled to go from 1/17/25 – 05/9/25.
- b. DSA submittal is 12/16/2024 with DSA approval anticipated by early Feb 2025.
- c. The Entity will be asked to begin the TBR Development for Increment 1-Modular Movers and Equipment/Material procurement by time of DSA approval and complete the TBR Development for final District approval no later than 2/24/25 for board approval on 03/20/2025.
- d. The District anticipates issuing the Notice to Proceed for construction services on 03/21/2025.
- e. The construction duration is anticipated to be from 05/12/2025 – 08/17/25, with punchlist completion by 09/19/2027.
- f. The post-construction duration is anticipated from 09/22/25 – 09/23/2026.

5. Development of the TBR Phase may include:

- a. Design / Constructability review
- b. Value Engineering Analysis
- c. Detailed Cost Estimating with options to meet the District's budget
- d. Development of trades' scope of work, bidding, lowest bid or best-value and preparation of the TBR
- e. Preliminary and Final TBR – Discuss (within District Boundaries) Sub/Supplier Participation

6. Determination of Project Cost (Section III of RFP) Highlights below:

- a. Engineer's estimate of the TBR: \$4,300,000 (including all contingencies, fees, general conditions, bonds, insurance, and financing).
- b. If Entity plans to self-perform any work, their bid must be submitted directly to the District a minimum of 48 hrs. prior to the subcontractors bid due date. A minimum of 3 bids per trade is required.
- c. LLB Entity Fee – Cannot exceed 5.5 % of the sum of the Direct Cost of the Construction Work + General Conditions (excludes costs of bonds and insurance, allowances, and contingencies)
- d. Construction Contingency – set at 3% of the Direct Cost of Construction
- e. Owner's Contingency – Percentage will be finalized during TBR development. % is of the total cost (excluding Construction Contingency & Allowances)

7. **Evaluation Criteria – (Section V & VI of the RFP)**
 - a. Proposals submitted in seven (7) hard copies & one (1) electronic copy, maximum pages thirty (35) – Point Score to develop short list of technical criteria.
 - b. Interview of firms – Review / Adjust Point Score
 - c. Open Fee Proposals and calculate the best value score highest to lowest.

8. **Exhibit D – Fee Proposal (Submit one (1) hard copy and one (1) electronic copy in a separate sealed envelope).**
 - a. Fixed price for Pre-construction services including \$15,000 Site investigation allowance.
 - b. Fixed price for monthly General Conditions cost – Refer to Exhibit C
 - c. Fixed % Construction Phase Fee (Profit & Overhead)
 - d. Fixed % for Bonds
 - e. Fixed % for Insurance – Refer to Exhibit E
 - f. Fixed % for financing

9. **Inquires.** Any questions regarding this RFP or selection process shall be directed in writing to all of the following:

Sacramento City USD Contracts Office
Robert Aldama: robert-aldama@scusd.edu,
Tina Alvarez-Bevens: tina-alvarez-bevens@scusd.edu

Kitchell CEM
Monica Witte, PM
Mwitte@kitchell.com

10. Please refer to the RFP Exhibit M for the SCUSD Project Labor Agreement.

11. Walk the Site

12. Drive to McClatchy High School (**3066 Freeport Blvd Ave, Sacramento, CA 95818**).

13. Walk the Site.



Sacramento City Unified School District

MANDATORY Pre-Proposal Conference Sign-In-sheet
 SCUSD Project #0040-408, Pacific Interim Housing @ Clayton B. Wire

November 21, 2024, 2:00 PM

REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
JOE ARREGUIN	FLINT	925-775-8956	jarrreguin@flintbuilders.com
Josue Figueroa	LAMON	530-216-9770	jfigueroa@lamonconstruction.com
Burt Witzelberger	SB James	916 826-6575	burtwitzelberger@sbjames.com
CRISTIAN RIVERA	CORE CONSTRUCTION	530-713-2730	cristianrivera@coreconstruction.com
Braden Luss	Rodan Builders, inc	650-508-1700	Bids@rodanbuilders.com
JOSH MATTHEWS	FLINT	530-210-1614	JMATTHEWS@FLINTBUILDERS.COM
SIMON MURPHY	BOTHMAN	408-279-2277	estimating@bothman.com
Jennifer Quigley	Lionakis	916.558.1900	jennifer.quigley@lionakis.com
Rio Morales	MONTGOMERY	916-752-1587	rio@MONTGOMERY-LIFTERS.COM
Maria Bryant	CORE Nestle	916-401-7943	mariaibryant@ coreconstruction.com



Sacramento City Unified School District
 MANDATORY Pre-Proposal Conference Sign-In-sheet
 SCUSD Project #0510-404, C.K. McClatchy Class Size Reduction

November 21, 2024, 2:00 PM

REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
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Braden Lyss	Rodan Builders	650-508-1700	Bids@rodanbuilders.com
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BRIAN MCCARTHY
Project Manager

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