



**Business Services
Contracts Office**

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ADDENDUM NO. 1

Date: March 14, 2025

Issued by: Sacramento City Unified School District

**Project: Project #: 0108-461
New Ethel I. Baker Elementary School**

This addenda shall supersede the original Information, attachments, and specifications regarding **Project No. 0108-461** where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

Part A – Design-Build Documents

AD1.01 Refer to 0108-461 RFQ, VII. SOQ FORMAT AND CONTENT, 3. Body of Submittal and Points

Revised to Read:

For purposes of the following, “associates” shall mean an entity’s officers, directors, qualifying individual(s) for a contractor, and owners of more than 10% of the company.

For purposes of the following, “Contractor” generally shall refer to the Respondent, unless the Respondent intends to have a different legal entity serve in the role of general contractor for purposes of construction of the Project.

The following sections should be included in the order listed	Points
<p>1. A cover letter signed by an officer of Respondent or signed by another person with authority to act on behalf of and bind Respondent. Indicate contact person(s) for the Project. Acknowledge all addenda in the cover letter. The letter shall clearly indicate that the individual(s) signing for the Respondent has carefully read and understands the requirements of this RFQ, and that, if selected to submit a Proposal, Respondent intends to submit a Proposal for the Project. If Respondent is a joint venture, a principal or officer of each member of the joint venture must sign the cover letter.</p> <p>The cover letter shall include a certification in substantially the following form:</p> <p>“By submitting this SOQ, [Respondent] hereby commits that, if selected to submit a Proposal for the Project and if selected as the Design-Builder, it and its subcontractors at every tier will use a ‘skilled and trained workforce’ in accordance with Public Contract Code sections 2600 <i>et seq.</i> to perform all work on the project that</p>	<p>Pass/Fail</p>

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	<p>falls within an apprenticeable occupation in the building and construction trades.</p> <p>[Respondent] certifies under penalty of perjury, under the laws of the State of California, that all information provided in its SOQ, including without limitation in exhibits and attachments thereto, is true and correct.”</p> <p>Failure to include such a certification shall make the SOQ non-responsive and unavailable for short listing.</p>	
2.	All issued addenda. It is the responsibility of Respondents to check the District’s website to ensure that they have received all addenda.	Pass/Fail
3.	<p>Respondent must hold a California Contractors License, Class B – General Building Contractor, which is current, valid, and in good standing with the California Contractor’s State License Board and be registered with the DIR. Provide the following information for the license:</p> <ul style="list-style-type: none">• Name of license holder, exactly as on file• License classification(s)• License number• Date issued• Expiration date• DIR registration number	Pass/Fail
4.	Completed Exhibit B form, with required attachments.	Pass/Fail

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<p>5. Describe the proposed Design-Builder. At a minimum, include the following:</p> <ul style="list-style-type: none"> a. Is the proposed Design-Builder an integrated Design-Build company, joint venture, partnership, etc. b. Indicate key firms that committed to perform the work, including the capability and capacity of each firm, company size, services provided, geographic location, number of employees and other information that would be considered important to adequately describe each firm. c. Indicate previous experience in working with these partners on other projects. d. Describe the proposed organization and the roles and responsibilities for the firms for both design and construction. e. Provide an organizational chart, showing the proposed team's organizational structure with lines identifying participants who are responsible for major functions to be performed and their supporting relationships in managing, designing and constructing the Project. f. Describe the Design-Builder's ability to self-perform construction work. g. Identify whether the key firms have a local office and, if so, where. h. Identify the Experience Modification Rate ("EMR") for the most recent three-year period in an average of 1.00 or less for each member of the team. 	<p style="text-align: center;">15 Points</p>
<p>6. Describe the history of any disputes and performance problems encountered by any member of the team. At a minimum, discuss any of the following that have occurred and, if they have occurred, please explain. If any of the following have not occurred, state "N/A" or similar in response to the item. A response to each of the following sub-issues is required:</p> <ul style="list-style-type: none"> a. Suspension or revocation of any license held by the Contractor, the Architect, any Primary Engineer, or their associates, or suspension or revocation of any of their credentials or registrations required to perform the services required on the Project, within the last ten years. (Less 1-5 points per incident, depending on the reason, the company, and when the incident occurred.) b. CAL OSHA or Federal OSHA finding against Contractor or its associates of any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five years. (Less 1 point per incident, up to 5 points.) c. EPA, any Air Quality Management District, or any Regional Water Quality Control Board finding against Contractor or its associates or the owner of a project on which Contractor was the prime contractor in the past five years. (Less 1 point per incident, up to 5 points.) 	<p style="text-align: center;">25 Points</p> <p>Loss of points from the total possible is specified for each issue.</p> <p>If the total score for this factor would be negative, then the Respondent will not be pre-qualified to submit a Proposal.</p>

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<p>d. In the past five years, any violation by Respondent of any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works projects, or the laws requiring use of a “skilled and trained workforce” on certain public works projects. “Skilled and trained” violations should be counted as one (1) violation per project, with a maximum of 2 points lost for skilled and trained violations. (Less 1 point per incident up to a maximum of 5 points.)</p> <p>e. Payment by the Contractor, the Architect, or any Primary Engineer of liquidated damages of \$100,000 or more in the last five years. (Less 1 point per incident. The District retains discretion to subtract additional points for any incident in which liquidated damages over \$150,000 were paid, up to a maximum of 5 points for this category.)</p> <p>f. Termination of the Contractor, the Architect, any Primary Engineer, or their associates for cause or default on a design or construction contract within the last ten years. (Less 10 points if the termination was in the past 5 years; less 5 points if the termination was more than 5 years ago.)</p> <p>g. In the past five years, cancellation of any insurance policy or refusal of any insurance company to renew an insurance policy held by the Respondent, the Contractor, the Architect, or any Principal Engineer due to non-payment of premiums or losses claimed. (Less 3 points per incident.)</p> <p>h. Any finding by any public entity in the past five years that the Respondent, the Contractor, the Architect, or any Principal Engineer was not a “responsible” bidder or proposer. (Less 5 points per incident, unless based solely on lack of required experience.)</p> <p>i. Any finding by a court or arbitrator in the past ten years that the Respondent, the Contractor, the Architect, any Principal Engineer, or any of their associates was liable for making any false or fraudulent claim or material misrepresentation to a public agency or entity. (Less 10 points if the finding was in the last 5 years; less 5 points if over 5 years ago.)</p> <p>j. Withdrawal for any reason from a design-build proposal by the Contractor, the Architect, or any Principal Engineer after an award to a design-build team that included that company. (Less 3 points per incident.)</p> <p>k. Any claims in excess of \$250,000 (aggregate, if multiple issues) made in the past ten years which were either a) asserted by the Respondent, the Contractor, the Architect, or any Principal Engineer against a project owner in arbitration or litigation and compromised for 40% or less than the amount asserted or b) asserted against the Respondent, the Contractor, the Architect, or any Principal Engineer by a project owner in arbitration or litigation and compromised for 60% or more than the amount asserted. (Less 1-5 points per incident, depending on the amount of the claim and portion of the claim agreed to in settlement.)</p>	
<p>7. Identify the Key Personnel proposed to work on the Project, including the following information:</p> <ul style="list-style-type: none"> • Name 	

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<ul style="list-style-type: none"> • Position on the Project • Employer • Applicable licenses and certifications (including DBIA certification) • Key responsibilities • Relevant experience, including any experience on projects involving one or more other Key Personnel <p>Attach résumés (in an appendix) for each identified Key Person. Projects referenced on résumés should include contract value, start and finish dates, delivery method (e.g., design-build, lease-leaseback, design-bid-build, etc.), and role in the project.</p> <p>At a minimum, the above information shall be provided for the following:</p> <ul style="list-style-type: none"> • Project Principal/Executive in Charge • Project Manager • Quality Assurance/Control Manager • Project Superintendent • Safety Manager • Lead Project Scheduler • Design Team Manager • Lead Architect • Lead Engineer(s) <p>By listing Key Personnel, Respondent is committing that they will be provided in the roles specified if Respondent is selected for the Project. No substitution of personnel identified will be allowed without the District's approval.</p>	<p style="text-align: center;">25 Points</p> <p>Scoring in this category will be based primarily on experience and expertise of the Key Personnel</p>
<p>8. Identify Respondent's proposed General Contractor's experience with constructing similar projects for PK-12 school districts in California completed in the last 10 years. Please include brief project description, contracting method (design build, lease-leaseback, design-bid-build, etc.), constructed values, dates (start and completion), owner, and, for projects completed in the last 10 years, names and contact information for owner and architect/engineer representatives.</p> <p>"Similar" projects are projects for public schools where the contractor acted as the general contractor and where the construction cost was \$50 million or more. If the design firm has fewer than 5 similar projects, then it may include similar projects for Community Colleges, CSU, or UC campuses.</p>	<p style="text-align: center;">30 Points</p>
<p>9. Identify Respondent's design firm's experience with designing similar projects for PK-12 school districts in California in the last 10 years. Please include brief project description, project delivery method, design cost, original contract amount for construction and final contract amount for construction (with explanation, if appropriate), date of submittal to DSA, and names and contact information of owner representatives for projects within the past 10 years.</p> <p>"Similar" projects are projects for public schools requiring plan approval by DSA and where the construction cost was \$50 million or more. If the design firm has fewer than 5 similar projects, then it may include similar projects for Community Colleges, CSU, or UC campuses.</p>	<p style="text-align: center;">20 Points</p>
<p>10. Identify Respondent's experience with similar design-build projects for PK-12 school districts in California, California Community Colleges, CSU campuses, or UC campuses completed in the last 10 years. Highlight</p>	

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<p>projects where some or all of Respondent's proposed team members worked together as part of the design-build team, particularly where the Respondent worked with the same architect and/or architectural firm. Include a brief project description, project delivery method, GMP (with explanation, if the GMP changed), dates of contract performance, and names and contact information of owner representatives for projects within the past 10 years.</p> <p>Clearly identify any and all such projects where the construction cost exceeded the original estimated or budgeted construction cost, identifying the initial estimated or budgeted cost, the amount by which the construction cost exceeded that original amount, and the reasons for exceeding the initial amount. Provide at least one current contact name and contact information for each such project.</p> <p>"Similar" projects are projects for public schools requiring plan approval by DSA and where the construction cost was \$50 million or more.</p>	20 Points
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11.	<p>Describe Respondent's proposed approach to providing design-build services to the District, including how Respondent will effectively complete the project on schedule and within budget, including, without limitation:</p> <ul style="list-style-type: none"> • Describe how the Respondent would manage the Project during design. Include discussion of all trades you plan to include, and discuss how you will involve those trades. • Discuss how you will work collaboratively with the District during design. • Describe experience with and strategy for cost estimating and ensuring that actual construction costs are reasonably close to the final pre-construction estimate. Describe your process for value engineering or other cost saving strategies if bid construction costs exceed the District's construction budget. • Describe the proposed processes for handling field problems and assuring the Designer of Record involvement throughout the construction period. • Describe the process for interacting with the District's Construction Manager and consulting team to ensure conformance with the design criteria and intent for the Project. • Describe processes for cost control, managing the project budget and dealing with out-of-scope work items. • Describe capabilities for project scheduling. Include software programs utilized and experience of personnel in these programs. Discuss briefly the plan for scheduling of this Project, both during design and in construction. • Describe the worker safety program and how construction safety would be managed for the Project. • Describe how the Contractor will comply with "skilled and trained workforce requirements," including stating whether the Contractor operates its own State-approved apprenticeship program. • Include any creative methodology or technology that Respondent uses, or unique resources that Respondent can offer. Topics should include discussion of past experience with innovative project delivery techniques likely to promote the goals of the District. <p>Emphasis should be placed on the team's ability to work in a deeply collaborative manner as part of the District's team, and specifically how this will change the individuals' roles from those typically required in public school construction.</p>	30 Points
12.	<p>Discuss capabilities, experience, and intent for using virtual modeling, clash-detection, and Building Information Modeling (BIM).</p>	10 Points

TOTAL Maximum Points: 175 Points

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Part B – Bidder Questions

QUESTION #1: Question 8 asks about GC's experience in California in constructing similar PK-12 projects in the last 10 years with a construction valuation threshold of \$75M or more. Knowing that most new elementary schools in the region over the last 10 years have been constructed for \$20M-\$50M, and escalation considered, will the district simply consider new elementary school experience in the last 10 years regardless of valuation threshold? Additionally, will the District consider regional experience (Northern California) more favorably than Southern California experience?

RESPONSE: Refer to **AD1.01**. All experience within California will be considered equally.

QUESTION #2: Question 9 is similar to Question 8, but in the context of the Design Firm's experience. Similarly, knowing that most new elementary schools in the region over the last 10 years have been constructed for \$20M-\$50M, and escalation considered, will the district simply consider new elementary school experience in the last 10 years regardless of valuation threshold? Additionally, will the District consider regional experience (Northern California) more favorably than Southern California experience?

RESPONSE: Refer to **AD1.01**. All experience within California will be considered equally.

QUESTION #3: Question 10 asks for design-build experience in California for PK-12, CCD, CSU or UC with a valuation threshold of \$75M or more. Will the District also consider design-build delivery experience in California outside of the education sector and with a valuation less than \$75M, or alternative delivery methods like Lease-Leaseback with a valuation less than \$75M?

RESPONSE: Refer to **AD1.01** for revisions made to item 10 of the Submittal Body requirements. Experience must be within the education sector. Delivery method must be Design-Build.

QUESTION #4: Question 8 thru 10 asks for our 10-year experience, but then only seeks statistics for 5-years. May we please provide statistics for our 10-years of experience?

RESPONSE: Refer to **AD1.01**.

END OF ADDENDUM NO. 1

Acknowledgement of this Addendum will be required at time of bid.