



## FACILITIES SUPPORT SERVICES

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### MANDATORY Pre-Proposal Informational Meeting Agenda

#### RFP #0530-442

### Luther Burbank Pool Replacement and Locker Room Improvement 3500 Florin Rd, Sacramento, CA 95823

**March 15, 2022 at 12:00 PM**

#### 1. Introductions

- a. Sacramento City Unified School District
- b. Construction Manager: Kitchell CEM
- c. Architect: Lionakis
- d. LLB Representatives

#### 2. Review RFP Milestone dates / requirements (Pages 2-3 of RFP)

- a. RFP Schedule:
  - i. **3/15/2022 at 12:00 pm** – Mandatory Pre-Proposal Informational Meeting at **Luther Burbank High School, 3500 Florin Rd, Sacramento, CA 95823**. We will meet at the Flagpole in front of the campus
  - ii. **3/17/2022 by 10:00 am** – Deadline to submit questions to Cassie Baugher at Kitchell ([cbaugher@kitchell.com](mailto:cbaugher@kitchell.com)) in form of an RFI only.
  - iii. **3/21/22** – Last date for District to issue addenda to answer questions/ clarifications (if required)
  - iv. **3/24/2022 by 10:00am** – **Proposals due**. Bid instructions and documents available thru SCUSD website ([www.scusd.edu/contracts-department](http://www.scusd.edu/contracts-department))
  - v. **Week of 3/28/2022** – District releases shortlist of qualified Respondents and interview notifications (if applicable)
  - vi. **Week of 3/28/2022** – Interviews (if applicable)
  - vii. **4/5/2022** – Notice to selected developer to commence contract negotiation
  - viii. **4/21/2022** – Anticipated Board award of LLB instrument
  - ix. **4/25/2022** – Anticipated NTP for Pre-Construction services issuance
- b. Pre-qualification Requirement – due 10 business days prior to RFQ/P due date – online application at <https://www.scusd.edu/contractor-prequalification> (Ed Code Section 20111.6)
- c. Registration to the DIR by RFQ/P due date (Labor Code Section 1725.5)
- d. Financing Required (12-month post construction phase)

#### 3. Contractors to be Class A or B License

#### 4. Scope of Project – (Lionakis; Section I.B & Appendix A of RFP)

- a. Complete removal and replacement of a 6-lane x 25-yard swimming pool and mechanical/chemical systems. Complete removal and replacement of the swimming pool deck and deck drainage system. Evaluation of the (e) pool equipment area including chemical storage and aquatic equipment storage areas for code compliance, systems efficiency, and ease of personnel access. Development of a new security and decorative fencing / screen wall for along the north edge of the egress hallway. Removal of the existing shower areas for both the Boy's and Girl's Locker Rooms to possibly expand the locker areas.

**5. Review Anticipated Design Timelines (Appendix A)**

- a. Anticipated soft demo start – 6/2022
- b. Anticipated DSA Approval – 7/8/2022
- c. Anticipated completion date - 2/2023

**6. Development of the GMP Phase may include:**

- a. Design / Constructability / Coordination Review and Backcheck
- 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 GMP
- e. Preliminary and Final GMP – Discuss (within District Boundaries) Sub/Supplier Participation

**7. Determination of Project Cost (Appendix A of RFP) Highlights below:**

- a. Engineer's estimate of the GMP:
  - i. \$ 4,000,000
- 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. Construction Contingency – set at 5 % of the Direct Cost of Construction
- d. Owner's Contingency – Up to 5 % of the total cost (excluding Construction Contingency & Allowances)

**8. Evaluation Criteria – (Section VII of the RFP)**

- a. Paper Screen – Point Score to develop short list
- b. Possible Interview of firms – Review / Adjust Point Score
- c. Open Fee Proposals and calculate the Points for Cost (\$) per point.
- d. Entity with Highest overall points will be selected.

**9. Fee Proposal (Submit 1 original in Sealed Envelope).**

- a. Fixed price for monthly General Conditions cost – (Appendix C-3)
- b. Fixed % for Bonds and Insurance – (Refer to ?)
- c. Fixed % Construction Phase Fee (Profit & Overhead)

**10. Questions and Answers**

**11. Walk Site**

**12. Adjourn**

**Important note:**

As of December 2017, SCUSD adopted Resolution 2774 PLA for projects \$500,000 and above.

Responses to inquiries and discussions occurring at this pre-proposal walk-through shall in no way change or modify the RFP documents. The RFP documents will be affected only by addenda issued prior to the due date.

Send inquiries to:

Jo Ward, Kitchell CEM, [jward@kitchell.com](mailto:jward@kitchell.com), 916-365-5515