



**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 #477  
Pacific Elementary New Construction Project  
MEETING DATE: October 18, 2024  
TIME: 3:00 PM  
LOCATION: 6201 41<sup>st</sup> Street, Sacramento, CA 95824

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**1. Introductions**

- a. Sacramento City Unified School District – Tina Alvarez-Bevens & Robert Aldama
- b. Lioankis – Not Present, but lead Architect is Jennifer Quigley
- c. Kitchell CEM – Cassie Baugher
- d. LLB Representatives

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

- a. RFP SCHEDULE
  - i. **10/18/2024 at 3:00pm – Mandatory** Preproposal conference at **Pacific Elementary School - 6201 41<sup>st</sup> Street, Sacramento, CA 95824**. Meet at the flagpole in front of the campus.
  - ii. **10/22/2024** – Deadline to submit pre-qualification applications. Link to Quality Bidders can be found at <https://www.scusd.edu/contractor-prequalification>.
  - iii. **10/25/2024 by 2:00pm** – Deadline to submit questions via email in accordance with RFP section VII. General Information.
  - iv. **11/01/2024 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=c7280d9c-70ff-474d-ba74-d588243763cf&bidpackageid=7bbc31ba-19a0-4450-8d62-50a2e3a3a230>.
  - v. **11/05/2024 by 2:00pm – Proposals due.**
  - vi. **11/13/2024** – District Notification to Selected Interview Firms.
  - vii. **11/20/2024** – Interviews.
  - viii. **11/22/2024** – District selection of successful LLB Entity.
  - ix. **12/19/2024** – Anticipated board award of LLB.
  - x. **12/20/2024** – 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)**

The project consists of one (1) construction increment:

Construction includes but not limited to: construction of the approximately 65,000 square feet replacement campus which will be designed to accommodate approximately 650 students, grades PK through 6th. Four new buildings will include library, multi-purpose room, platform, kitchen/servery and administrative and support spaces. The construction type for all buildings is to be Type II-B with automated fire sprinkler system. Site work shall include demolition of the existing campus including utilities in its entirety, and new construction including new parking lots with solar panel shade canopies, driveways with drop-off areas, playground and outdoor learning equipment, shade structures, hardscape and landscape.

- o Expected key features include but are not limited to:
  - o Combination of one-story and two-story buildings
  - o Sacramento County off-site improvements
  - o New SMUD infrastructure
  - o New Cal American Water Tie-ins
  - o New Comcast Tie-in

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

- o Preconstruction services is scheduled to go from 12/23/2024 – 06/26/2025.
- o DSA submittal was 10/01/2024 with DSA approval anticipated by 4/1/2025.
- o The LLB entity will be required to provide a constructability/BIM review and DSA submittal estimate by 02/07/2025.
- o The Entity will be asked to begin the TBR Development at time of DSA approval and complete the TBR Development for final District approval no later than 06/05/2025 for board approval on 06/26/2025.
- o The District anticipates issuing the Notice to Proceed for construction services on 06/27/2025.
- o The construction duration is anticipated to be from 09/02/2025 – 07/05/2027, with punchlist completion by 07/30/2027.
- o The post-construction duration is anticipated from 08/2027 – 07/2028.

### **5. Development of the TBR Phase may include:**

- a. Design / Constructability review with BIM 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 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: \$76,000,000 (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 (30) – 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 \$25,000 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](mailto:robert-aldama@scusd.edu)  
& Tina Alvarez-Bevens: [tina-alvarez-bevens@scusd.edu](mailto:tina-alvarez-bevens@scusd.edu)

Cassie Baugher, PM  
Kitchell, CEM  
[CBaugher@kitchell.com](mailto:CBaugher@kitchell.com)

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

**11. Adjourn & Walk the Site**



# Sacramento City Unified School District

MANDATORY Pre-Proposal Walk Sign-In-sheet

SCUSD Project# 477, Pacific Elementary New Construction Project

October 18th, 2024, 3:00 PM

REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
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Riley Jones	F&H Construction	209-931-3738	estimating@f-hconst.com
CARLOS PAREDES	ROEBBELEN	916-765-6108	estimating@roebbelen.com bd@roebbelen.com
Kevin Saenz	Roebbelen	925-876-7542	→
NICK CARLIN	XL CONSTRUCTION	916 893 7612	ncardin@xlconstruction.com



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Larry Cabodi	BALFOUR BEATTY <del>CLARK SULLIVAN A JOINT VENTURE</del>	916-362-1865	Larry@clarksullivan.com
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*A Better Building...A Better Building Experience!*

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