



**Business Services  
Contracts Office**

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

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

PROJECT: **RFP #478  
Fern Bacon Middle School Campus Revitalization**  
MEETING DATE: **October 17, 2024**  
TIME: **2:00 PM**  
LOCATION: **4140 Cuny Ave., Sacramento, CA 95823**

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**1. Introductions**

- a. Sacramento City Unified School District – Tina Alvarez-Bevens & Robert Aldama
- b. Nacht & Lewis – Chris Flatt & Elizabeth Hawks-McBride
- c. Innovative Construction Services – Meredith Collins & Isaac White
- d. LLB Representatives

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

- a. RFP SCHEDULE
  - i. **10/17/2024 at 2:00pm – Mandatory** Preproposal conference at **Fern Bacon Middle School - 4140 Cuny Ave., Sacramento, CA 95823**. We will meet in the parking lot.
  - ii. **10/23/2024 by 2:00pm** – Deadline to submit questions via email in accordance with RFP section VII. General Information.
  - iii. **10/24/2024** – Deadline to submit pre-qualification applications. Link to Quality Bidders can be found at <https://www.scusd.edu/contractor-prequalification>.
  - iv. **10/30/2024 by 2:00pm** – If applicable, an addendum will be uploaded to the RFP Document link <https://gateway.app.e-builder.net/app/bidders/landing?accountid=aaf85f30-eade-4a97-af1d-5076c07d8a32&projectid=298d8daf-f8bf-4f9b-84cd-37bb6cd15f4a&bidpackageid=b355e85e-901c-4e54-b539-f5016bf46081>.
  - v. **11/5/2024 by 2:00pm – Proposals due.**
  - vi. **11/8/2024** – District Notification to Selected Interview Firms.
  - vii. **11/14/2024** – Interviews.
  - viii. **11/18/2024** – 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: Demolition of four existing buildings, paving, landscaping, and utilities. Construction of one (1) two-story classroom building and two (2) classroom buildings. Modernization of the existing multi-purpose building and gymnasium. Completion of site work, paving, landscaping, and fencing.

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

- Preconstruction services is scheduled to go from 12/23/2024 – 6/5/2025.
- DSA submittal target is by 12/16/2024 with DSA approval by 4/4/2025.
- The LLB entity will be required to provide a constructability/BIM review and DSA submittal estimate by 2/14/2025.
- The Entity will be asked to begin and complete the TBR Development for final District approval not later than 3/31/2025 for board approval on 6/5/2025.
- The District anticipates issuing the Notice to Proceed for construction services on 6/9/2025.
- The construction duration is anticipated to be from 6/16/2025 – 7/5/2027, with punchlist and final project acceptance anticipated by 10/1/2027.
- The post-construction duration is anticipated from 10/2027 – 9/2028.

**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: \$86,000,000 (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 – 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 \$100,000 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)  
and

Meredith Collins, Sr.PM  
ICS, Inc.  
[meredith@icscm.com](mailto:meredith@icscm.com)

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

11. **Adjourn & Walk the Site**



# Sacramento City Unified District

MANDATORY Pre-Proposal Sign-In-Sheet

478 Fern Bacon Middle School Campus Revitalization

LLB Entities Please Provide A Business Card

Thursday, October 17, 2024

Page 1 of 2

COMPANY	REPRESENTATIVE PRINT NAME	SIGNATURE	TELEPHONE	EMAIL PRINT CLEARLY
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Balfour Beatty or Clark Sullivan Joint Venture	Bill Machado		916 316-1313	bmachado@BalfourBeatty.us.com
F.H Construction	Joe George		209-931-3738	Estimate@f-h-constr.com
Otto Construction	Maram Daoud		916-441-6870	madaoud@ottoconstruction.com
ROEBBEVEN CONTRACTING	CARLOS PAREDES		916-765-6100	estimating@roebbelen.com bd@roebbelen.com
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BHM Construction	Sarah Billis		415 209 3297	bid@bhmconstruction.com



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WE BUILD TO IMPROVE LIVES.



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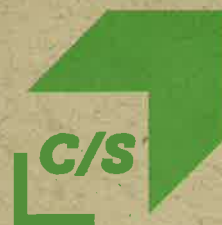
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