



**Business Services
Contracts Office**
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ADDENDUM NO. 2

Date: November 4, 2024

Issued by: Sacramento City Unified School District

**Project: Project #: 479
479 Bowling Green Elementary School Campus Renewal**

This addenda shall supersede the original Information, attachments, and specifications regarding **Project No. 479** where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

Part A – Lease-Leaseback Documents

AD2.01 Refer to 479 RFP, V. Proposal Format and Content

Revised to Read:

The following sections should be included in the order listed:

<p>1. A cover letter signed by an officer of the firm submitting the Proposal, or signed by another person with authority to act on behalf of and bind the firm. Indicate contact person(s) for the project. If an addendum is issued, please also acknowledge it on the cover letter. 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 align="center">“[Respondent] certifies under penalty of perjury, under the laws of the State of California that all information provided in its Proposal, including without limitation in exhibits and Attachments thereto and its Fee Proposal, is true and correct.”</p> <p>Failure to include such a certification shall make the Proposal non-responsive and unavailable for award.</p>	<p>Pass/Fail</p>
<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.</p>	<p>Pass/Fail</p>
<p>3. Respondents 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. Provide the following information for the license:</p> <ul style="list-style-type: none"> a. Name of license holder exactly as on file b. License Classification c. License Number 	<p>Pass/Fail</p>

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<p>d. Date Issued</p> <p>e. Expiration Date</p>	
<p>4. General information about your firm, including number of employees, type of business structure, years in business, website, name(s) of owner(s), home office location, local office location (if different), DIR registration number, federal tax I.D. number, whether you are a small business or disabled veteran business enterprise (DVBE), and market areas. Also include any signatory requirements to Union participation.</p>	5 Points
<p>5. Describe your approach to ensuring that the District meets its goals of 20% local business participation and 3% DVBE participation.</p>	5 Points
<p>6. Describe the history of any disputes and performance problems by the Respondent as a contractor (Nationwide). At a minimum, discuss whether or not any of the following 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 of the Respondent, or of any parent, subsidiary, predecessor company, or affiliated company, within the last ten (10) years. An affiliated company is one with at least 10% common ownership, or with the same qualifying individual, or that has two or more board members or officers in common. (Less 1-10 points per incident, depending on the reason, the company, and when the incident occurred) b. Any EPA, Air Quality Management District, or Regional Water Quality Control Board finding against the Respondent or the owner of a project on which the Respondent was the prime contractor in the past five (5) years. (Less 1 point per incident) c. In the past five (5) years, any violation by the Respondent of any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works, or the laws requiring use of a "skilled and trained workforce" on certain public works projects. "Skilled and trained" violations should include only violations by the Respondent not subcontractors of any tier and should be counted as one (1) violation per project. (Less 1 point per incident up to a maximum of 5 points) d. Payment by the Respondent of liquidated damages of \$100,000 or more on any contract in the last five (5) years. (Less 1 point per incident. The District retains discretion to subtract additional points for any incident in which over \$150,000 in liquidated damages was paid, up to a maximum of 5 points.) e. Termination of the Respondent for cause and/or default within the last ten (10) years. Incidents where the termination was withdrawn or changed to a termination for convenience need not be listed. (Less 10 points if in the last 5 years; less 5 points if over 5 years ago) f. In the past five (5) years, cancellation of any insurance policy or refusal of any insurance company to renew an insurance policy due to non-payment of premiums or losses claimed. (Less 3 points per incident) g. Any finding by any public entity in the past five (5) years that the 	<p>25 Points</p> <p>Loss of points from the total possible is specified for each issue</p>

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<p>Respondent was not a “responsible” bidder or proposer. (Less 5 points per incident, unless based solely on lack of experience)</p> <p>h. Any finding by a court or arbitrator in the past ten (10) years that the Respondent was liable for making any false or fraudulent claim or material misrepresentation to a public agency or entity. (Less 10 points if in the last 5 years; less 5 points if over 5 years ago)</p> <p>i. Withdrawal of a bid or proposal for mistake in the past ten (10) years. (Less 1 point per incident)</p> <p>j. Withdrawal of a bid or proposal after a contract award to the Respondent in the past ten (10) years. (Less 3 points per incident)</p> <p>k. Any claims in excess of \$250,000 made in the past five (5) years which were either a) asserted by the Respondent against a project owner in arbitration or litigation and compromised for 40% or less than the amount asserted or b) asserted against the Respondent 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 amount of the claim and portion of the claim agreed to in the settlement.)</p>	
<p>7. Describe the Respondent’s safety record and safety program for local office, including at least</p> <p>a. The Respondent’s worker safety program and how construction safety would be managed for the project. (4 points)</p> <p>b. Any CAL OSHA or Federal OSHA finding against the Respondent for any “serious,” “willful” or “repeat” violations of its safety or health regulations in the past five years. (none = 3 points; 1-2 = 2 points; 3-4 = 1 point; > 4 = 0 points)</p> <p>c. For each of the last three complete years - Provide the Average Lost Workday Incident Rate (LWIR), the Average Recordable Incident Rate (RIR) and the Experience Modification Rate (EMR) provided by your worker’s compensation insurance carrier. (3 points – 1pt each)</p>	10 Points
<p>8. Identify the key personnel proposed to work on the Project, providing the names and levels of responsibility of the day-to-day project manager, superintendent, and modular/pre-fab design assist lead. Emphasize specifics as it relates to experience with a) Pre-fabrication and/or Modular Construction, b) CTE programs, and c) occupied sites. Attach résumés for all identified key staff. Projects referenced on résumés should include contract value, start and finish dates, and delivery method (e.g., design-build, lease-leaseback, construction manager at risk). No substitution of personnel identified will be allowed without the District’s approval. The assigned point values will be based on the following personnel:</p> <p>a. Full-time on-site Superintendent (15 Points)</p> <p>b. Assistant Superintendent (Foreman/General Foreman also acceptable) (10 Points)</p> <p>c. Project Manager (10 Points)</p> <p>d. Design-assist Lead (5 Points)</p>	40 Points
<p>9. Specific Respondent experience with K-12 or community college district projects subject to DSA review/approval in Northern California in the last ten (10) years, with an emphasis on a) Relocation of modular buildings, b) projects with occupied sites, and c) conducted under lease-leaseback or design build procurement methodologies. Please include brief project description, procurement methodology, constructed values, dates</p>	40 Points

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<p>(start and completion), names of owners and their contact information, and names of architects/engineers and their contact information. Clearly identify whether or not on any project(s) you exceeded the originally established Total Base Rent or Guaranteed Maximum Price in the past ten (10) years (identify the initial contract value, the amount and the reasons for exceeding the price).</p> <p>For purposes of this requirement, Respondents will receive greater points for demonstrated experience on projects of \$15 million or more.</p> <p>For purposes of this requirement, Respondents will receive greater points for demonstrated experience on projects involving modular construction and/or occupied sites.</p> <p>The District may contact selected project contacts to assess similarity of work and quality of performance. The assigned point values will be based on the four (4) projects that the District concludes are the most applicable to the current Project.</p>	
<p>10. Describe in detail your experience, approach, and methods for carrying out Preconstruction Services, including without limitation the input and participation of the Pre-fabrication and/or Modular Building supplier and its design team. The assigned point values will be based on the following categories:</p> <ol style="list-style-type: none"> a. How will you work collaboratively with the Architect, CM, and other District personnel and consultants? Please include overall project approach for modular system design and construction/fabrication methodology. (Provide examples) (15 Points) b. Scheduling. Describe capabilities for project scheduling, including typical software programs utilized and experience of personnel in these programs. Discuss briefly the plan for scheduling of this Project, including Phases and Increments in relation to each other, schedule tracking, and schedule updates. The District is open to creative scheduling that will reduce the overall length of time of design and construction, as well as minimize the impact to the campus as a whole. (30 points) c. Describe constructability and BIM modeling approach (10 Points) d. Describe process for developing the Total Base Rent, including developing subcontractor scopes of work, DVBE outreach, and bidding. Describe methods used to minimize scope gap and process to manage scope gap if one arises. (5 Points) 	60 Points
<p>11. Describe in detail your approach and methods for carrying out the Construction Services, including without limitation how you will minimize the risk of building fabrication delays. The assigned point values will be based on the following categories:</p> <ol style="list-style-type: none"> a. Any creative methodology or technology that your firm uses or unique resources that your firm can offer. (5 Points) b. Describe how Respondent will manage construction to minimize delays, including due to unforeseen related adverse site or existing building conditions, and/or weather-related adverse site conditions, and/or delays in modular/pre-fabricated building construction and delivery, and/or delays resulting from long lead materials. (15 Points) c. Describe how Respondent will manage the Project during construction. The site will be occupied during construction. Include a site logistics plan and a site-specific safety plan with narrative of management of the plans. 	60 Points

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<p>Also, discuss the continuance of budget control and tracking methodologies. Discuss ensuring compliance through completion of construction, including all close-out documents. (35 Points)</p> <p>d. Describe how the Respondent will ensure that Respondent and all subcontractors comply with “skilled and trained workforce requirements” in the Project Labor Agreement. (5 Points)</p>	
<p>12. Financial Information – Provide the following financial information (1 point each):</p> <p>a. A current “Comprehensive Insight Plus Report” from a commercial credit rating service, such as Dunn and Bradstreet.</p> <p>b. A letter from a financial institution stating a current line of credit.</p> <p>c. A letter from a California admitted surety or insurance company stating bonding limit that can be applied to this Project(s).</p> <p>d. A letter from insurance company indicating ability to provide insurance.</p> <p>e. Indicate current value of all work the Respondent has under contract.</p>	5 Points
13. Non-Collusion Affidavit	Pass/Fail
14. Iran Contracting Act Certification	Pass/Fail
15. Certification Regarding Russian Sanctions	Pass/Fail

Maximum Technical Points: 250 points

Short-listed Interview: Interviewees are required to bring proposed design options and team, including the design-assist lead. Please be prepared to present a project case study with the schedule. Present challenges and lessons learned from the project case study.

Maximum Interview Points: 100 Points

Part B – Bidder Questions

QUESTION #1: On page 13 of the RFP, item 10.a "How will you work collaboratively with the Architect, CM and other District personnel and consultants? Please include overall project approach for modular system design and construction/fabrication methodology." Is the highlighted regarding modular design and construction being removed from the RFP? We heard at the site walk that there are no new modular buildings, only relocation of existing ones.

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language. The scope does not include pre-fabrication of modular classrooms. Modular scope will be limited to relocation of two (2) existing buildings from another SCUSD site to Bowling Green Chacon.

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QUESTION #2: Our policy for General Liability is \$1 million per occurrence and \$2 million aggregate. Your requirements for the project are \$2 million per occurrence and \$4 million aggregate. Please confirm if what we carry is acceptable or we will need to up our policy to meet the project requirements. These are higher limits than what we typically see on a project this size and it will increase the overall project cost.

RESPONSE: Insurance requirements will not be modified.

QUESTION #3: We currently are carrying \$19 million in our Umbrella policy. Since the General Liability limits must be present and met with the GL policy and not combined with the Umbrella Policy (per the facilities lease requirement), is our Umbrella Limit acceptable at \$19 Million in lieu of \$20 million per the facilities lease? Please confirm whether the higher limits are required or if our company limits are acceptable. These are higher limits than what we typically see on a project this size and it will increase the overall project cost.

RESPONSE: Insurance requirements will not be modified.

QUESTION #4: Please confirm location of relocated portables on site plan.

RESPONSE: Relocation of portables will be in the general vicinity noted below.



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QUESTION #5: Please confirm and elaborate on extent of relocation of modular buildings in scope of work for project.

RESPONSE: Modular scope will be limited to relocation of two (2) existing buildings from another SCUSD site to Bowling Green Chacon.

QUESTION #6: Section 8.a) asks for key personnel experience as it relates to prefabrication and/or modular construction experience. Does this apply? Should language be revised?

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language.

QUESTION #7: Section 8.b) asks for key personnel experience as it relates to CTE programs. Does this project have CTE programs? Should this language be revised?

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language.

QUESTION #8: Section 8.e asks for personnel to include Design-Assist Lead. Is there any design-assist required on this project?

RESPONSE: Yes

QUESTION #9: Section 8.c states (10 points). Is there supposed to be a position listed herein?

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language. Formatting error. The 10 points correspond with item 8b.

QUESTION #10: Section 9a – Is prefabrication and/or modular construction relative to this project? Should it be removed or modified to just relocating portables?

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language.

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QUESTION #11: Section 10 asks for experience, approach and methods for carrying out pre-con including participation of the prefabrication and/or modular building supplier. Since this project is just relocating modular, should the before mentioned verbiage related to prefabrication and/or modular building supplier be removed?

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language.

QUESTION #12: Section 10c – Should BIM modeling approach language be removed? Is this project intended to be BIM?

RESPONSE: BIM Language will not be removed. The District intends to have BIM incorporated into Preconstruction, as noted in Facilities Lease – Exhibit H – Preconstruction Services.

QUESTION #13: Section 11 – asks for how we will minimize risk of building fabrication delays. Is this related to modular? And should this be removed?

RESPONSE: Refer to AD 2.01 regarding revised proposal criteria language.

QUESTION #14: Fee Proposal – please confirm for the Exhibit D that you want Insurance Costs to include Builder's Risk costs and all costs associated with meeting Insurance Requirements on the project?

RESPONSE: Confirmed.

END OF ADDENDUM NO. 2

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