



Request for Qualifications and Proposals  
Lease-Leaseback Construction Services

California Middle School Renewal

RFQ/P#0415-468

Proposals Due: February 13, 2024

Mandatory Meeting: January 25, 2024

Sacramento City Unified School District  
5735 47<sup>th</sup> Avenue, Sacramento, CA 95824

[www.scusd.edu/rfp](http://www.scusd.edu/rfp)



RFQ/P SCHEDULE SUMMARY

DATE	ACTION ITEM
January 16, 2024	Release and advertisement of RFQ/P #0415-468.
January 23, 2024	Second Advertisement
January 25, 2024 at 2:00 P.M.	Mandatory Informational Meeting
February 6, 2024 at 2:00 P.M.	Last day to receive written questions from Respondents.
February 9, 2024 at 2:00 P.M.	



B. Scope of Work

D. District Project Management Description

Superintendent will be responsible for day-to-day decisions and may designate a project manager who will be the primary point of contact between the selected developer and the District.

E. Prequalification of Designated Subcontractors

If used, contractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C- to perform construction work as a first tier subcontractor on the Project pursuant to Public Contract Code section 20111.6. For Contractors that have not been prequalified by the District within the past twelve (12) months, prequalification applications are available at [www.scusd.edu/contractor-prequalification](http://www.scusd.edu/contractor-prequalification). To submit a proposal for this project, your application must be submitted by January 30, 2024 and approved by February 6, 2024.

F. Registration of Respondent and All Tiers of Subcontractors

The selected developer(s) shall not allow any employee or subcontractor to commence work

I. Insurance

The District requires at least the following insurance coverage from the selected developer:

Commercial General Liability	Product Liability and Completed Operations, Fire Damage Liability Split Limit	\$5,000,000 per occurrence; \$10,000,000 aggregate  Subcontractors (over 10%): \$2,000,000 per occurrence; \$4,000,000 annual aggregate
Excess Liability		Developer: \$25,000,000 per occurrence; \$25,000,000 annual aggregate  Subcontractors (over 10%): \$10,000,000 per occurrence; \$10,000,000 annual aggregate
Automobile Liability Any Auto	Combined Single Limit	\$3,000,000 (limits may be met with Excess Liability Policy required herein)
		Statutory limits pursuant to State law
		\$1,000,000
		Replacement Cost
Pollution Liability		\$2,000,000 per occurrence; \$2,000,000 annual aggregate

The limits of insurance for those subcontractors whose scope of work does not exceed One million dollars (\$1,000,000) shall not be less than the following amounts:

Commercial General Liability	Product Liability and Completed Operations	\$2,000,000 per occurrence; \$4,000,000 annual aggregate
Excess Liability		\$5,000,000 per occurrence; \$5,000,000 annual aggregate
Automobile Liability - Any Auto	Combined Single Limit	

prior to modification and/or c



Any such contact shall be grounds for the disqualification of the Respondent submitting a RFQ/P Packet.

#### MANDATORY INFORMATIONAL MEETING AND SITE WALK

Respondents must attend the mandatory informational meeting and site walk, to be conducted on Thursday, January 25, 2024, at 2:00 P.M. The meeting will be held at 1600 Vallejo Way, Sacramento, CA 95818. At this mandatory meeting, District representatives will distribute information and materials to further describe the Project, the scope of work, and walk the proposed Project site. Respondents shall consider and address the materials and information distributed at the meeting in their RFQ/P Packets. Respondents that fail to attend the mandatory informational meeting, in its entirety, shall be ineligible for responding to this RFQ/P.

#### SUBMITTAL FORMAT

##### A. Format

Material must be in 8½ x 11 inch format with font no less than 11 point font size. The RFQ/P Packets shall include divider tabs labeled with boldface headers below (e.g. the first tab would

Seven (7) bound copies and one (1) unbound copy, of the RFQ/P Packet shall be submitted. Each submittal shall not contain more than thirty (30) single-sided pages, and excluding front and back covers, tabs, certificates of insurance, detailed schedule charts, and comments to the Form of Agreement (Tab 12). Any double-sided page is counted as two single-sided pages. A single sided 11in. x 17in. sized paper will be accepted for the site logistics plan but will count as two (2) single-sided pages. Any double-sided 11in. x 17in. sized paper used for the site logistics plan will be counted as four (4) single-sided pages.

C. Contents

Respondents shall comply with the following requirements for its RFQ/P Packet:

1. TAB 1 ±Executive Summary (max. 1 page)

This should be an overview of the entire RFQ/P Packet with a description of the general approach and/or methodology the Respondent will use to meet the goals and fulfill the general functions as set forth in this RFQ/P.

2. TAB 2 ±Table of Contents

This should be a complete and clear listing of the headings and pages to allow easy reference to key information.

3. TAB 3 ±Cover Letter Identifying Respondent (max. 1 page)

This should be a letter of introduction signed by an authorized officer of the Respondent. If the Respondent is a joint venture, duplicate the signature block and have a principal or officer sign on behalf of each party to the joint venture. The letter shall also include:

- a.
- b. Address, include any branch office address and point of contact.
- c. Telephone number.
- d. Facsimile number.
- e. E-Mail address.
- f. Identify team.
- g. Clearly identify the individual(s) who are authorized to speak for the Respondent during the evaluation process.
- h. And, the following statement:

Lease and Facilities Lease as Appendix  
B viewed the  
indemnity provisions and insurance requirements contained in  
the Agreement. If given the opportunity to contract with the

- i. Respondent shall certify that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.





6.



iv. Maximizing safety.

8. TAB 8 ±Contracting History

If any of the following have occurred, please describe in detail the circumstances of each occurrence (20 Points. Deduction of 2 points for each occurrence):

- a. Failure to enter into a contract or professional services agreement once selected.
- b.







SELECTION CRITERIA

A. Best Value Evaluation





C. Selection Process

RFQ/P Packets shall be evaluated and the Project awarded in the following manner:

1. All proposals received shall be reviewed to determine those that meet the format requirements and the standards specified in RFQ/P.
2. District shall evaluate the qualifications of the Respondents based solely upon the adopted criteria and evaluation methodology, and shall assign a best value score to each proposal. Once the evaluation is complete, all responsive proposals shall be ranked from the highest best value to the lowest best value to the District.
3. The District will select a minimum of two (2) respondents based on their technical scores. These respondents will be short-listed.
4. proposer whose proposal is determined, in writing by the Governing Board, to be the best value to the District.
5. If the selected developer refuses or fails to execute the tendered proposed contract, the Governing Board may award the contract to the proposer with the second highest best value score if it deems it to be for the best interest of the District. If the second selected developer refuses or fails to execute the tendered instrument, the Governing Board may award the instrument to the proposer with the third highest best value score if it deems it to be for the best interest of the District.
6. Notwithstanding any other law, upon issuance of a contract award, the District shall publicly announce its award, identifying the entity to which the award is made, along with a statement regarding the basis of the contract file shall provide sufficient information to satisfy an external audit.

D. Interviews (50 Points)

The District will invite the short-listed respondents





APPENDIX A  
Project Description

Project Name: California Middle School Renewal

Scope of work is primarily an aesthetic campus renewal with cosmetic maintenance with replacement in kind of floor covering and utility and systems upgrades. Included but not limited to, new flooring, new paint, upgrades to electrical, low voltage and fire alarm in 4 buildings. Along with general site work upgrades, including, restored turf at the west playfield, electronic marquee at street, replacement of all hardscaping to ensure compliant campus path of travel routing throughout, reconfiguration of accessibility in parking lot 01, landscape planting and turf upgrades, various utilities and irrigation upgrades, refurbishments and replacement of perimeter fencing and gates and installation of one way motorized access gates for staff parking lot 02.

Estimated Construction Duration: (70) Seventy Days

Construction Cost Estimate: \$12,000,000

Architect: JK Architecture Engineering

District Furniture Rep: Campbell Keller

DSA Intake Submittal Date: November 8, 2023

Anticipated DSA Approval: Late February 2024

End of 2023/2024 School Date: June 14, 2024

Construction Start Date: June 15, 2024

Construction Completion Date: August 23, 2024

Start of 2024/2025 School Date: August 29, 2024

Project Closeout Date: September 30, 2024



APPENDIX B  
Form of Agreement

See Attached:

Site Lease  
Facilities Lease

APPENDIX C-1

NON-COLLUSION DECLARATION  
(Public Contract Code Section 7106)

APPENDIX C-2

IRAN CONTRACTING ACT CERTIFICATION  
(Public Contract Code Sections 2202-2208)

Prior to bidding on or submitting a proposal for a contract for goods or services of \$1,000,000 or more, the bidder/proposer must submit this certification pursuant to Public Contract Code section 2204.

The bidder/proposer must complete ONLY ONE of the following two options. To complete OPTION 1, check the corresponding box and complete the certification below. To complete OPTION 2, check the corresponding box, complete the certification below, and attach documentation demonstrating the exemption approval.

OPTION 1. Bidder/Proposer is not on the current list of persons engaged in investment activities in Iran created by the California Department of General Services pursuant to Public Contract Code section 2203(b), and we are not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

OPTION 2. Bidder/Proposer has received a written exemption from the certification requirement pursuant to Public Contract Code sections 2203(c) and (d). A copy of the written documentation demonstrating the exemption approval is included with our bid/proposal.

CERTIFICATION:

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY, that I am duly authorized to legally bind the bidder/proposer to the OPTION selected above. This









