Request for Qualifications and Proposals Lease-Leaseback Construction Services

Hiram Johnson HS Stadium Lighting/ Bleachers/ Concession-Restroom Buildings and Plaza

Proposals Due: February 18, 2022 at 10am Mandatory Meeting: February 7, 2022 at 10am

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SACRAMENTO CITY UNIFIED SCHOOL DISTRICT REQUEST FOR QUALIFICATIONS AND PROPOSAL328.66 734.34 Tm-

I. Insurance

The District requires the following minimum insurance coverage from the selected developer and for those
subcontractors whose subcontract does not exceed \$1,000,000 shall not be less than the following amounts:

Commercial General Liability	Product Liability and Completed Operations, Fire Damage Liability t Split Limit	Developer: \$2,000,000 per occurrence; \$4,000,000 annual aggregate	
		Subcontractors: \$1,000,000 per occurrence; \$2,000,000 annual aggregate	
Excess Liability		Developer: \$10,000,000 per occurrence; \$10,000,000 annual aggregate	
		Subcontractors: \$1,000,000 per occurrence; \$2,000,000 annual aggregate	
Automobile Liability t Any Auto	Combined Sngle Limit	\$1,000,000 Subcontractors: \$1,000,000	
t}ŒIŒ∙[}u‰ v∙	ġ	Satutory limits pursuant to Sate law	

VI. <u>SUBMITTAL FORMAT</u>

A. <u>Format</u>

Material must be in 81/2 x 11 inch format with font no less than 11 point font size. The RFQ/P Packets shall include

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No divider sheets or tab Text printed on one side only (i.e., no back-to-back pages) Pages with proprietary information removed

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B. <u>General Overview</u>

Each RFQ/P Packet shall include a description of the type, technical experience, backgrounds, qualifications and expertise of the Respondent. The description shall show that the firm possesses the demonstrated skills and professional experience to perform the general functions of the Project and fulfill the goals and vision of the District •] $\check{s} \cdot \check{A} \circ \rbrace_{\infty} \circ CE$ ($\rbrace CE \check{s} Z = W \circ CE \rbrace_{i} \check{s} X \land \mu u \rbrack \check{s} \check{s} \circ \bullet \cdot Z \circ \circ \bullet \circ CE \rbrack] v \check{s} \rbrack \circ \check{s} Z Z$ out the Project. Included in this information must be a description of construction scheduling, staging, and logistics based on timelines and information provided by the District in this RFQ/P and the mandatory informational meeting. • $CE \rbrack \check{s} Z Z \cdot \mathscr{W} \rbrace v = v \check{s} [\bullet \ \mathscr{W} \circ \mathscr{W} \circ CE \rbrace Z \check{s} \rbrace \check{s} Z = W \circ CE \operatorname{ploiog} v \operatorname{bhd} v \operatorname{tortechnd} v \circ CE \check{s} \rbrack \check{A} u$ Respondent uses or unique resources that the Respondent can offer to the District and Project.

C. <u>Contents</u>

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. Z •‰}v vš[• v u X
- b. Address, include any branch office address and point of contact.
- c. Telephone number.

- d. Facsimile number.
- e. E-Mail address.

functions required. Respondent may identify additional necessary tasks and discuss these in its proposed method to accomplish the work.

- b. How Respondent plans to incorporate skilled and trained workforce into the Project.
- c. How Respondent plans to incorporate local subcontracting teams into the Project.
- d. How Respondent plans to incorporate construction means and methods into the Project.
- e. Proposed cost for completing preconstruction services for the Project for which

- e. Amount of fees received;
- f. ^š ((]vPU]v ομ]vP Z •‰}v vš[• š u u u Œ•U •μ consultants;
- g. Relationship with owner/dient;
- h. References: Provide a contact name, telephone number and email address for the owners and indicate which key personnel of Respondent worked on each project; and
- i. Discussion of claims, demands, and/or litigation arising from the project and involving the Respondent, and resolution of the same.
- j. Include examples of other similar project assignments on the part of the Respondent.
- 7. TAB 7 Contracting History

If any of the following have occurred, please describe in detail the circumstances of each occurrence:

- a. Failure to enter into a contract or professional services agreement once selected.
- b. Withdrawal of a proposal or bid as a result of an error.
- c. Termination or failure to complete a contract.
- d. Debarment by any municipal, county, state, federal, or local agency.
- e. Involvement in litigation, arbitration, or mediation, whether concluded or ongoing.
- f. Conviction of the Respondent or its principals for violating any state or federal antitrust laws by bid or proposal rigging, collusion, or restrictive competition between bidders or proposers, or conviction of any other federal or state law related to bidding or performance of services.
- g. Knowing concealment of any deficiency in the performance of a prior contract.
- h. Falsification of information or submission of deceptive or fraudulent statement in connection with a contract.
- i. Willful disregard for applicable rules, laws, or regulations.
- j. Failure to disclose information regarding any of the above may be deemed to indicate an unsatisfactory record of performance. Information regarding any of the above may be considered in determining the suitability of Respondent to perform the needed services. Accordingly, Respondent may describe mitigating factors as part of description of any of the above.
- 8. TAB 8 Pricing and Contingency APPENDIX D

The pricing will be evaluated based on the completion and submittal of APPENDIX D Fee Proposal Form to include: $\sim i \cdot \% CE \quad v \cdot \tilde{s} CE \quad \mu \tilde{s} \\ v \cdot \tilde{s} CE \quad \psi \tilde{s} CE \quad v \cdot \tilde{s} CE \quad \psi \tilde{s} \\ v \cdot \tilde{s} CE \quad \psi \tilde{s} C$

C. <u>Selection Process</u>

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 ev

APPENDIX A

Project Description

Project Name: Hiram Johnson HS Stadium Lighting/ Bleachers/ Concession-Restroom Buildings and Plaza

Scope of services shall include:

Preconstruction services (March 2022 t May 2022); Construction (June 2022 t November 2022); Punchlist & project acceptance (December 2022 t January 2023); Sx (6) month post-construction lease period (February 2023 t July 2023).

Scope of work to include but not limited to: Construction of new Stadium entrance, Lighting, Bleachers, and Concession-Restroom Buildings.

In accordance with section Jof this RFP, the LLB v š] š Ç Á] o o $(E - \langle \mu \rangle DE = \delta v \rangle \langle \mu \rangle v \circ \mu + \mu \rangle v \delta OE$ within the SOQ submittal Pre-fabricated modular building company; Bleacher builder company; and LED sports lighting manufacturer.

The work associated with the purchase and installation of two (2) prefabricated modular buildings on a permanent foundation include but not limited to the following key features:

24x40 PC basis of design

1.25:12 dual pitched integrated roof

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Roofing t 26 Ga. G-90 standing seam with colored roof panels (Kynar or equal)

3-coat stucco exterior

Schedule 40 downspouts (thick-walled pipe)

Overhead Door OHD model 651 series. Stainless steel rolling counter door t mounting interior face of wall. 22gauge No. 4 brushed finish. Stainless steel bottom bar, locking bolts, and guides. Hood is 24 gauge stainless steel No. 4 brushed finish.

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The work associated with the purchase and installation of bleachers include the following key features:

APPENDIX B Form of Agreement

See Attached:

Ste Lease Facilities Lease

Direct Job Costs	Direct Cost of the Work	General Conditions	Overhead and Profit	Paid by District
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