



Request for Qualifications and Proposals
Lease-Leaseback Construction Services

Luther Burbank Pool Replacement and
Locker Room Improvement

Proposals Due: March 24, 2022 by 10:00 am

Mandatory Meeting: March 15, 2022 at 12:00 pm

Sacramento City Unified School District
5735 47th Avenue, Sacramento, CA 95824

www.scusd.edu/rfp

Project is complete, the developer shall lease the completed facilities back to the District for a pre determined monthly lease payment amount. However, the District ~~is that~~ the lease will include an early termination payment option for the District

D. District Project Management Description

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, G7, G10, G16, G20, G34, G36, C-38, G42, G43, and/or G46 licenses to perform construction work as a first tier subcontractor on the Project pursuant to Public Contract Code section 201.1706. Contractors that have not been prequalified by the District within the past twelve (12) months, prequalification applications are available at

I. Insurance

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

III. LIMITATIONS

This RFQ/P is neither a formal request for bids, nor an offer by the District to contract with any party responding to this RFQ/P. The District reserves the right to add additional qualified Respondents for consideration after distribution of this RFQ/P if it is found to be in the best interest of the District. All decisions concerning selection of the developer will be made in the best interests of the District. The awarding of the contract pursuant to this RFQ/P, if at all, is at the sole discretion of the District.

The District makes no representation that participation in the RFQ/P process will lead to an award of contract or any consideration whatsoever. The District shall be responsible for the cost of preparing any RFQ/P Packet in response to this RFQ/P.

RFQ/P Packets and any other supporting materials submitted to the District in response to this RFQ/P will not be returned and will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not require the District to protect the designated matter from disclosure. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, RFQ/P Packets shall be held confidential by the District and shall not be subject to disclosure under the California Public Records Act until after either: (1) the District and the

interview, the identified individuals must attend the interview and any required in-person presentations.

- c. Description of Respondent's description of in-house resources (e.g. computer capabilities, software) upon multidisciplinary staff to address the services required under the RFQ/P.
- d. Provide the volume of construction in dollars for each of the past three (3) years.
- e. resources.
- f. Provide a statement on financial resources, bonding capacity and insurance coverage.
- g. Provide a claims statement for all resolved or ongoing claims. Submit a statement indicating any and all suits or claims in which the Respondent or its personnel instigated a claim and/or litigation regarding construction projects within the past five (5) years, and indicating any and all claims in which claims and/or litigation have been pursued against the Respondent or its personnel

- v. Expiration Date
- vi. Whether license has been suspended or revoked in the past five (5) years. If so, explain.
- i. Provide signatory status.
- j. Location of nearest local office and main office, if different.
- k. coverages.
- l. Provide Non-Collusion Declaration. ~~APPENDIX 1.)~~
- m. Provide Iran Contracting Act Certification. ~~APPENDIX 2.)~~

5. TAB 5 Methods and Strategic Plan

- a. ship
the general 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 the Proposal is being submitted.
- f. Detailed discussion of costs related to fees, general conditions, insurance, supervision, and management of the construction portion of the scope of work.

Emphasis will be given to the methods and strategic plan as they relate to preconstruction services and how the preconstruction services will transition into the construction services.

6. TAB 6 Prior Relevant Experience

Description of the R construction over the past five (5) years. Specifically, please provide a list of completed or ongoing projects

Respondent may describe mitigating factors as part of description of any of the above.

8. TAB 8 Pricing and Contingency

The pricing will be evaluated based on the: (1) preconstruction services cost or method of calculation; (2) which includes profit and overhead; (3) general conditions cost; (4) bonds and insurance percentage; (5) construction contingency to be applied to errors and omissions; and (6) allowances, if any

After the Agreement is awarded and DSA approves the plans specifications, the selected developer will

of the GMP, the District will expect to have access to all subcontractor bids, contingency breakdown

conditions, contractor contingency, and allowances, if any, but shall specifically exclude the amount of the District contingency. In the event the selected developer realizes a savings on any aspect of the Project, such savings shall be added to the District contingency and expended consistently with the District contingency. In addition, any portion of the contractor contingency and/or allowance remaining after

- x **Preconstruction Meetings:** Attend meetings at the Project site with the architect of record and the Bond Management team every two (2) weeks, until the Notice to Proceed with Construction is issued

Based on these criteria, District staff assign points to each proposer and then calculate the total points awarded to the proposer. The more points the higher the proposer is ranked. The highest ranked proposer reflects the best combination of price and qualifications for the Project.

Any comments or objections to the form of Agreement attached here ~~as~~ **APPENDIX** to this RFQ/P shall

**APPENDIX
Project Description**

Project Name **Luther Burbank Pool Replacement and Locker Room Improvement Project**

Description

removal and replacement of a 6 x 25 yard swimming pool and mechanical/chemical systems.

APPENDIX C

APPENDIX C

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 ^{31*6} ~~S X U A M~~ 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.

Contractor's Main Office Staff

