Request for Qualifications IRU Construction Management Services

Proposal Deadline: December 3, 2021, 4:00pm

Contact:

NOTICE IS HEREBYGIVEN that the Sacramento City Unified $6\,F\,K\,R'RO'W\,ULVF\,W\,\mu$ requesting qualified

REQUEST FOR QUALIFICATIONS(RFQ) #22-01 - CONSTRUCTION MANAGEMENT SERVICES
I. BACKGROUND

Х	Evaluate	bids or	proposals	and	recommend	award

х С	Other pre-	bid/pre -	proposal	and	award	tasks	identified	vd b	the	Distri	ct
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Selection of the CM firm responsible for any specific project(s) shall be determined by the District on a project-by-project basis, based on factors including but not limited to the experience of the firm(s), personnel and other resources available at the time, price, and budget.

The selected Firm(s) will not perform any design, inspections, or construction work as a general contractor or subcontractor, and shall not be allowed to self-perform any trade work, nor contract with affiliates to perform such work.

The selected CM and its subcontractors shall comply with all applicable federal, state and local laws regarding COVID 19, including Vaccination and Testing Requirements.

Attached as Appendix A WR WKLV 5)3 LV WKH 'LVWULFW·V VWDQGDUG 3UI including the scope of work for CM Services. This Agreement, together with its exhibits, sets forth in more detail the types of services required.

III. <u>LIMITATIONS</u>

The District reserves the right to contract with any person or entity responding to this RFQ The District makes no representation that participation in the RFQprocess will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing a response to this RFQ

The Submittals and any other supporting materials submitted to the District in response to this RFQ will not be returned and will become the property of the District unle ss portions of the material are designated as proprietary at the time of the Submittal and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not bind the Di strict to protect the designated matter from disclosure. Pursuant to

V. RESTRICTIONS ON LOBBING AND CONTACTS

From the period beginning on the date of the issuance of this RFQ and ending on the date of selection, no person or entity submitting in response to this RFQ nor any officer, employee, representative, agent, or consultant representing such a person or entity, shall contact through any means or engage in any discussion regarding this RFQ the evaluation/selection process, or the award of any contract with any member of the District, Board of Education, or any member of WKH &LWL]HQV. 2 YHUANYLSUIGN WOODS BY BY BULDAY WOOD for the disqualification of the Respondent.

VI. POOL OF QUALIFIED APPLICANTS AND RECERTFICATION

The District will main tain a pool of qualified firms. Requests for recertification may be sent every three (3) years. Firms who do not reply to the request for recertification may be deleted from the pool of prequalified firms, at the sole discretion of the District. Additional firms may be added to the pool, at the Dist ULFW·V VROH GLINTEQUALITY WITHOUTH DEMONSTRATED TO THE DISTRICT CONTROLLED TO THE DISTRICT CONTROLLED

VII. SUBMITTAL REQUIREMENTS

A. <u>Format Requirements</u>

Submittals shall be no more than twenty (20) single-sided pages or ten (10) double-sided pages in length. This page limitation excludes front/back covers, divider sheets/tabs, and allowed appendices. Submittals containing more than the authorized number of pages will not be considered. Material must be in $8-1/2 \times 11$ inch format with no less than 11 point font size. Submittals shall include divider tabs labeled with boldface headers below; e.g. the first tab would

- x Provide a letter of introduction signed by an authorized officer of Respondent. If Respondent is a joint venture, duplicate the signature block and have a principal or officer also sign on behalf of each party to the joint venture.
- x IQFOXGH D EULHI GHVFULSWLRQ RI ZK\ 5HVSRQGHQW LV ZHO(needs.

Χ

- x Telephone and fax.
- x Website.
- x Name and email of main contact.
- x Federal Tax I.D. Number.
- x LicenseNumber.
- x Type of organization (e.g., corporation, partnership, etc.). If a joint venture, describe the division of responsibilities between participating firms, offices (location) that would be the primary participants, and percentage interest of each firm.
- x A brief description and history of the firm, including number of years the firm has been in business and date firm was established under its given name.
- x Number of employees.
- x Location of office where the bulk of services solicited willQ q5 W* n BT /F8 11.04 Tsc 1 0 0 1 7 11.08

- x 'HVFULEH \RXU ILUP·V DSSURDFK WR TXD, On du Working Edding to URO DVV monitor consultants.
- x Describe the Firm's approach to and experience with Sustainability, including Energy Management/Conservation and "Green Buildings," Implementation Plans, Value Engineering, Modular Construction, Facility Design Standards and Maser Specifications, and Technology Integration, Planning and Implementation, including

REQUEST FOR QUALIFICATIONS (RFQ) #22-01 - CC	DNSTRUCTION MANAGEMENT SERVICES

- 9. Appendix
- x Agreement for Construction Management Services (APPENDIX A.)
- x Iran Contracting Act Certification. (APPENDIX B.)

VIII. SELECTION PROCESS

The District will evaluate all submissions. Each Submittal must be complete. Incomplete Submittal will be considered nonresponsive an(osid)5(ered)5()-8.essponsirponsion.

with budgeting and value engineering, and experience with scheduling and solving scheduling challenges (20 points)

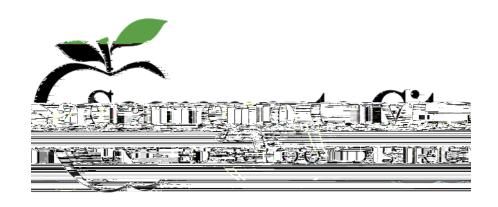
x Qualtiy of interview responses (10 points)

B. <u>Interviews</u>

The District, at its sole discretion, may elect to interview selectedRespondents If a Respondent is requested to come for an interview, the key proposed project staff will be expected to attend the interview. The interview will be an opportunity for the District to review the Submittal and any other matters the District deems relevant to its evaluation. Any objections/proposed changes to the form of Agreement attached hereto as APPENDIX Ashall be stated in writing in the Submittal and may be the subject of inquiry at the interview. The District will not consider any objections/proposed changes to the Agreement that are raised after the deadline for Submittals.

C. <u>District Investigations</u>

The District may perform investigations of Respondents that extend beyond contacting the references identified in the Submittals. The District may request a Respondent to submit additional information pertinent to the review process. The District also reserves v/224(ri)3ghthe igatitt Aup n -17912 0 61



Agreement for Construction Management Services between

Sacramento City Unified School District and

Dro	ioot
P10	ject

Dated: _______

ARTICLE 27.	Communications / Notice	1.9.
ARTICLE 28.	Disabled Veteran Business Enterprise Participation	19
ARTICLE 29.	'LVWULFW·V 5LJ.K.WW.R\$.X.G.L.W	19
ARTICLE 30.		

- 1.1.8 Construction Cost Budget: The total cost to District of all elements of a Project designed or specified by the Architect, as adjusted during and at the end of the design phase in accordance with this Agreement and the Agreement for Architectural Services. The Construction Cost Budget does not include the compensation of the Project Design Team the Program Manager, the CM and any subconsultants, the cost of the land, rights-of-way, or financing which are the responsibility of the District.
- 1.1.9 <u>Construction Manager</u>: The entity listed in the first paragraph of this Agreement.
- 1.1.10 <u>Consultant(s)</u>: Any and all consultant(s), sub-consultant(s), subcontractor(s), or agent(s) to the CM.
- 1.1.11 <u>Contractor</u>: One or more licensed and registered contractors under contract with the District for construction of all or a portion of the Project.
- 1.1.12 <u>Design Team</u>: The Architect(s) that the District designates as being the architect(s) for all **or**

- 1.1.20 Project Inspector, Inspector of Record, IOR: The agent of the DSA at the project site whose primary responsibility will be to insure that the project is constructed in compliance with current codes; DSA approved plans and specifications relating to fire life safety, structure, and accessibility; and quality controls required of a public works facility. The IOR will report to both the DSA and the Architect.
- 1.1.21 <u>Record Drawings</u>: A final set of drawings prepared by the Architect incorporating all changes from all As-Builts, sketches, details, and clarifications.
- 1.1.22 <u>Service(s)</u>: All labor, materials, supervision, services, tasks, and work that the CM is required to perform and that are required by, or reasonably inferred from, the Agreement, and that are necessary for the design and completion of the Project.

ARTICLE 2. Term

2.1 <u>Term</u>: This Agreement shall become effective on ______2021, and, except as otherwise provided herein, will continue in effect until ______, 20___.

ARTICLE 3. Scope, Responsibilities and Services of CM

- 3.1 Scope: CM shall provide the Services described herein and under Exhibit $^{\prime}$ A μ for the Project.
- 3.2 <u>Standard of Care</u>: CM, its officers, agents, employees, subcontractors, Consultants and any persons or entities for whom CM is responsible, shall provide all Services pursuant to this Agreement in accordance with the requirements of this Agreement and in a manner consistent with the standard of care under California law applicable to those who specialize in providing the same services for projects of the type, scope, and complexity of the Project.

 7 K H 'L V W U L F W · V U H Y L H Z D S S U R Y D O R I R U S D \ P H Q W I under this Agreement shall not be construed as assent that CM has complied, nor in any way relieve the CM of compliance, with (i) the applicable standard of care, or (ii) applicable statutes, regulations, rules, guidelines and requirements.
- 3.3 Coordination:

- with the receipt of a written Notice to Proceed signed by the District Representative. CM·V VHUYLFHV ZLOO EH FRPSOHWHG LQ D schedule attached as Exhibit 'C. µDuring the 3 UR MC+bFstMuckion Phase, the District may require that the Contractors submit all notices and communication relating to the Project directly to the CM.
- 3.6 Review of General Obligation Bond Program Report and 'LVWULFWVV Facilities Master Plan: CM will review the 'LVWUFacilities Master Plan for the District and other written materials the District makes available by the District to CM to understand fully the nature, extent and intent of the Facilities Plan and the Project.
- 3.7 Review of Measure _: CM will review Measure _ and other written materials made available by the District to CM that relate to Measure _ to fully understand the extent of funding available to implement the 'LVWULFW·V 0DVWF Facilities Planfor the District, the anticipated schedule for issuance of Bonds under Measure _ relative to the anticipated design, bidding and construction of projects.
- 3.8 <u>Expansion of Work based on Additional Funds</u>: Should the Board decide to expand the scope of the Project and/or supplement the Construction

agrees further that no person having any such interest shall be employed by CM.

ARTICLE 5. Schedule of Work

CM shall commence work under this Agreement upon receipt of a Notice to Proceed and shall prosecute the work diligently as described in Exhibit ´A µso as to proceed with and complete the Services in compliance with the schedule attached as Exhibit ´C. µTime is of the essence and failure of CM to perform work on time as specified in this Agreement is a material breach of this Agreement.

ARTICLE 6. Construction Cost Budget

- 6.1 CM shall have responsibility, along with the Architect, to develop, review, and reconcile the Construction Cost Budget per Project with the Architect and the District throughout the design process and construction.
- 6.2 The Construction Cost Budget shall be the

additional cost to the District (exclusive of District and other DJHQFLHV. UHYLHZ WLPH

- 6.6.3 Terminate this Agreement if the Project is abandoned by the District without further obligation by either party.
- 6.6.4 Within three (3) months of receipt of bids, instruct Design Team to revise the drawings and specifications (in scope and quality as approved by the District) to bring the Project within the Construction Cost Budget for re-bidding. CM will perform cost estimation, value engineering, constructability reviews, and/or bidding support at no additional cost to the District.
- 6.7 If any of the following events occur, the District may exercise any one, or any combination, of the actions set forth in Article 6.6 above:
 - 6.7.1 The lowest responsive base bid received isfive percent (5%) or more in excess of the Construction Cost Budget or
 - 6.7.2 The combined total of base bid and all additive alternates equal or exceed ten percent (10%) of the Construction Cost Budget; or
 - 6.7.3 The Construction Cost Budget increases in phases subsequent to the Schematic Design Phase due to reasonably foreseeable changes in the condition of the construction market in Bay Area in so far as these have not been caused by Acts of God, earthquakes, strikes, war, or energy shortages due to uncontrollable events in the world economy.

ARTICLE 7. Fee and Method of Payment for Basic Services

- 7.1 District shall pay CM an amount not to exceed ollabs

 (\$______ for all) services contracted for under this Agreement and based on the Fee Schedule set forth in ([K L E L W ' ' µ
- 7.2 District shall pay CM the Fee pursuant to the provisions herein and the method of payment set forth in Exhibit \mathcal{D} . μ
- 7.3 CM shall bill its work under this Agreement on a percent of completion basis in accordance with Exhibit $\,$ D. μ
- 7.4 No increase in fee will be due from change orders generated during the construction period to the extent caused by CM · \(\mathbb{\text{\text{V}}}\)ror(s) or omission(s)
- 7.5 The CM·V IHH VHW IRUWK LQ WKLV \$JUHHPH QalWoff VKDOO EF CM· Services incurred in the performance hereof as indicated in Exhibit Ď, μ including, without limitation, all costs for personnel, travel within two hundred (200) miles of the Project location, offices, per diem expenses, printing, providing or shipping of deliverables in the quantities set forth in Exhibit Ã. μ

ARTICLE 8. Payment for Extra Services

- Any charges for Extra Services shall be paid by the District as described in Exhibit B µat the rates set forth in ([K L E L Wonlý' wpon certification of the 'L V W \psi\text{Unifo}\text{F \text{Write}}\text{h} authorization of the claimed Extra Services and the Extra Services havebeen satisfactorily completed.
- 8.2 CM shall submit to District a written proposal describing the proposed scope of services and listing the personnel, labor duration, rates, and cost. CM shall proceed with Extra Services RQO\ XSRQ UHFHLYLQJ WKH 'LVWULF authorization. CM will not be entitled to any compensation for Extra Services SHUIRUPHG SULRU WR UHFHLYLQJ.'LVWULFW·V ZULWWF
- 8.3 If CM SHUIRUPV DQ\ ([WUD 6HUYLFHV ZLWKRXW WKH UHSUHVHQWDWLYH·V SULRU ZULWWHQ DXWKRUL]DWLR to pay for such Extra Services.The foregoing provision notwithstanding, CM will be paid by the District as described in ([KLELWfor 25 ttpa Services the 'LVWULFW·V DXWKRUL]HG UHSUHVHQWCD WobbfYmhs YHUEDOC such request in writing pursuant to the notice requirements of this Agreement, and proceeds with such Extra Services not earlier than two (2) business days after the District receives CM·V ZULWWHQ FRQILUPDWLRQ RI WKH U

ARTICLE 9. Owner ship of Data

- 9.1 All of CM · Work product prepared or generated in connection with this Agreement is the 'L V W Up to FeVVy: V
- 9.2 Upon WKH 'L Vrentuest, Fine CM shall make available to the District all work product completed or in progress at the time of such a request.
- 9.3 After Project completion or , if the District exercises the right to terminate this Agreement pursuant to the Agreement terms, CM shall assemble and deliver to District ZLWKLQILYH FDOHQGDUGDV RIalWoKH'LVWUL CM·Work product of the generated, prepared, reviewed or compiled in connection with this Agreement and the Services and authorized Extra Services hereunder. This includes, without limitation, all CM generated documents, copies of all documents CM exchanged with or copied to or from all other Project participants, and all closeout documents. CM shall be index and organize appropriately said Project records for easy use by District personnel.
- 9.4 All Project records are District property, whether or not those records are in the CM·V SRVV IDISTNICL Retains all rights to all copyrights, designs, and other intellectual property embodied in the plans, record drawings, specifications, estimates, and other documents that CM

 ${\sf District} \cdot {\bf \Psi} {\sf roject} \ {\sf representative}$

- 15.2.1 Commercial General Liability. Two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury, property damage, death, advertising injury, and medical payments arising from the performance of any portion of the Services. If Commercial General Liability or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project/location or the general aggregate limit shall be twice the required occurrence limit.
- 15.2.2 Commercial Automobile Liability, Any Auto . One million dollars (\$1,000,000) peroccurrence.
- Workers' Compensation . Statutory limits required by the State of California. For all of the CM·V HPSOR\HHV ZKR DUH VXEMH Agreement and to the extent required by the applicable state or federal law, CM shall keep in full force and effect, a Workers' Compensation policy. CM shall provide an endorsement that the insurer waives the right of subrogation against the District and its respective elected officials, officers, employees, agents, representatives, consultants, trustees, and volunteers.
- 15.2.4 Employer's Liability. One million dollars (\$1,000,000) per accident for bodily injury or disease. For all of the CM · V HPSOR\HHV who are subject to this Agreement, CM shall keep in full force and effect, an Employment Practices Liabilit BT /4v3B0 0 t612 7921u(d8>-9<] TJ -4(

15.4.2 CM · Whosurer shall reduce or eliminate such deductibles or self-insured retention as respects the District, its officers, officials, employees and volunteers; or

15.4.3 CM

shall be in excess of the CM \cdot V LQ V X U D Q F H D Q G V K D O O Q R \ with it.

- 15.5.8 Construction Manager shall provide an endorsement that the insurer waives the right of subrogation against the District and its respective elected officials, officers, employees, agents, representatives, consultants, trustees, and volunteers.
- CM shall require all subconsultants to maintain the level of insurance CM deems appropriate with respect to the FRQVXOWDQW·V scope of the Work unless otherwise indicated in the Agreement.

 CM shall cause the subconsultants to furnish proof thereof to District within ten (10) days RI 'LVWULFW·V UCMTNOTHVW 6KRX require subconsultants to provide the same level of insurance as is required of CM, as provided in this Agreement, CM is not relieved of its indemnity obligations to District or fulfilling its insurance requirements as provided in this Agreement.
- 15.5.10 If CM normally carries insurance in an amount greater than the minimum amounts required herein, that greater amount shall become the minimum required amount of insurance for purposes of the Agreement. Therefore, CM hereby acknowledges and agrees that all insurance carried by it shall be deemed liability coverage for all actions it performs in connection with the Agreement.
- 15.6 Acceptability of Insurers : Insurance is to be placed with insurers admitted in California with a current A.M. Best's rating of no less than A: VIIQ q 0.00000912 0 612 792 re

ARTICLE 16. Nondiscrimination

CM agrees to comply with the provisions of the California Fair Employment and Housing Act as set forth in part 2.8 of division 3 of the California Government Code,

- 21.1 All claims, disputes or controversies arising out of, or in relation to the interpretation, application or enforcement of this Agreement may be decided through mediation as the first method of resolution. Notice of the demand for mediation of a dispute shall be filed in writing with the other party to the Agreement. The demand for mediation shall be made within a reasonable time after written notice of the dispute has been provided to the other party, but in no case longer than ninety (90) days after initial written notice.
- 21.2 If a claim, or any portion thereof, remains in dispute upon satisfaction of all applicable dispute resolution requirements, the Consultant shall comply with all claims presentation requirements as provided in Chapter 1 (commencing with section 900) and Chapter 2 (commencing with section 910) of Part 3 of Division 3.6 of Title 1 of Government Code as a condition precedent to the & R Q V X O W D Q W · V U L J K W W R E U L Q J DFor purposes of W L R Q D J those provisions, the running of the time within which a claim must be presented to the District shall be tolled from the time the Consult ant sub W*h0q 0.t792 r

- plan for hospital, surgical or medical insurance; membership in any District retirement program; paid vacation, paid sick leave or other leave, with or without pay; or any other benefits which accrue to a District employee.
- 24.3 Should District, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Department, or both, determine that CM or any employee of CM is an employee of District for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by CM which can be applied against this liability). District shall then forward those amounts to the relevant taxing authority.
- 24.4 Should a relevant taxing authority determine a liability for past services performed by CM for District, upon notification of such fact by District, CM shall promptly remit the amount due or arrange with District to have the amount due withheld from future payments to CM under this Agreement (again, offsetting any amounts already paid by CM which can be applied as a credit against that liability).
- 24.5 A determination of employment status pursuant to the preceding two paragraphs shall be solely for the purposes of the particular tax in question, and for all other purposes of this Agreement, CM shall not be considered an employee of District. Notwithstanding the foregoing, should any court, arbitrator, or administrative authority determine CM is an employee for any other purpose, then CM DJUHHV WR D UHGXFWLRQ LQ 'LVWULFV from this Agreement pursuant to principles similar to those stated in the foregoing paragraphs so that the total expenses of District under this Agreement shall not be greater than they would have been had the court, arbitrator, or administrative authority determined CM was not an employee.
- 24.6 Nothing in this Agreement shall operate to confer rights or benefits on persons or entities not a party to this Agreement.

ARTICLE 25. Warranty of CM

25.1 In1-85(be)-8414b25p112 133[8* n Q q 0.00000im 0 g 0 G [(a)-8(m)6(o)-3(unt)-194(du)-13(e

- 'LVWULFW·V 5LJKW LQFOXGHV WKH ULJKW WR LQVSHFV outside of CM·V SUHPLVHV R IProblect\realtedGrectorCtsCand other information with appropriate safeguards, if such retention is deemed necessary by the District in its sole discretion. The District shall keep this information confidential, as allowed by applicable law.
- 29.2 7 K H 'L V Wollh Linfc Wide's the Lright to examine any and all books, records, documents and any other evidence of procedures and practices that the District determines is necessary to discover and verify whether CM is in compliance with all requirements of this Agreement.
- 29.3 If there is a claim for additional compensation or for Extra Services, the 'LVWULFW·V 5LJKW LQFOXGHV WKH ULJKW WR H[DPLQH any and all other evidence and accounting procedures and practices that the District determines is necessary to discover and verify all direct and indirect costs, of whatever nature, which are claimed to have been incurred, or anticipated to be incurred.
- 29.4 CM shall maintain complete and accurate records in accordance with generally accepted accounting practices in the industry. CM shall make available to the District for review and audit all Project-related accounting records and GRFXPHQWV DQG DQ\RWKHU ILQDQFLDCM ShallWD 8SRQ submit exact duplicates of originals of all requested records to the District.
- 29.5 CM shall include audit provisions in any and all of its subcontracts, and shall ensure that these sections are binding upon all Consultants.
- 29.6 CM VKDOO FRPSO\ ZLWK WKHVH SURYLVLRQV ZLWKLQ IL written request to review and audit any or all of CM·V 3 U-ReMatteloFreVoords and information.

ARTICLE 30.

EXHIBIT "A"

RESPONSIBILITIES AND SERVICES OF ONSTRUCTION MANGER

		<u>Page</u>
1.	BASIC SERVICES	1
2.	GENERAL PROJECT SERVICES	4
3.	PRECONSTRUCTION PHASE	
4.	PREBID PHASE	7.
5.	BIDDING PHASE	7
6.	CONSTRUCTION PHASE	8
7.	PROJECT COMPLETION	1.1
8.	FINAL DOCUMENTS	12.

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RESPONSIBILITIES AND SERVICES OF ONSTRUCTION MANGER

Construction Manager CM µ shall provide professional services necessary for completing the following:

1. BASIC SERVICES

- 1.1. Provide work which shall comply with professional standards and applicable requirements of federal, state, and local law.
- 1.2. Monitor and advise the District as to all material developments in the Project. Maintain reporting systems for scope, sequencing, scheduling, budgets and communication for the Projefo4aL

- 1.10. Interface with the Contractor and all subcontractors during construction to ensure that the District is provided with an acceptable Project and the best value for taxpayer dollars.
- 1.11. Advise the District as to the regulatory agencies that have jurisdiction over any portion or all of the Project, and as to coordination with and implementation of the requirements of the regulatory agencies, including without limitation DSA.
- 1.12. Contract for or employ, at CM

- questions or comments. These shall be furnished to the District and/or its representative for inclusion in the overall Project documentation.
- 1.18. Coordinate transmittal of documents to regulatory agencies for review and advise the District of potential problems in completion of such reviews.
- 1.19. Prepare a bidders list for each bid package for approval by the District.
- 1.20. Assistance with administration of the prequalification process;
- 1.21. Assistance in development of documents necessary or appropriate for bidding the Construction Contract for the Project;

- the focal point of all communication to and from construction Contractor and shall be copied on all communications between the District and its Design Team.
- 2.2 Scheduling: Track and report on schedule status for Project. The CM shall develop Project master schedules and milestone schedules, andreview and approve Contractor project schedules and milestone schedules for the project per specifications, and shall report on same each month to the District and Program Manager.
- 2.3 Cost Controls: Implement methods to track construction expenditures on the Project using methods developed by Program Manager. The CM shall generate monthly reports to the District reflecting this information.

3.

- 3.16 To the extent requested by District or Program Manager, provide updated cost estimates for the Project at the Schematic Design, Design Development, and Construction Documents Phases as directed by District; coordinate with design professional(s) and reconcile cost estimates with design professional(s). H V W L P D W H V
- 3.17 Advise District

- information obtained from the design professional(s). Advise District and Program Manager as to status and criticality of RFIs.
- 6.26 Implement procedures, in collaboration with the District, Program Manager and Design Team, for expediting the processing and approval of shop drawings, product data, samples, and other submittals for each contract. Receive and transmit all submittals from the construction Contractor to the Design Team for review and approval. Maintain submittal and shop drawing logs.
- 6.27 Record the progress of work at the Project. When present, prepare daily reports for the Project containing a record of weather, construction Contractor(s) present and their number of workers, work accomplished, problems encountered, and other relevant data.

6.28

Page A-11

- CRQWUsDplentwire and completion of punch list work. CM shall review, with the Architect and District, the completed punch list work. CM shall ensure that, with input of the Architect, the completed punch list work complies with applicable provisions of the construction Contract.
- 7.3 CM shall determine, with the Architect and District, when the Project or designated portions thereof are complete.
- 7.4 CM shall conduct, with the Architect and District, final inspections of the Project or designated portions thereof. CM shall notify the District of final completion.
- 7.5 CM shall consult with the Architect and District and shall determine when the Project and the construction Contractor s work are finally completed. CM shall assist with the issuance of a Certificate of Final Completion, and shall provide to the District a written recommendation regarding payment to the Contractor.
- 7.6 CM shall coordinate close-out procedures, including personnel training. Advise District staff on systems operations, training and close-out of Project.
- 7.7 CM shall coordinate and expedite Contractor close-out requirements, including guarantees/warranties, certificates, keys, manuals, AsBuilt Drawings, Record Drawings, specifications, daily logs, and verified reports. Ensure that all other project participants submit necessary close out documentation.
- 7.8 CM shall coordinate operational safety reviews with District post occupancy and manage corrective work as necessary.
- 7.9 CM shall ensure that all building commissioning requirements have been fulfilled in a timely manner through District commissioning agents.
- 7.10 CM

(11) months after Project completion to inspect the Project and identify any outstanding warranty work.

10. PROJECT CLOSEOUT

To the extent requested by District or Program Manager, the Construction Manager shall assist District, Architect, and Program Manager as necessary to ensure all information and documentation necessary for Project closeout with the DSA is complete and the Project is timely closed out with DSA. This includes but is not limited to reports from independent consultants, inspectors, testing laboratories, and corresponding or required DSA forms.

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SCHEDULE OF WORK

[To be completed/inserted]

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FEE SCHEDULE

Compensation

1. The CM · Nee set forth in this Agreement shall be full compensation for all of CM · V 6 HUYLFHV LQFXUL in its performance, including, without limitation, all costs for personnel, travel within two hundred (200) miles of the Project location

EXHIBIT ɵ

CRIMINAL BACKGROUND INVESTIGATION/FINGERPRINTING CERTIFICATION

PROJECT/CONTRACT NO.: 'LVWULFWµ DQG for the	_ between the Sacramento City Unified School District CM µ Idலிங்truction management services _ Project ´& R Q W U சாஞ்ஸ்டிய R U ´
The undersigned does hereby certify to the governing boar	rd of the District as follows:
That I am a representative of the CM currently under contracertified; and that I am authorized and qualified to execute	
CM certifies that it has taken at least one of the following a the Contract (check all that apply):	actions with respect to the Project that are the subject of
	installed or will install, prior to commencement of Work, between CM's employees and District pupils at all times;
Pursuant to Education Code section 45125.2,CM 7	612 792 tifics tha19(Ch)-1at 9(Ch)4()4I TJ ET Q q 0.00000912 0

Date:		

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EXHIBITS Page E-2