

This addenda shall supersede the original Information, attachments, and specifications regarding RFP #477 where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

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Note: AD 1.03 revises the LLP Developer Proposal Package Due Date to November 6, 2024.

#### PART A – RFQ/P

AD1.01 Refer to Request for Proposal (RFP) #477 Cover Sheet:

Replace RFP, (35 Pages) in its entirety.

- x Revises the date of the RFP Cover Sheet from December 19, 2024, to September 25, 2024, the date of the 1<sup>st</sup> advertisement.

AD1.02 Refer to RFP #477:

Section I Critical Dates, RFP Milestone Dates

Replace RFP which includes Exhibit N, (35 Pages) in its entirety.

- x Revises the date of the LLB Developer Proposal Due Date from Tuesday, November 5, 2024, to Wednesday, November 6, 2024. No subsequent dates are changed.

AD1.03 Refer to RFP #477:

Section II Project, Anticipated Schedule:

Replace RFP, (35 Pages) in its entirety.

- x

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AD1.04 Refer to RFP #477 Section V Proposal Format and Content, Body of Submittal :

Replace RFP, (35 Pages) in its entirety.

- x Revises language of Item #8 to indicate “Steel Frame, 2-Story Buildings” instead of “Metal Fabrication Buildings” to provide clarity that there are no “Pre-Fabricated Buildings” in the scope of work.

AD1.05 Refer to RFP #477, Exhibit D Fee Proposal Form

Replace RFP, (35 Pages) in its entirety.

- x Revises Item 2 Proposed Preconstruction Services Fee – Site Investigation Allowance from \$100,000 to \$25,000. This now matches RFP, Section IV Scope of Work, Paragraph 1.a.

AD1.06 Refer to RFP #477. Exhibit N Preliminary Schedule:

Replace RFP, (35 Pages) in its entirety.

- x Revises the date of the LLB Developer Proposal Due Date from Tuesday, November 5, 2024, to Wednesday, November 6, 2024. No subsequent dates are changed.
- x Revises activities to match activities and dates found in RFP Section II, Project Anticipated Schedule.

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Part C – FACILITY LEASE , EXHIBIT C

(Not Used)

PART D – SITE LEASE

(Not Used)

PART E – CONTRACT FORMS

(Not Used)

AD1.08 Developers Questions:

Question #1 :\_Please advise if the process to tie into the water utility service has started and what stage is it in?

Response #1: Yes, the plan review process has started. Pre-Application and Pre-Submission Meetings with California American Water have been held, and plans submitted for their review on 10/28/2024. Cal AM has indicated comments will be returned in ~3 weeks.

Question #2 :\_Please advise if the process to tie into the electrical utility service has started and what stage is it in?

Response #2 : Yes, the plan review process has started. Plans were submitted to SMUD for the main new service and SMUD issued the main service commitment plans the week of 10/21/2024. Under a separate SMUD Service N

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Question #5 : The RFP contains a site plan. Can elevations or renderings of the school be provided?

Response #5 : Yes, a separate Rendering PDF Document is included as part of this Addendum 1. See AD1.10

List of Attachments:

AD1.09 Request for Proposal #477 (35 Pages)

AD1.10 Pacific ES Renderings (Five (5) Separate .png files)

END OF ADDENDUM NO. 1

Vendor to sign as acknowledgment of receipt and return with Proposal \_\_\_\_\_ :

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Company Name (please print) \_\_\_\_\_



**Request for Proposals  
Lease-Leaseback Services  
Sacramento City Unified School District**

**Exhibits**

- Exhibit A: Map to Sacramento City USD District Office (Serna Center)**
- Exhibit B: Preliminary Site Plan**
- Exhibit C: Allowable General Conditions Costs and other Project Costs**
- Exhibit D: Fee Proposal Form**
- Exhibit E: Facilities Lease**
- Exhibit F: Site Lease**
- Exhibit G: SCUSD Boundaries and Areas**
- Exhibit H: DVBE Requirements**
- Exhibit I: Lease/Leaseback Construction Standard Forms Manual**
- Exhibit J: Non-Collusion Affidavit**
- Exhibit K: Iran Contracting Act Certification**
- Exhibit L: Certification Regarding Russian Sanctions**
- Exhibit M: SCUSD Project Labor Agreement**
- Exhibit N: Preliminary Schedule**
- Exhibit O: Subcontractor Listing Form**

The Board of Trustees (“Board”) of the Sacramento City Unified School District (“District”) is seeking qualified providers of lease-leaseback construction services (“LLB Entity”) to provide preconstruction and construction related services for construction of the **Pacific Elementary School New Construction Project** located at **6201 41<sup>st</sup> Street, Sacramento, CA 95824**, County of Sacramento, State of California pursuant to California Education Code Section 17406 (the "Project"), including a twelve (12) month post-construction lease period. A single entity will be selected for the lease-leaseback (“LLB”) delivery and financing for the Project.

**I. Critical Dates**

**Proposal Due Date:**

Seven (7) hard copies and one (1) separate electronic pdf flash drive of the proposal (**without the fee proposal**) shall be submitted in a three-ring binder, and a separate sealed envelope with one (1) hard copy and one (1) electronic copy pdf flash drive of the Fee Proposal (**Exhibit D**) shall be delivered **no later than November 5, 2024, by 2:00 p.m.** to:

Sacramento City Unified School District  
District Office – Contracts Office (See attached map in RFP **Exhibit A**)  
5735 47<sup>th</sup> Avenue, Sacramento, CA 95824  
Attn: Tina Alvarez-Bevens

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~~10/22/2024~~ – Deadline to submit pre-qualification applications. Link to Quality Bidders can be found at <https://www.scusd.edu/contractor-prequalification>

~~10/25/2024 at 2:00 p.m.~~ – Deadline to submit questions via email

~~11/01/2024 at 2:00 p.m.~~ – If applicable, an addendum will be uploaded to the District website <https://www.scusd.edu/request-proposals-and-qualifications-0>. RFP documents are also available on e-Bldr at <https://gateway.app.e-builder.net/app/bidders/landing?accountid=aaf85f30-eade-4a97-af1d-5076c07d8a32&projectid=c7280d9c-70ff-474d-ba74-d588243763cf&bidpackageid=7bbc31ba-19a0-4450-8d62-50a2e3a3a230>

~~11/06/2024 by 2:00 p.m.~~ – **PROPOSALS DUE**

~~11/13/2024~~ – District Notification to Selected Interview Firms

~~12/20/2024~~ – **PROPOSALS DUE**

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9 The construction duration is anticipated to be from **09/02/2025 – 07/16/2027**, with punch list and final project acceptance anticipated by **08/31/2027**.

9 The post-construction duration is anticipated from **09/01/2027 – 08/31/2028**.

9

**Preconstruction Services**

Preconstruction services, as defined in Education Code section 17400(b)(4), will include the services generally described below in Section IV(1), Scope of Work, Preconstruction Phase Services including but not limited to a





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to bid for and be awarded the Project without regard to whether they are otherwise parties to collective bargaining agreements. When developing the TBR during preconstruction services, the selected LLB Entity shall award subcontracts for the work without regard to whether the subcontractors are otherwise parties to collective bargaining agreements. The LLB Entity will be required to provide the District with a monthly report of its and its subcontractors' compliance with the skilled and trained workforce requirements to ensure compliance with the PLA.

### **Financing**

Financing will be required from the LLB Entity in that the total of the lease payments under the Facilities Lease for the Project will be spread over a Lease Term that includes a post-construction period of **twelve (12)** months after final completion of the Project. The District contemplates that the portion of the Project financed and paid during the post-construction period will not exceed five percent (5%) of the Total Base Rent. Any fees for financing during the post-construction period shall be stated in the Price Proposal and will be taken into consideration in evaluating the Proposals. The District will not pay any additional fees for financing during the construction period of any Increment.

### **Construction Budgets / Costs**

The District will require an open book policy with the LLB Entity and its construction team. The District, through itself or its authorized agents and consultants, expects to have access to all Project information, including without limitation subcontractor/supplier bids, contracts, and change orders; value engineering back-up; contingency breakdown and tracking; general conditions breakdown and tracking; actual costs for bonds and insurance; and LLB Entity fees.

Refer to the Facilities Lease (**Exhibit D**) for what constitutes a Change Order.

### **DVBE Participation Requirements**





the failure to  
(Exhibit L)

correspond

responding  
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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:

- 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.

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10. Describe in detail your experience, approach, and methods for carrying out Preconstruction Services, including without limitation the input and participation of the selected sub-trades; scheduling; BIM modeling; and development of TBR. The assigned point values will be based on the following categories:

- a. How will you work collaboratively with the Architect, CM, and other District personnel and consultants? Identify which trades you plan to include for this phase and



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e. Indicate current value of all work the Respondent has under contract.	
13. Non-Collusion Affidavit	<b>Pass/Fail</b>
14. Iran Contracting Act Certification	<b>Pass/Fail</b>
15. Certification Regarding Russian Sanctions	<b>Pass/Fail</b>

**Maximum Technical Points: 250 points**

**Short-listed Interview:** he District will invite the short-IIP (5)Tj -0.002 Tc 0.001BD337 0 2 (i)-1..001 P.po/2.6 ( T)-5.4 (ech)-5.4 (



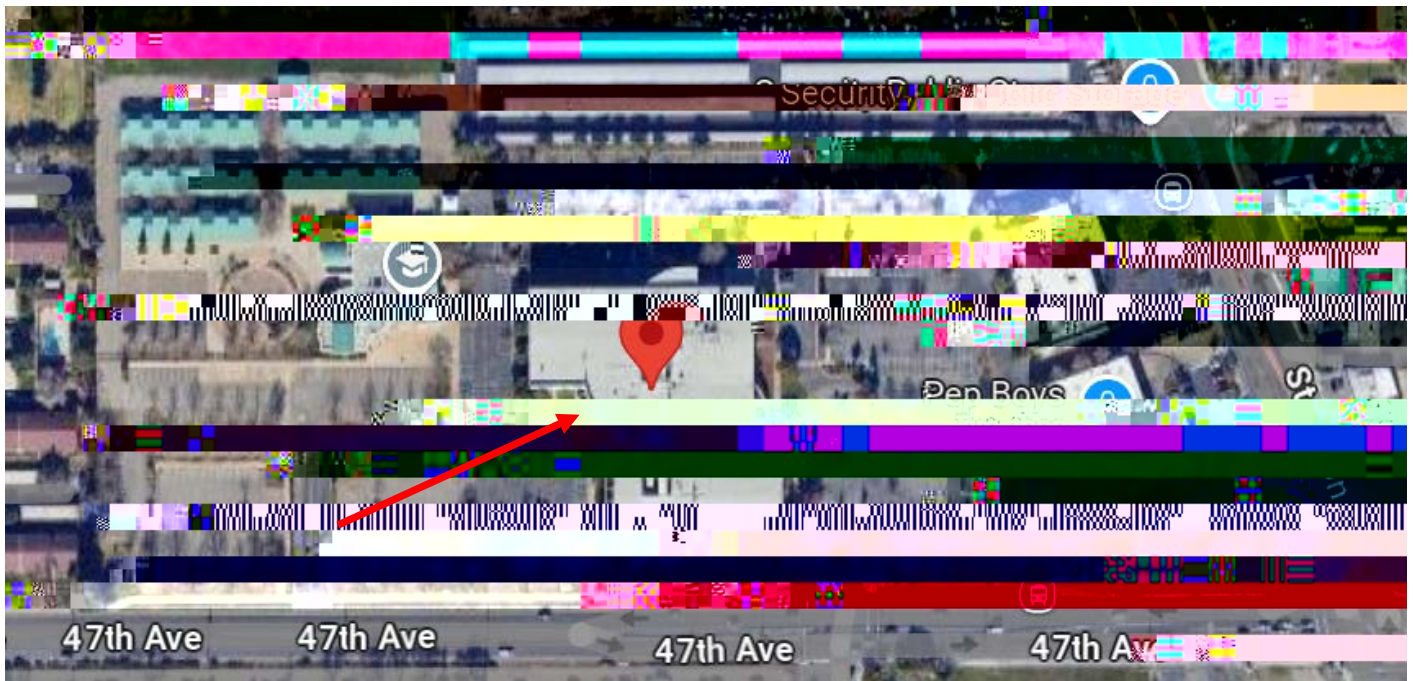


**VIII. Special Conditions**

1. Non-Discrimination. The District does not discriminate on the basis of race, color, national origin, religion, age,

EXHIBIT A

MAP to SACRAMENTO CITY USD – DISTRICT OFFICE



**SCUSD SERNA CENTER  
5735 47<sup>TH</sup> AVENUE  
SACRAMENTO, CA 95824**

**Ensure the Receptionist Date/Time Stamps Proposal**

Proposal not received by the deadline will be returned unopened and will not be considered.

**EXHIBIT B**

**PRELIMINARY SITE PLAN**



## Addendum 1



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2	Developer-provided insurance				
3	Printing - Drwgs & Specs		X		
4	Initial Soils Investigation				X
5	Testing and Inspection				X
6	Maintenance After Occupancy				X
7	Facility Operator/Training	X			
8	Fees				



**EXHIBIT E**

**FACILITIES LEASE**

**(Document attached separately)**

**1 revisions identified in Addendum 1**

**EXHIBIT F**

**SITE LEASE**

**(Document attached separately)  
No Revisions in Addendum 1**

**EXHIBIT G**

**SCUSD BOUNDARIES AND AREAS**

Blue = Area 1  
Green = Area 6  
Purple = Area 5  
Red = Area 4  
Orange = Area 7  
Yellow = Area 7

**EXHIBIT H**

**DVBE REQUIREMENTS**

Definitions:

“Disabled Veteran Business Enterprise” (DVBE) means a business concern that is certified as a DVBE by the Department of General Services, Office of Small Business and Disabled Veteran Business Enterprise Services (OSDS).

“Entity” means the Lease-Leaseback Entity that will construct the Project.

“Participation Goal” or “Goal” means a numerically expressed DVBE objective that the Entity is required to make efforts to achieve in accordance with Section 17076.11 of the Education Code.

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fax, email, letter, or other reasonable means, but must be documented. Submit documentation of all outreach efforts with the Good Faith Efforts documentation. Include copies of all DVBE responses.

Follow up initial solicitations. Document all such efforts and DVBE responses as part of the Good Faith Efforts documentation.

Work with interested DVBEs, including providing adequate information about the project and portions of work available and negotiating in good faith with interested DVBEs to assist them with being able to bid. Document all such efforts with the Good Faith Efforts documentation.

Substitutions

Entity and its subcontractors must use the DVBE subcontractor(s) and/or supplier(s) as specified in the bid documents. (See Section 8.1 (a)3.1)

**EXHIBIT I**

**Lease/Leaseback CONSTRUCTION STANDARD FORMS MANUAL**

**(Document attached separately)  
No Revisions in Addendum 1**









**EXHIBIT M**

**SCUSD PROJECT LABOR AGREEMENT**

**(Document attached separately)**

**No Revisions in Addendum 1**



**EXHIBIT O**

**SUBCONTRACTOR LISTING FORM**

PROJECT: Pacific Elementary School New Construction

LLB Entity acknowledges and agrees that it must clearly set forth below the name, location and California contractor license number of each subcontractor who will perform work or labor or render service to the LLB Entity in or about the construction of the Work or who will specially fabricate and install a portion of the Work according to detailed drawings contained in the plans and specifications in an amount in excess of one-half of one percent (0.5%) of LLB Entity's total Base Fee and the kind of Work that each will perform. Vendors or suppliers of materials only do not need to be listed.

LLB Entity acknowledges and agrees that, if LLB Entity fails to list as to any portion of Work, or if LLB Entity lists more than one subcontractor to perform the same portion of Work, LLB Entity must perform that portion (i)3.2 (t)-1.2oLBn (ac)-8

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Date: \_\_\_\_\_

Proper Name of LLB Entity: \_\_\_\_\_

Signature: \_\_\_\_\_