

Business Services

Contracts Office

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Jorge Aguilar, Superintendent

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Request for Proposals for Lease-Leaseback Construction Services American Legion Core Academic Renovation

I. OVERVIEW

The Sacramento City Unified School District (the “District” or “Owner”) is seeking proposals from qualified providers of Lease-Leaseback Construction Services (“Contractors”) for the construction of the American Legion Core Academic Renovation project (“Project”) within the District. Contracts will be awarded by the Board under the provisions of Education Code section 17406, *et seq.*

The Governing Board of the District is planning to select a contractor for the Project at its regular Board meeting on August 16, 2018. The Board reserves the right to postpone or cancel this selection. The meeting will be held at 6:30 p.m. at Serna Center Community Rooms, 5735 47th Avenue, Sacramento, California.

All Contractors submitting proposals must be prequalified pursuant to Education Code section 17406 subsection (a)(2)(C) and Public Contract Code section 20111.6 subsections (b) through (m), prior to submitting a proposal.

The District prequalifies prospective contractors on an annual basis, and such prequalification is valid for one year from the date of the initial prequalification. Contractors that have been prequalified pursuant to the District’s annual prequalification process no more than twelve (12) months prior to submittal of its proposal for the Project shall be deemed prequalified for purposes of submitting a proposal in response to this Request for Proposals (“RFP”). 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.

Firms are responsible for checking the website periodically for any updates or revisions to the RFP. All proposals will be considered valid and prices will be considered fixed for a period of sixty (60) days following submission.

No business entity, including any agent of such entity, shall directly or indirectly contact any District Board of Education member immediately before or during the RFP process of any project on which the business entity intends to or has submitted a RFP. Any vendor violating this policy shall be deemed disqualified from the RFP. Should such contact come to light after the RFP is awarded and the entity was deemed the successful Responder, the Board reserves the right to cancel any contract awarded, in which case, the vendor shall be liable for any damage incurred by the district. The Board shall exercise its best judgment for the benefit of the district in making a decision whether to proceed or not, depending on all of the facts and circumstances.

Requests for Information

Questions related to this RFP should be submitted in writing to Jessica Sulli, Contract Specialist, at jessica-sulli@scusd.edu no later than July 13, 2018. Specify "RFI – American Legion Core Academic Renovation Project" in the subject line. Responses to all questions received will be posted on the District's website, <http://www.scusd.edu/rfp> no later than July 19, 2018. PrJETQq0.00000912 0 61

III. SCOPE OF SERVICES

The scope of the project includes:

- Relocation of existing modular classroom building (Bldg B).
- Construction of new standalone 9500 SF Gymnasium Building (Bldg G), including two classrooms.

A. Construction and Post-Construction Services

The Contractor shall perform all work and obligations described in the Contract Documents, including the following construction and post-construction services:

1. Construction of the Project in accordance with the plans and specifications.
2. Coordinate and expedite record drawings and specifications.
3. Compile operations and maintenance manuals, warranties/guarantees, and certificates.
4. Prepare final accounting and close-out reports.
5. Other responsibilities necessary for the completion of the Project in accordance with the plans and specifications.

B. Cost Estimate

The District estimates the total cost for this Project will be \$5,350,000. This estimate is based solely on the Architect's most recent estimate of the total Project costs and is subject to change.

C. Financing

The successful Contractor will be financing the construction of the Project through a lease-leaseback arrangement at an interest rate equal to the current Bank of American prime interest rate not to exceed 4.0%. The District will be paying Contractor for its construction and financing through monthly lease payments that will extend beyond the completion of the construction.

D. Scope of the Lump Sum Proposal; Proposed Budget

The District will require an open book policy with the successful Contractor and its construction team on the entire Project, meaning that all costs included in the Contractor's Total Sublease Amount and each monthly Sublease Payment shall be clearly set forth to the District's satisfaction,

2. All subcontractor costs and material and equipment supplier costs.
3. Contractor's overhead, supervision of subcontractors and other management responsibilities, and its materials, equipment, and employees/labor (including but not limited to wages, salaries, and benefits) costs, for any work performed by the Contractor.
4. All bonds and insurance, including but not limited to payment and performance bonds.
5. All other costs incurred in performance of Contractor's obligations under the terms of the Contract Documents, including but not limited to the Lease-Leaseback Agreement, Site Lease Agreement, and Sublease Agreement.

F. Time to Complete

It is anticipated that construction will start on or about October 15, 2018. Time of completion for

C. Experience

D. Price Proposal – complete the Price Proposal Form (Exhibit D) and attach to it a detailed breakdown of all costs

E. Designated Subcontractor List

V. SELECTION PROCEDURES AND GUIDELINES

- c. What is your company's current total bonding capacity?
 - d. What is your company's current available bonding capacity?
 - e. Has your company been unable to obtain a bond for a contract in the past five years? If yes, please explain.
 - f. Has your company ever declared bankruptcy or been placed in receivership? If yes, please explain.
- ii. History of Performance
- a. Using the form attached (Exhibit B) provide summaries of up to six (6) projects (including up to three (3) recent projects for the District, as applicable) completed by your company in the past ten years that are similar to the Scope of Work described in this RFP. For each project summary please provide the project name and client, a description of the scope of work, and a description of your role in the lifecycle of the project. If applicable, please specify if the project was a K-12 school project and/or conducted under Education Code section 17406, *et seq.* (i.e., a Lease-Leaseback project). Provide examples of more than one owner to the extent possible.
 - b. Describe your specific experience with K-12 public school projects conducted under Education Code section 17406, *et seq.* (i.e., Lease-Leaseback projects).
 - c. Describe your specific experience with projects subject to review and approval by the Division of the State Architect ("DSA"), and further describe your general approach to working with DSA field inspectors to obtain necessary approvals.
 - d. Describe your general approach to ensuring that projects are completed on time and within budget.
 - e. Describe your company's general approach to providing high-quality construction services.
 - f. Describe your company's approach to being proactive when problems arise on a project. Additionally, please provide a detailed description of a situation where your company avoided or mitigated a significant issue on a project (i.e., delay, cost increase, non-performing subcontractor, etc.).
 - g. Describe your company's general approach to managing a project within the contract price, including specific methods to mitigate or avoid change orders and cost increases.
 - h. Has your company ever failed to enter into a contract after being selected for a new school construction or modernization project? If yes, please explain.
 - i. In the past five years, has your company failed to complete a contract within the authorized contract time? If yes, please explain.

EXHIBIT A
Ranking of Best Value Scores

SECTION I – CONTRACTOR QUALIFICATIONS

In the follow table, enter all proposing Contractors and the total points received from the qualifications evaluation (Maximum points available per Contractor is 100).

CONTRACTOR	POINTS AWARDED
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SECTION II – CONTRACTOR EXPERIENCE

In the follow table, enter all proposing Contractors and the total points received from the experience evaluation, based on questionnaire (Maximum points available per Contractor is 100).

SECTION III – LUMP SUM PRICES

In the following table, enter all proposing Contractors based on their lump sum prices in order from lowest to highest. In the event two Contractors submit price proposals with the same overall price, both Contractors shall be awarded the same amount of points. (For example, if two Contractors submit a price proposal of exactly \$1 million, which would qualify them both as the second lowest proposal, each Contractor shall receive 90 points.)

SECTION IV – BEST VALUE SCORE

In the following table, enter all proposing Contractors, their scores from the previous three sections, and their total combined score. The total combined score is the Contractor’s “best value score.”

CONTRACTOR	SECTION I SCORE	SECTION II SCORE	SECTION III SCORE	COMBINED TOTAL
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EXHIBIT D
PRICE PROPOSAL