

Request for Qualifications and Proposals Lease-Leaseback Construction Services

Sutter Middle School Gym HVAC Modernization Project

Proposals Due: April 18, 2022 by 10:00 a.m. Mandatory Meeting: April 6, 2022 at 1:00 p.m.

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

www.scusd.edu/rfp

ATTACHMENTS:

APPENDIX A PROJECT DESCRIPTION APPENDIX B FORM OF AGREEMENT APPENDIX C NON-COLLUSION DECLARATION APPENDIX C-2 IRAN CONTRACTING ACT CERTIFICATION APPENDIX C-3 ALLOWABLE GENERAL CONDITION COSTS FACILITIES LEASE FACILITIES LEASE EXHIBITS A-H (INCLUDING EXHIBIT D-1) SITE LEASE CONTRACT DOCUMENTS DISCLOSURE OF LOBBYING ACTIVITIES FORM FEE PROPOSAL Sacramento City Unified School District partnerships, corporations, associations, or professional organizations to provide constructability review,

RFQ/PSCHEDULE SUMMARY

DATE	ACTION ITEM
March 28, 2022	Release and advertisement of RFQ/P#0490-453.
March 28, 2022	RFQ/P packages available for distribution.
<u>April 6, 2022 at 1:00 p.m.</u>	Mandatory Informational Meeting.
<u>April 11, 2022 at 10:00 a.m.</u>	Last day to receive written questions from Respondents.
<u>April 12, 2022 at 10:00 a.m.</u>	Last day for District to issue addenda to answer questions/clarifications.
<u>April 18, 2022 at 10:00 a.m.</u>	Deadline for submissions in response to RFQ/P # <u>0490-453</u> .
Week of <u>April 21, 2022</u>	Release of shortlist qualified Respondents and interview notifications.
<u>April 25, 2022</u>	Interviews of qualified Respondents.
<u>April 27, 2022</u>	Notice to selected developer to commence contract negotiation.

The District reserves the right to change the dates on the schedule without prior notice.

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SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

REQUEST FOR QUALIFICATIONS AND PROPOSALS LEASE- The District intends to select one Respondent that best meet

methodology and criteria provided in this RFQ/P.

B. <u>Scope of Work</u>

Although the final scope of work will be negotiated in the executed Agreement (defined below at subparagraph G), the selected developer shall be responsible for performing the following scope of work, at a minimum:

Preconstruction Services:

- 1. Review design and support documentation for content, constructability, completeness, scheduling, clarity, consistency, and coordination.
- 2. Undertake value-engineering analysis and prepare reports with recommendations to District, Architect of Record and Construction Manger to maintain established program budget and specifications.
- 3. Provide detailed cost estimates.
- 4. Expedite design reviews, including modifications, if any, based on value analysis.
- 5. of the project with identified subcontractor bids and self-performed work.

Construction Services:

- 1. Construction of the Project.
- 2. Coordination of record drawings and specifications.
- 3. Compilation of operations and maintenance manuals, warranties/guarantees, and certificates.
- 4. Obtaining occupancy permits and coordinating testing, documentation, and governmental inspections and approvals.
- 5. Preparation of accounting and closeout reports and occupancy plan reports.
- 6. Other responsibilities as necessary for the completion of the program.

C. <u>Lease-Leaseback Structure</u>

The Project will be funded from various sources, and any agreement reached will conform to the statutory framework for the lease-leaseback delivery method pursuant to Education Code section 17406, et seq. Financing for a portion of the construction of the Project will be included in the Agreement attached to this RFQ/Pas APPENDIXB. During construction, the District shall pay tenant improvement payments. Once the

II. <u>FULLOPPORTUNITY</u>

The District hereby affirmatively ensures that

RFQ/P Packets. Respondents that fail to attend the mandatory informational meeting, in its entirety, shall be ineligible for responding to this RFQ/P.

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

Five (5) bound copies, and one (1) electronic copy of the RFQ/P Packet (excluding the Fee Proposal) and a separate sealed envelope with one (1) hard copy and one (1) electronic copy of the Fee Proposal shall be submitted. Each submittal shall not contain more than thirty (30) single-sided pages, and excluding front and back covers, tabs, certificates of insurance, detailed schedule charts, and comments to the Form of Agreement (Tab 11). Any double-sided page is counted as two single-sided pages. Submittals containing more than the authorized number of pages will not be considered.

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 as its developer for the Project. Subm

methods and plan for carrying 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.

Project, including any creative methodology and/or technology that the 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:

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allowed without prior written approval by the District.

Identify up to three (3) persons who will be primarily responsible for working with the District and their respective roles and responsibilities, including Superintendent and Foremalf 31(Personal S

- i. Exact name of license holder on file.
- ii. License Classification.
- iii. License Number.
- iv. Date Issued.
- 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.

- I. Provide Non-Collusion Declaration. (APPENDIX C-1.)
- m. Provide Iran Contracting Act Certification. (APPENDIX C-2.)

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.

TAB7 Prior Relevant Experience 7.

Descript

construction over the past five (5) years. Specifically, please provide a list of completed or ongoing projects the Respondent has been involved with for the past five (5) years where the total project contracts exceeded Two Million Dollars (\$2,000,000) per project. Within that list:

- a. Identify the method (e.g. lease-leaseback, bid-build, etc.) by which each project was constructed. For lease-leaseback projects, include the total cost of each project and a breakdown of the total cost by preconstruction services and construction services. (9 Points)
- b.

C.

DSA on public school projects. (3 Points)

- performed in an occupied building and/or immediately adjacent to an occupied building and/or campus. (3 Points)
- d. school modernization including pool construction. (3 Points)
- public
- е. Identify whether the project is completed or ongoing.
- f. Identify if any of the projects had phased completion.
- 7.1 For the projects listed, above, be sure to also include the following information:
 - a.
 - b.

f.

- C. Award and completion dates;
- initial contract price and final contract price; d.
- Amount of fees received; e.

consultants;

- Relationship with owner/dient; g.
- h. References: Provide a contact name, telephone number and email

h. Falsification of information or submission of deceptive or fraudulent statement in connection with a contract.

B. <u>District Investigations</u>

The District may perform investigations of proposing parties that extend beyond contacting the references identified in the proposals.

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 evaluate the qualifications of the Respondents based solely upon the adopted criteria and evaluation methodology, and shall assign a best value score

APPENDIXA Project Description

Project Name: Sutter Middle School Gym HVAC Modernization Project

Description:

Replace existing roof mounted HVAC units and replace existing air handlers.

Anticipated DSA Submission: May 2022

Anticipated DSA Approval: August 2022 DSA Submission

Anticipated Completion Date: September 2023

Project Estimate: \$1,500,000.00

Architect: Lionakis

APPENDIX C-1

NON-COLLUSION DECLARATION

APPENDIX C-2

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.

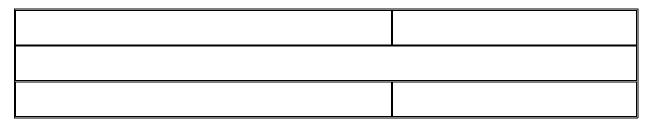
The bidder/proposer must complete <u>ONLY ONE</u> of the following two options. To complete OPTION 1, check the corresponding box <u>and</u> complete the certification below. To complete OPTION 2, check the corresponding box, complete the certification below, and attach documentation demonstrating the 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 ("DGS") pursuant 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.

OPTION 2. Bidder/Proposer has received a written exemption from the certification requirement pursuant to Public Contract Code sections 2203(c) and (d).

CERTIFICATION:

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY, that I am duly authorized to legally bind the bidder/proposer to the OPTION selected above. This certification is made under the laws of the State of California.



END OF DOCUMENT

BYRD ANTI-LOBBYING CERTIFICATION

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to Title 31, U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a follow up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

Fee Proposal

FeeProposahouldebasedontheestimatedojectostiaAppendixtothi&FQ/P.

Proposing Rilame:

ITEM	AMOUNT
Proposed Preconstruction Services Fee (Not to Exceed)	\$
General Conditions: Refer to AppendixasCreference fc allowabteostandtemshatheDevelopevilIncludesgeneral conditioesdhot	