

Request for Qualifications and Proposals (“RFQ/P”) – Lease-Leaseback Services

Re: Interim Housing and Modernization Project for Garfield Elementary School

OUSD Project #22102

AGENDA FOR PRE-PROPOSAL MEETING AND SITE VISIT

Date: November 21, 2024, 10:00 a.m. to 11:00 a.m. (Pacific Time)

Pre-proposal Meeting Location: Garfield Elementary School, 1640 22nd Avenue, Oakland, CA 94606

- 1. Introductions – John Esposito, Project Manager**
- 2. Overview of Request for Qualifications and Proposals for Lease-Leaseback Services**
- 3. Presentation of District’s Local, Small Local and Small Local Resident Business Program**
- 4. Presentation of District’s Pre-Qualification for Contractors and Subcontractors**
- 5. Presentation of District’s Project Labor Agreement**
- 6. Questions and Answers** (Submit questions (including those asked in the meeting and site visit) in writing via email for District responses in an Addendum)
- 7. Current Information regarding the District’s Local Business Utilization Policy:** The full version of OUSD’s latest Local, Small Local and Small Local Resident Business Enterprise Program can be found by going to the following link:
<https://www.ousd.org/facilities-planning-management/opportunities/lbu-policy>
- 8. Current Information regarding the District’s Pre-Qualification for Contractors and Subcontractors:** OUSD’s pre-qualification forms and documents can be found by going to the following link:
<https://www.ousd.org/facilities-planning-management/opportunities/contract-opportunities>
- 9. Current Information regarding the Department of Industrial Relations and District’s Project Labor Agreement:** Contractors whose scope of work is subject to SB 854 (Public Work Reform) shall register and renew annually with the California Department of Industrial Relations (DIR). DIR shall administer and enforce minimum requirements for contractors bidding and working on public works projects for compliance with prevailing wages, maintaining workers’ compensation coverages, holding applicable licenses, verifying no delinquent unpaid or penalty assessments to any employee or enforcement agency, and confirming no federal or state debarments.

The full version of OUSD’s latest Project Labor Agreement (“PLA”) can be found by going to the following link:
<https://www.ousd.org/facilities-planning-management/opportunities/local-hiring/2021-project-labor-agreement-pla>
- 10. Sign-In:** Provide contact information (on sign-in sheet) and/or via email to Juanita Hunter at juanita.hunter@ousd.org. Following the meeting, sign-in information will be posted on the District’s website.
- 11. Questions** regarding the Request for Qualifications and Proposals shall be directed to: Kenya Chatman at kenya.chatman@ousd.org, Juanita Hunter at juanita.hunter@ousd.org and Colland Jang at colland.jang@ousd.org. Written questions shall be submitted via email **no later than 4:00 p.m. (Pacific Time) on December 4, 2024.**



OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Department of Facilities Planning and Management

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SIGN-IN SHEET FOR NOVEMBER 21, 2024 PRE-PROPOSAL MEETING AND SITE VISIT

Name	Company	Address	Phone	Email
Sarah Hillier	BHM		707-643-4580	bids@bhmconstruction.com
Lynne Schweser	QKA		415-246-6089	lynnes@QKA.com
Scott Kent	Swinton		415-407-8553	skent@swinton.com
Steve Hasler	McGuire + Hester		50-632-7676	estimating@mcguireandhester.ca
COLLEEN DAVIS	MSD			colleen.j.davis@msd.org
WENG TAM	NCCU		341 688 1501	WTam@NCCU.org
JOHO ESPINOZA	OUSD		510 277-6530	joh.espinoza@ousd.org
DANIEL COBERT	()			Daniel.Covert@ousd.org
Daniel Ortiz	OUSD		831-276-5054	daniel.ortiz@ousd.org
Sean Smith	Cahill		415 722 9407	ssmith@cahill-sf.com
NICK MISAKIAN	CAHILL		(415) 328-5321	nmisakian@cahill-sf.com
Wyatt Royson	Cahill		(415) 936-4237	wroyson@cahill-sf.com

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Name	Company	Address	Phone	Email
Tiffany Knuckles	360 Total Concept		(510) 473-5603	tiffany@360tpr.com
Blake Brown	360 Total Concept		(510) 306-1660	blake@360tpr.com
Nadia Ruiz	Buhler		(510) 385-0102	Nadia.ruiz@buhlercommercial.com