



Business Services

Contracts Office

5735 47th Avenue, Sacramento, CA 95824
(916) 643-2464

Janea Marking, Chief Business Officer

Robert Aldama, Purchasing Manager II

Design/Build Mandatory Pre-Proposal Conference Agenda

PROJECT: **RFP #0510-442 McClatchy High School Pool Modernization Project**
MEETING DATE: **July 1, 2025**
TIME: **2:00 PM**
LOCATION: **3066 Freeport Blvd., Sacramento, CA 95818**

1. Introductions

- a. Sacramento City Unified School District – Tina Alvarez-Bevens & Robert Aldama
- b. HMR Architects – Bryan Fawkes and Kim Demongey
- c. Kitchell CEM – Monica Witte

2. Review RFQ Milestone Dates / Requirements (Section II of RFP)

- a. RFQ / RFP Schedule
 - i. **June 27th, 2025** – Short-list published and posted on the District's website.
 - ii. **July 1st, 2025, 2:00pm** – **Mandatory** pre-proposal conference and site walk at McClatchy High, 3066 Freeport Blvd, Sacramento, CA and RFP issued to shortlisted
 - iii. **July 8th, 2025, 2:00pm** – Deadline to submit RFP questions via email
 - iv. **July 9th, 2025, 2:00pm** – RFP Addenda issued and posted to District website
 - v. **July 14th, 2025** – 60 Minute Confidential Meetings
 - vi. **July 23rd, 2025, 10:00 am** – **Proposals Due**
 - vii. **July 25th, 2025** – Anticipated interview date (if applicable)
 - viii. **Aug 1st, 2025** – Anticipated District notification to intended awardee
 - ix. **Sept 4th, 2025** – Anticipated date of Board action on award

3. Scope of the Project – (Section III of the RFP)

The Project consists of designing and constructing the replacement of the existing pool and associated mechanical infrastructure at McClatchy High School located at 3066 Freeport Blvd. in Sacramento, CA. The new pool facility shall include but not be limited to the following: 40 meter x 25-yard CIF competition pool minimum with capacity for minimum of 8 lanes of swimming, 1 water polo court, (2) 1 meter diving boards, and area for physical education instruction. Pool shall include starting blocks, accessible entry, separate stair entry, and recessed gutters. Spectator area/seating and deck space to accommodate bleachers and circulation space. Shade structure with solar panels for potential hot water generation and/or electrical PV's. Changing facilities, restrooms, outdoor showers, Coach's office/administration, flex space for team meetings including wet classroom use with tech access, equipment storage, including storage for pool covers with secure roller storage, dedicated ticketing and concessions, wireless timing (Colorado Time Systems), sound system and scoreboard, score board compatible with Colorado Time Systems and space to display school achievements/awards.

The Design-Build will be responsible for all design, permitting, agency review and approval (including, without limitation, Division of the State Architect ["DSA"], County of Sacramento Building and Planning Division, and other agencies with authority), construction, and close-out of the Project (including DSA), in accordance with the design criteria provided by the District.

The expected cost of the Project, including both design and construction, is not to exceed **\$22,000,000**.

The contract duration is approximately **Thirty-Four (34) months**. Design shall be approved by DSA no later than **September 01, 2026**. Construction shall commence no later than **December 01, 2026**. Construction shall be completed no later than **July 01, 2028**.

4. Evaluation Criteria – (Section VII of the RFP)

- a. Proposals submitted in nine (9) hard copies of & one (1) electronic copy of Proposal delivered to SCUSD Serna Center. Pricing proposal and associated documents submitted in two (2) hard copies & one (1) electronic copy to be delivered in separate envelope.
- b. 60-minute confidential meetings will be held with each Design-Build team.
 - i. 7/14, 9:15 am – Otto / Lionakis
 - ii. 7/14, 10:30 am – Flint / DLR Group
 - iii. 7/14, 12:45 pm – Core / Studio W.
- c. 45-minute interviews will be held on July 25 (if applicable). Interviews will consist of 20-minute presentations, followed by 25 minutes of questions and open discussion.
- d. Calculate the best value score, highest to lowest.

5. Inquires. Any questions regarding this RFQ or selection process shall be directed in writing to all of the following:

Sacramento City USD Contracts Office
Robert Aldama: robert-aldama@scusd.edu
& Tina Alvarez-Bevens: tina-alvarez-bevens@scusd.edu

and

Monica Witte, PM
Kitchell CEM
Mwitte@kitchell.com

6. Please refer to the RFP Exhibit E for the Design-Build Agreement.

7. Adjourn & Walk the Site



Sacramento City Unified School District

MANDATORY Pre-Proposal Conference Sign-In-sheet
 #0510-442 McClatchy High School Pool Modernization
 07/01/2025 2PM

REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
CS Cameron	CORE	408 767 1949	CS Cameron@ Coreconstruction.com
ANNA KENNEDY	CORE	530-883-0590	ANNAKENNEDY@ CORECONSTRUCTION.COM
BRIAN WHITMORE	STUDIO W	916-626-1303	BRIANW@STUDIOW- ARCHITECTS.COM
CHRIS GARCIA	STUDIO W	916 254 5615	CHRIS G@ STUDIOW-ARCHITECTS.COM
David Garner	Flint	916-275-4926	dgarnere Flintbuilders.com
ARASH IZADI	FLINT DLR GROUP	415 777 4770	AIZADIC@DLRGROUP.COM
MELISSA SZPIK	DLR GROUP	415 713 2359	MSZPIK@dlrgroup.com
Kessa Rychlick	FLINT	818-802-2123	Krychlick@flintbuilders.com
JOSH MATTHEWS	FLINT	530-210-1614	JMATTHEWS@FLINTBUILDERS.COM
CHRIS NUTTLE	LIONAKIS	405 269 1800	christopher.nuttle@lionakis.com
AARON BUEHRING	LIONAKIS	530-736-5198	AARON.BUEHRING@LIONAKIS.COM



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REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
Nicholas Clark	Otto Construction	916-417-1087	nclark@ottoconstruction.com
Melissa Burrenchea	Otto Construction	916-417-9058	Melissa@ottoconstruction.com
Alicia Otto	Otto Construction	916-213-1335	AOTTO@OTTOCONSTRUCTION.COM
KOOPER PARKES	WESTERN WATER FEATURES	916-416-2291	Kooper@westernwaterfeatures.com
Tom Schupp	LPCE	916-532-2329	~~Tom~~ tschupp@lpengineers.com
RYAN ENNIS	LP ENGINEERS	916-771-0778	RENNIS@LPENGINEERS.COM
SEAN POURAKIL	" "	" "	SEAN@ " "
ASAWAR DANDEKAR	DLR GROUP	916-601-1989	adandekar@dlrgroup.com
Greg Richards	RW	916-716-6910	grichards@rwengineers.com
ROBERT HALLIS	DLR GROUP	916-541-0238	RTHALLIS@DLRGROUP.COM