



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: RFQ #0495-434 Will C. Wood Middle School Modernization
MEETING DATE: December 11, 2025
TIME: 2:00 PM
LOCATION: 6201 Lemon Hill Avenue, Sacramento, CA 95824

1. Introductions

- a. Sacramento City Unified School District – Tina Alvarez-Bevens & Robert Aldama
- b. Studio W Architects – Chris Garcia
- c. Innovative Construction Services (ICS) – Meredith Collins & Isaac White

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

- a. RFQ / RFP Schedule
 - i. **December 4th, 2025** – Short-list of qualified Respondents published and RFP issued to shortlist and posted on the District's website (<https://www.scusd.edu/request-proposals-and-qualifications-0>).
 - ii. **December 11th, 2025, 2:00pm** – **Mandatory** pre-proposal conference at 6201 Lemon Hill Avenue, Sacramento, CA 95824.
 - iii. **December 18th, 2025, 2:00pm** - Deadline to submit RFP questions via email
 - iv. **December 19th, 2026, 2:00pm** – RFP Addenda issued and posted to District website
 - v. **January 12th, 2026** – 90-Minute Confidential Meetings
 - vi. **January 20th, 2026, 2:00pm** – **Proposals due**
 - vii. **January 29th, 2026** – Anticipated interview date (if applicable)
 - viii. **January 30th, 2026** – Anticipated District notification to intended awardee
 - ix. **February 19th, 2026** – Anticipated date of Board action on award

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

The project consists of the wholesale replacement and modernization of Will C. Wood Middle School, located at the intersection of 63rd Street and Lemon Hill Avenue in Sacramento, California. It is intended that all existing buildings are to be modernized and replaced along with all site support amenities, hard courts, playgrounds and play fields within the context of the existing school property.

The Design-Builder 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 **\$98,500,000**.

The contract duration is approximately **Fifty-four (54) months**. Design shall be approved by DSA no later than **December 1, 2027**. Final GMP shall be delivered no later than **March 31, 2028**. Construction shall commence no later than **July 01, 2028**. The Project completion date will be no later than **May 30, 2030 for construction and punchlist completion, and August 15, 2030 for close-out**.

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. 90-minute confidential meetings will be held with each Design-Build team on January 12, 2026.
 - i. 9:15am – McCarthy/HED
 - ii. 11:00am – Otto/HMC
 - iii. 1:00pm – BB/CS/Lionakis
- c. 45-minute interviews will be held on January 29. 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

ICS, District Representative
Meredith Collins, meredith@icscm.com
Isaac White, isaac@icscm.com

6. Please refer to the RFP Exhibit E for the Design-Build Agreement. *Note: the issued agreement includes all changes made thus far through the RFQ phase.*

7. Adjourn & Walk the Site



Sacramento City Unified School District

MANDATORY Pre-RFP Conference Sign-In-sheet
RFQ #0495-434 Will C. Wood Middle School Modernization
12/11/2025 @ 2PM

REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
Garvin McMeese	OTTO	916-805-4961	gmcaleese@ottoconstruction.com
JOE USSERY	OTTO	916-803-8283	JUSSERY@OTTOCONSTRUCTION.COM
Kevin Halfhill	OTTO	916-402-7099	khalfhill@ottoconstruction.com
KYLE Frandsen	BB+C/S	858-831-8379	KFrandsen@bbus.com
Bill Machado	BB+C/S	916-316-1313	Bmachado@bbus.com
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TATE HILL	LIONAKIS	901-238-1221	TATE.HILL@LIONAKIS.COM
Sarah Ho	Lionakis	916 878 0627	sarah.ho@lionakis.com
Jen Quigley	Lionakis	916.558.1900	jennifer.quigley@lionakis.com
Larry Caddi	BB+C/S	916 502 1865	LARRY@CLARKSVILLIAN.COM
VIPUL SARI	HMC	916-802-9774	vipul.sari@hmcarchitects.com



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REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
ALLISON OTTO	otto construction	916 213 1325	allison@ottoconstruction.com
THOMAS BATTIS	HMC ARCHITECTS	916 522 183	thomas.battis@hmcarchitects.com
Devon Schmidt	HMC ARCHITECTS	916 512 7345 79	devon.schmidt85@hmcarchitects.com
JEFF GRAU	HMC		jeffrey.grau@hmcarchitects.com
Dawn Bertolani	McCarthy	(916) 862-0513	dsbertolani@mccarthy.com
MARY RUPPERTHAL	HED	916 640 1479	mrupprthall@hed.co

Balfour Beatty

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**CLARK/SULLIVAN
construction**

BUILDING SYNERGY



Larry Cabodi | General Superintendent



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