



**Business Services
Contracts Office**

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

*Lisa Allen, Superintendent, Robert Aldama,
Purchasing Manager II*

**Lease/Leaseback
Mandatory Pre-Proposal Conference Agenda**

PROJECT: RFP #0210-482
California Montessori Project (Capital Campus) Campus Renewal
MEETING DATE: December 18, 2025
TIME: 3:00 PM
LOCATION: 2635 Chestnut Hill Dr, Sacramento, CA 95826

1. Introductions

- a. Sacramento City Unified School District – Tina Alvarez-Bevens & Robert Aldama
- b. Nacht & Lewis Architects
- c. Premier Management Group, Inc.
- d. LLB Representatives

2. Review RFP Milestone Dates / Requirements (Sections I and III of RFP)

- a. RFP SCHEDULE
 - i. **12/18/2025 at 3:00pm – Mandatory** Preproposal conference at **California Montessori Project – Capital Campus – 2635 Chestnut Hill Dr, Sacramento, CA 95826.**
 - ii. **1/5/2026** – Deadline to submit pre-qualification applications. Link to Quality Bidders can be found at <https://www.scusd.edu/departments/business-and-operations/contracts-department/contractor-prequalification>
 - iii. **1/6/2026 by 2:00pm** – Deadline to submit questions via email in accordance with RFP section VII. General Information.
 - iv. **1/12/2026 by 2:00pm** – If applicable, an addendum will be uploaded to the RFP Document link <https://gateway.app.e-builder.net/app/bidders/landing?accountid=aaf85f30-eade-4a97-af1d-5076c07d8a32&projectid=c74e545d-2894-4b96-afda-c8e66cb1ebcc&bidpackageid=e018214d-b111-4f05-b2fd-91648d20a408>
 - v. **1/16/2026 by 1:00pm – Proposals due.**
 - vi. **1/20/2026** – District Notification to Selected Interview Firms.
 - vii. **1/22/2026** – Interviews.
 - viii. **1/26/2026** – District selection of successful LLB Entity.
 - ix. **2/19/2026** – Anticipated board award of LLB.
 - x. **2/20/2026** – Pre-construction NTP issued for pre-construction services..
- b. Pre-qualification Requirement – due 10 business days prior to RFQ due date – online application at <https://www.scusd.edu/departments/business-and-operations/contracts-department/contractor-prequalification> Ed Code Section 20111.6)
- c. Registration to the DIR by RFQ due date (Labor Code Section 1725.5)
- d. SK&T / Apprenticeship Program Compliance (Ed Code Section 17407.5)
- e. Financing Required (12-month post construction phase)

3. Scope of the Project – (A/E) (Section IV of the RFP)

Construction includes but not limited to:

- Site Work includes upgrades to ADA spaces, addition of EV capable parking stalls, upgrades to the path of travel (including path to public way), upgrades to site fencing and gates, landscaping upgrades throughout the campus. Including new underground sewer, storm drain, irrigation upgrades as identified on the drawings.
- New on-site fire water piping and hydrant.
- Beautification scope includes but is not limited to: Prep, Prime & Painting of all exterior and interior surfaces listed in the drawings per specifications. Removal, prep, and replacement of flooring at all rooms identified on the drawings, replacement of all clocks, bell and intercom equipment and installing new data network equipment, displays, and other related infrastructure.
- Roofing & HVAC scope includes but is not limited to: Roof repair at new exhaust fans.
- Hazardous material Surveys to be included for entire site in bid package.

Expected key features include but are not limited to:

- New Modular Buildings to be purchased, delivered, and installed by District's vendor. Pad prep, footings, and foundations for new modular buildings will be provided by site contractors.
- New Landscape features in classroom quads, kindergarten, new modular buildings, and at frontage

4. Review Anticipated Project Timelines (Section I of the RFP)

- Preconstruction services is scheduled to go from **[02/20/2026 – 03/19/2026]**.
- The LLB entity will be required to provide a 50% CD estimate in early **[February 2026]**.
- DSA submittal target is by **[12/12/2025] for Site Plans and [1/15/2026] for Modulares drawings** with DSA approval by **[March 2026] for both increments**.
- The Entity will be asked to begin and complete the TBR Development for final District approval not later than **[04/03/2026]** and for board approval on **[04/16/2026]**.
- The District anticipates issuing the Notice to Proceed for construction services on **[04/17/2026]**
- The construction duration is anticipated to be from **[04/17/2026 – 08/10/2026]**, with final project acceptance anticipated by **[08/14/2026]**.
- The post-construction duration is anticipated from **[08/15/2026 – 10/02/2026]**.

5. Development of the TBR Phase may include:

- a. Design / Constructability review
- b. Value Engineering Analysis
- c. Detailed Cost Estimating with options to meet the District's budget
- d. Development of trades' scope of work, bidding, lowest bid or best-value and preparation of the TBR
- e. Preliminary and Final TBR – Discuss (within District Boundaries) Sub/Supplier Participation

6. Determination of Project Cost (Section III of RFP) Highlights below:

- a. Engineer's estimate of the TBR: \$8,000,000 (including all contingencies, fees, general conditions, bonds, insurance, and financing).
- b. If Entity plans to self-perform any work, their bid must be submitted directly to the District a minimum of 48 hrs. prior to the subcontractors bid due date. A minimum of 3 bids per trade is required.
- c. LLB Entity Fee – Cannot exceed 5.5 % of the sum of the Direct Cost of the Construction Work + General Conditions (excludes costs of bonds and insurance, allowances, and contingencies)
- d. Construction Contingency – to be determined upon final TBR proposed
- e. Owner's Contingency – Percentage will be finalized during TBR development. % is of the total cost (excluding Construction Contingency & Allowances)

7. Evaluation Criteria – (Section V & VI of the RFP)

- a. Proposals submitted in seven (7) hard copies & one (1) electronic copy – Point Score to develop short list of technical criteria.
- b. Interview of firms – Review / Adjust Point Score
- c. Open Fee Proposals and calculate the best value score highest to lowest.

8. Exhibit D – Fee Proposal (Submit one (1) hard copy and one (1) electronic copy in a separate sealed envelope).

- a. Fixed price for Pre-construction services including \$40,000 Site investigation allowance.
- b. Fixed price for monthly General Conditions cost – Refer to Exhibit C
- c. Fixed % Construction Phase Fee (Profit & Overhead)
- d. Fixed % for Bonds
- e. Fixed % for Insurance – Refer to Exhibit E
- f. Fixed % for financing

9. Inquires. Any questions regarding this RFP 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

Wayne Sjolund, Project Director
Premier Management Group, Inc.
wsjolund@pmgcm.com

Rami Wahhab, Construction Manager
Premier Management Group, Inc.
rwahhab@pmgcm.com

10. Please refer to the RFP Exhibit M for the SCUSD Project Labor Agreement.

11. Adjourn & Walk the Site

Sacramento City Unified School district

Sign in Sheet

Mandatory Pre-bid Conference Agenda

Project: RFP# 0210-482 California Montessori Project (Capitol Campus) Campus Renewal

Date/Time: 2/27/2025 at 1:00 pm



Company	Representative (Print Name)	Signature	Telephone #	Email (Print Clearly)
RODAN	JD GIANNINI		(450) 508 1700	BIDS@RODANBUILDERS.COM
SB James	Burt Witteberger		916 826-6575	burtwitteberger@sbjames.com
ROBERT A. BOTHMAN	SONNY TAN		408 279 2277	ESTIMATING@BOTHMAN.COM
CORE	Nick Maurer		530-492-4140	nicholasmaurer@coreconstruction.com
SB James	Kenny Dees		916 833 8843	kennydees@sbjames.com
Clark-Sullivan	Larry Cabot		916-502-1865	Larry@clarksullivan.com
Clark/Sullivan	Tyler Schaefer		530-771-7494	TSchaefer@clarksullivan.com
XL Construction	Ronald Sloan		530-321-0110	rsloan@xlconstruction.com

Sacramento City Unified School district

Sign in Sheet

Mandatory Pre-bid Conference Agenda

Project: RFP# 0210-482 California Montessori Project (Capitol Campus) Campus Renewal

Date/Time: 2/27/2025 at 1:00 pm



OTTO CONSTRUCTION	CESAR CHAVEZ		916-417-5190	cchavez@ ottoconstruction.com
OTTO Construction	Herb Joseph		916-545-4569	HJoseph@otto construction
LANDMARK	RODAN ANDERSEN		916-663-1958	frontdesk@ landmarkconst.net
Rodan Builders	Braden Lyss		650-508-1700	Bids@ rodanbuilders.com
Flint	David Garner		916-275-4926	dgarner@flintbuilders.com
ROEBBELEN	carlos paredes		916-939-1110	bd@roebbelen.com
Clark Sullivan	Bob Christensen		916 207 -0944	bchristensen@ clarksullivan.com

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Ronnie Sloan

DBIA

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WE BUILD TO IMPROVE LIVES.

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