



**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 #0095-483**
Earl Warren ES Modernization & New Construction Project
MEETING DATE: **February 5, 2026**
TIME: **12:30 PM**
LOCATION: **5420 Lowell St, Sacramento, CA 95820**

1. Introductions

- a. Sacramento City Unified School District
- b. Lionakis
- c. Premier Management Group, Inc.
- d. LLB Representatives

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

- a. RFP SCHEDULE
 - **02/05/2026 at 12:30p.m.** – Mandatory Preproposal conference at Earl Warren ES 5420 Lowell St, Sacramento, CA 95820.
 - **02/12/2026** – 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>
 - **02/12/2026 at 3:00 p.m.** – Deadline to submit questions via email
 - **02/19/2026 at 3:00 p.m.** – 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=db508d10-2d22-4be7-b384-dceed8940ff0&bidpackageid=a42bf8cc-4ba3-41ac-a772-f557a72c9fdd>
 - **02/26/2026 by 2:00 p.m. – Proposals due**
 - **03/02/2026** – District Notification to Selected Interview Firms
 - **03/09/2026** – Interviews (TBD)
 - **03/10/2026** – District selection of successful LLB Entity
 - **03/19/2026** – Board award of LLB instrument
 - **03/20/2026** – Notice To Proceed (NTP) 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 is not limited to:

- Site Work includes demolition, grading, and construction of new exterior improvements. Scope includes new hardcourts and new parking lots, replacement of existing grass areas with new SOD, new utilities including upgrades to site drainage, sewer and water and coordination of existing utilities. Site improvement scope also includes upgrades to the accessible path of travel, fencing, gates and site security cameras, and key card access.
- Playground & Landscape Improvements include the furnishing and installation of three new play apparatuses with compliant safety surfacing, fall zones, and associated shade structures. As well as new landscaping features throughout the site.
- New Construction scope includes the demolition of 11 existing portables to reconstruct a new administration and kindergarten classroom wing with outdoor learning/play area. Modernization scope includes the renovation of 4 classroom wings, light modernization to the MPR, and reconfiguration of existing administrative wings.
- Accessibility Upgrades include improvements to site circulation, walking surfaces, landings, handrails, guardrails, tactile warnings, and signage as required to meet current accessibility standards and DSA requirements.

Expected key features include but are not limited to:

- Construction of new Administration wing, and TK/Kinder Classroom wing
- Modernization of existing buildings, full site refreshment
- New hardcourt areas with associated striping, base materials, and edge restraints.
- Two new fields and activity areas with proper subdrainage, preparation, and transitions to adjacent surfaces.
- new playground structures with shade canopies and compliant safety surfacing.

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

- Preconstruction services is scheduled to go from **[03/20/2026 – 12/01/2026]**.
- The LLB entity will be required to provide a 50% CD estimate in early **[May 2026]**.
- DSA submittal target is by **[July 2026]** for DSA approval by **[December 2026]** for project.
- The Entity will be asked to begin and complete the TBR Development for final District approval not later than **[11/1/2026]** and for board approval in **[December 2026]**.
- The District anticipates issuing the Notice to Proceed for construction services on **[TBD, after contract execution]**
- The construction duration is anticipated to be from **[January 2027]**, with final project acceptance anticipated by **[December 2027]**.
- The post-construction duration is anticipated from **[January 2028 – March 2028]**.

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: \$35,000,000 (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 \$175,000 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# 0095-483 Earl Warren ES Modernization & New Construction

Date/Time: 2/05/26 at 12:30 pm



Company	Representative (Print Name)	Signature	Telephone #	Email (Print Clearly)
CLARKSULLIVAN	DEVON CHAMBERLAIN		916-918-3351	DEVON@CLARKSULLIVAN.COM
Bar four Beatty	John Koch		209-712-1394	JKoch@B&S.com
XL Construction	Scott ENOS		925-354-6016	senos@xlconstruction.com
CORE	Nicholas Maurer		530-492-4140	nicholasmaurer@coreconstruction.com
Roebbelen	Doug Nelson		916 939 4000	bd@roebbelen.com
F&H CONSTRUCTION	Franklin Fitzpatrick		(209) 931-3738	estimating@fhconst.com
Rodan Builders	Elmer Figueroa		650-508-1700	Bids@rodanbuilders.com
BHM	Sarah Hillies		707-643-4580	bids@bhmconstruction.com

Sacramento City Unified School district

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Company	Representative (Print Name)	Signature	Telephone #	Email (Print Clearly)
Landmark	Ellen Kelton		916-663-1953	frontdesk@landmarkconst.net
Clark/Sullivan	Bill Freymond		916-343-7650	bfreymond@clarksullivan.com
OTTO CONSTRUCTION	Joe USSERY		916-803-8283	JUSSERY@OTTOCONSTRUCTION.COM
S+B James Construction	Kenny Dees		916-833-8843	kennydees@sbjames.com
SB James Const.	Burt Witzelberger		916 826-1575	burtwitzelberger@sbjames.com
Landmark	John Sorg		916-663-1953	frontdesk@landmarkconst.net
Clark Sullivan	Bob Christensen		916-267-0844	B.Christensen@clarksullivan.com
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Date/Time: 2/05/26 at 12:30 pm

[illegible]

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SENIOR SUPERINTENDENT

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