

*Lisa Grant Dawson, Interim Chief Business and Operations Officer
Robert Aldama, Purchasing Manager II*

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

PROJECT: RFP #0445-416
John Still K-8 Modernization Project
MEETING DATE: April 21, 2026
TIME: 10:00 A.M.
LOCATION: John Still Middle School – 2250 John Still Dr., Sacramento, CA 95832

1. Introductions

- a. Sacramento City Unified School District – Tina Alvarez-Bevens
- b. Studio W – Brian Whitmore, Chris Garcia
- c. Kitchell - Ryan Wade, Eric McMullen, Darren Sorgea

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

- a. RFP SCHEDULE
 - i. **April 21, 2026 at 10:00 A.M.** – Mandatory Preproposal conference at John Still Middle School – 2250 John Still Dr., Sacramento, CA 95832. Meet at the flagpole in front of the campus.
 - ii. **April 24, 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. **April 24, 2026 by 10:00 A.M.** – Deadline to submit questions via email in accordance with RFP section VII. General Information.
 - iv. **April 29, 2026 by 2:00 P.M.** – If applicable, an addendum will be uploaded to the District website <https://www.scusd.edu/departments/business-and-operations/contracts-department/rfp-rfq>. RFP documents are also available on e-Bldr at <https://gateway.app.e-builder.net/app/bidders/landing?accountid=aaf85f30-eade-4a97-af1d-5076c07d8a32&projectid=7ec42521-f881-4562-9cfa-8fbbdb2e7bc6&bidpackageid=9a25127f-2940-4cad-a049-b051f2b25333>.
 - v. **May 4, 2026 by 2:00 P.M. – Proposals due.**
 - vi. **May 5, 2026** – District Notification to Selected Interview Firms.
 - vii. **May 11, 2026** – Interviews.
 - viii. **May 13, 2026** – District selection of successful LLB Entity.
 - ix. **June 18, 2026** – Anticipated Board award of LLB.
 - x. **June 2026** – Pre-construction NTP issued for pre-construction services.
- b. Registration to the DIR by RFQ due date (Labor Code Section 1725.5)
- c. SK&T / Apprenticeship Program Compliance (Ed Code Section 17407.5)
- d. Financing Required (12-month post construction phase)

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

- a. Construction includes, but is not limited to: campus-wide exterior and interior painting; classroom floor replacement; replacement of whiteboards and tackboards in classrooms; toilet room accessibility improvements; installation of new security cameras; site accessibility improvements;

construction of a new unified administration building; walking pathway connecting the school sites to private developments south of the site; new landscaping throughout the site, including replacement of existing irrigation systems; construction of new play fields; installation of new fencing throughout the sites; and partial replacement of underground utilities.

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

- a. Preconstruction services and early procurement is scheduled to go from **June 22, 2026 – March 12, 2027**
- b. The LLB entity will be required to provide a 95% CD estimate in **December 2026**.
- c. DSA submittal target is by **November 2026** with DSA approval by **January 2027**.
- d. The Entity will be asked to begin and complete the TBR Development for final District approval not later than **February 12, 2027** and for board approval on **March 4, 2027**.
- e. The construction duration is anticipated to be from **March 15, 2027**, with final project acceptance anticipated by **December 31, 2027**.
- f. The post-construction duration is anticipated from **January 1, 2028 – January 1, 2029**.

5. Development of the TBR Phase may include:

The Contractor shall collaborate with the Design Team during the design phase to support development of a complete design, including providing input on constructability, sequencing, material availability, cost impacts, and conducting site visits to evaluate existing conditions, and shall utilize and contribute to Building Information Modeling (BIM) to coordinate design, identify conflicts, and support project planning.

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

- a. Proposals submitted in seven (7) hard copies & one (1) electronic copy, maximum pages thirty-five (35) – 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

7. 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 **\$150,000 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

8. 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: contracts@scusd.edu

Kitchell – Ryan Wade: rwade@kitchell.com
Kitchell – Eric McMullen: emcmullen@kitchell.com

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

10. Adjourn & Walk the Site



Sacramento City Unified School District

MANDATORY Pre-Proposal Walk Sign-In-sheet

0445-416 John Still K-8 Modernization

04/21/26 10AM

REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
SETH MAURER	CORE	530-883-8250	SETHMAURER@ CORECONSTRUCTION.COM
Nicholas Maurer	CORE	530-492-4140	nicholasmaurer@coreconstruction.com
Ryan Clark	Rodan	650-508-1700	bids@Rodanbuilders.com
Robbie McLeod	LANDMARK	916-663-1953	frontdesk@landmarkconst.net
Parker Stoddard	Millennium Consulting Associates	916-980-2997	pstoddard@meegenviro.com
Zach Dzerigian	FLINT	916-275-4358	zdzerigian@flintbuilders.com
Franklin Fitzpatrick	F&H Construction	209 931 3788	estimating@f-hconst.com

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REPRESENTATIVE PRINT NAME	COMPANY	TELEPHONE	EMAIL PRINT CLEARLY
Burt Witzelberger	SB James	916 826-6575	burt.witzelberger@sbjames.com
Chris Martin	SB J	916 8744158	chrismartin@sbjames.com
Kenny Dees	"	916 833 8843	kennydees@sbjames.com
JEFF LOVIT	RODAN BUILDERS	650-508-1700	hildsendanbuilders.com
JD GIANNINI	RODAN BUILDERS	" "	" "
David Garner	Flint	916-25-4926	dgarner@flintbuilders.com
Franklin Fitzpatrick	F&H Construction	209-931-3738	estimating@f-hconst.com
Dustin Campbell	Roebelen	916-952-8992	BD@Roebelen.com
Doug Nelson	"	916 939 4000	"
Jack Ibbetson	BHM Construction	530-848-4372	bids@bhmsconstruction.com
Angel Naranzo	OHO	916-441-6870	anaranjo@ottoconstruction.com
Ronald Sloan	XL Construction	530-321-0110	rsloan@xlconstruction.com