

Center Joint Unified School District



Request for Qualifications and Proposals

Lease Lease-Back Preconstruction and Construction Services New Sierra Vista Elementary School Site #1 Project

Prequalification Questionnaire Due:

Wednesday, February 24, 2021, at 1:00 PM

RFQ/P Responses Due:

Friday, March 5, 2021, at 1:00 PM

Respondents must mail or deliver sealed proposals containing five (5) bound copies and one (1) electronic copy on CD/DVD or USB stick of their RFQ/P response conforming to the requirements of this RFQ/P to:

CENTER JOINT UNIFIED SCHOOL DISTRICT
C/O Caldwell Flores Winters, Inc.
6425 Christie Avenue, Suite 270
Emeryville, CA 94608

Respondents must also transmit one (1) PDF copy via email to jmiles@cfwinc.com

Only Firms that have registered with the California Department of Industrial Relations (DIR) regulations are eligible to be further considered for a construction contract. For any public project, as defined in subdivision (c) of Section 22002 of the Public Contract Code, for which the District uses funds received pursuant to the Leroy F. Greene School Facilities Act of 1998 (Chapter 12.5 (commencing with Section 17070.10) of Part 10 of Division 1 of Title 1 of the Education Code) or any funds from any future State school bond for a public project that involves a projected expenditure of one million dollars (\$1,000,000) or more, the District shall require that prospective general contractors and prospective electrical, mechanical and/or plumbing subcontractors ("Firms") complete and submit a standardized prequalification questionnaire and financial statement, verified under oath.



**Center Joint Unified School District
Request for Qualifications and Proposals (RFQ/P)
for Lease Lease-Back Preconstruction and Construction Services for the
New Sierra Vista Elementary School Site #1 Project**

I. INTRODUCTION

Interested firms are invited to submit qualifications and proposals for Preconstruction and Construction Services for the New Sierra Vista Elementary School Site #1 Construction Project. Firms are invited to submit qualifications and a proposal for the project.

Section 2 of this RFQ/P outlines the desired preconstruction and construction scope of work for the project. Section 3 provides a summary of the Board adopted scope, budget, and schedule of the New Sierra Vista Elementary School Site #1 Construction Project. Sections 4 through 10 and related attachments outline the RFQ/P submittal requirements and selection procedure as well as general information, and requirements.

At the conclusion of the selection process, a recommended firm will be considered by the District's Board of Trustees for the project. Subject to Board approval and upon notification to proceed, the selected firm shall perform preconstruction services, including reviewing design documents for constructability, completeness, scheduling, clarity, consistency and coordination; undertaking a value-engineering analysis, soliciting subcontract bids, and preparing reports with recommendations to the District and the architect to maintain the established budget, pursuant to a Lease Lease-Back Agreement.

The project shall be performed under the direction of Caldwell Flores Winters, Inc. (CFW), the Program Manager, and the Center Joint Unified School District (District). The selected firm shall work with the assigned architect for the project as needed to conduct the proposed scope of work. Following the completion of pre-construction Services, the District may begin negotiations with the selected Lease Lease-Back (LLB) firm to enter into a Construction Services Agreement and requisite documents establishing a GMP pursuant to a Lease Lease-Back method of construction delivery.

II. SCOPE OF WORK

The District desires to select a firm capable of providing LLB pre-construction and construction services for the project. The selected firm for the project should expect to perform pre-construction services as established by the District pursuant to a Pre-Construction Services Agreement. If the District proceeds with the construction of the project, the selected firm may be retained as an LLB contractor pursuant to a Construction Services Agreement, Lease and Sub-lease and may contract with separate specialty trade contractors to perform the required scope of work.

Pre-Construction Services are anticipated to include the following:

1. Review design and support documentation for content, constructability, completeness, scheduling, clarity, consistency and coordination
2. Undertake value-engineering analysis and prepare reports with recommendations to District and Architect of Record to maintain established program budget and specifications
3. Provide detailed cost estimates at schematic, design development, and construction document design phases
4. Expedite design reviews, including modifications, if any, based on value analysis
5. Provide a proposed guaranteed maximum price for the construction of the project

Construction Services are anticipated to include, but not be limited to the following:

1. Provision of a proposed Guaranteed Maximum Price (GMP) for the construction of the project with identified subcontractor bids and self-performed work
2. Construction of the Project
3. Coordination of record drawings and specifications
4. Compilation of operations and maintenance manuals, warranties/guarantees, and certificates
5. Obtaining occupancy permits and coordinating testing, documentation, and governmental inspections and approvals
6. Preparation of accounting and closeout reports and occupancy plan reports
7. Other responsibilities as necessary for the completion of the program

III. NEW SIERRA VISTA ELEMENTARY PROJECT

A. Project Description

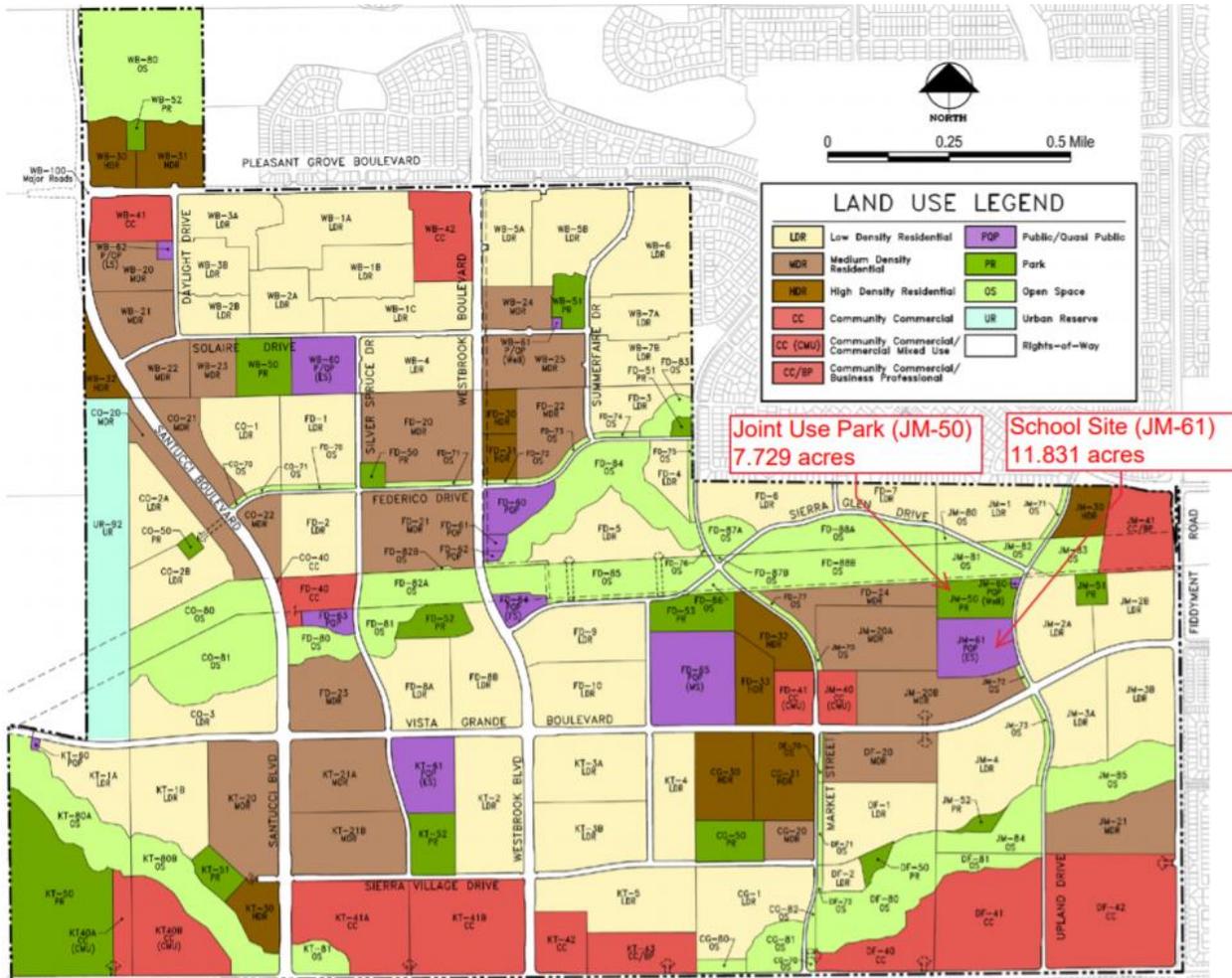
The Board of Trustees of the Center Joint Unified School District (District) adopted a Facilities Assessment and Implementation Plan (Plan) on March 20, 2019, which includes the proposed construction of a **new grade TK-6 elementary school**. This new elementary school will be located on Upland Drive between Sierra Glen Drive and Vista Grande Boulevard in the City of Roseville in Placer County (see Figure 1). The new school will be referred to as the **Sierra Vista Elementary School Site 1 ("Site 1")**. As part of the Plan, the Board has adopted a budget and schedule for the project, and the District is in the process of acquiring this parcel of land from the developer.

Pursuant to an existing development agreement, the District has commenced the process to acquire an approximate 11.8-acre site to construct an elementary school. Site 1 is surrounded by planned residential development pursuant to the Sierra Vista Specific Plan in the Placer County, City of Roseville area. Site 1 is proposed to be built to meet the demand from new residential development in that area of the District.

As provided by the City of Roseville, "The Sierra Vista Specific Plan includes 2,064 acres west of Fiddyment Road, north of Baseline Road. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 8,679 single and multi-family units, including approximately 259 acres of Commercial, 106 acres of Park, 304 acres of Open Space, 56 acres of Schools and 40 acres of Urban Reserve. At build-out, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs. The Plan was adopted in May 2010. The Plan was amended in June 2012 to entitle land uses on the Westbrook property".

The District has entered into a Landowner’s Development Agreement with each developer within the District’s boundaries to specify the means and method of mitigating the impact of projected new students generated from the proposed development in the Placer County portion of the District as part of the Sierra Vista Specific Plan. It was determined at the time of the agreements that the projected elementary and middle school students fall within the proposed District attendance boundaries and will ultimately require three new elementary school sites and a new middle school site.

Figure 1: City of Roseville Land Use Plan



B. Approved Project Budget

The construction budget (projected Guaranteed Maximum Price, or “GMP”) for required buildings, demolition, and site work is \$23,895,313, inclusive of general conditions and requirements, contractor fees and overhead. Soft costs identified below include design fees, consulting services, testing and inspection services, agency approval fees, etc. and total \$9,703,896. The total “all in” budget combining hard and soft costs is \$33,599,209 estimated in current 2020 dollars (including contingencies).

Adopted Project Budget

New Sierra Vista Elementary School Project	Net Total	Unit	"All-in" Budget
New Construction			
Construction of 5 kindergarten classrooms	1,350	Sq. Ft.	
Construction of 27 general-purpose classrooms	960	Sq. Ft.	
Construction of 1 SDC classroom	960	Sq. Ft.	
Construction of 2 Academy Rooms	1,100	Sq. Ft.	
Construction of Multipurpose room	7,050	Sq. Ft.	
Construction of library/media center	2,980	Sq. Ft.	
Construction of administrative support space	3,305	Sq. Ft.	
Construction of teaching support space	1,510	Sq. Ft.	
Specification Total	50,675	Sq. Ft.	
Building Support			
Construction of staff and student restrooms	2,200	Sq. Ft.	
Construction of kindergarten shade structure	1,200	Sq. Ft.	
Electrical, mechanical, custodial, storage, etc.			
Stairwells, elevator, covered corridors			
Building Total	54,075	Sq. Ft.	
Site Development			
Construction of play areas	-	Sq. Ft.	
Construction of shade structures	-	Sq. Ft.	
Blacktop	10,000	Sq. Ft.	
Green play areas	87,120	Sq. Ft.	
Bus dropoff improvements	7,500	Sq. Ft.	
New 40-stall parking lot with circulation	2,600	Sq. Ft.	
New campus site improvements (landscaping and walkways)	35,000	Sq. Ft.	
Technology			
IT Infrastructure (allowance)			
Total Hard Costs / GMP Value			\$ 23,895,313
Soft Costs			
21st Century Classroom and Support FF&E			
Professional Services (e.g. architect/engineering/other consulting fees)			
Agency fees, Inspection (IOR)			
Environmental, Legal			
Project Contingency			
Other (e.g. preliminary testing, energy analysis, misc)			
Total Soft Costs			\$ 9,703,896
"All-in" Budget			\$33,599,209

C. Summary Timeline & Schedule

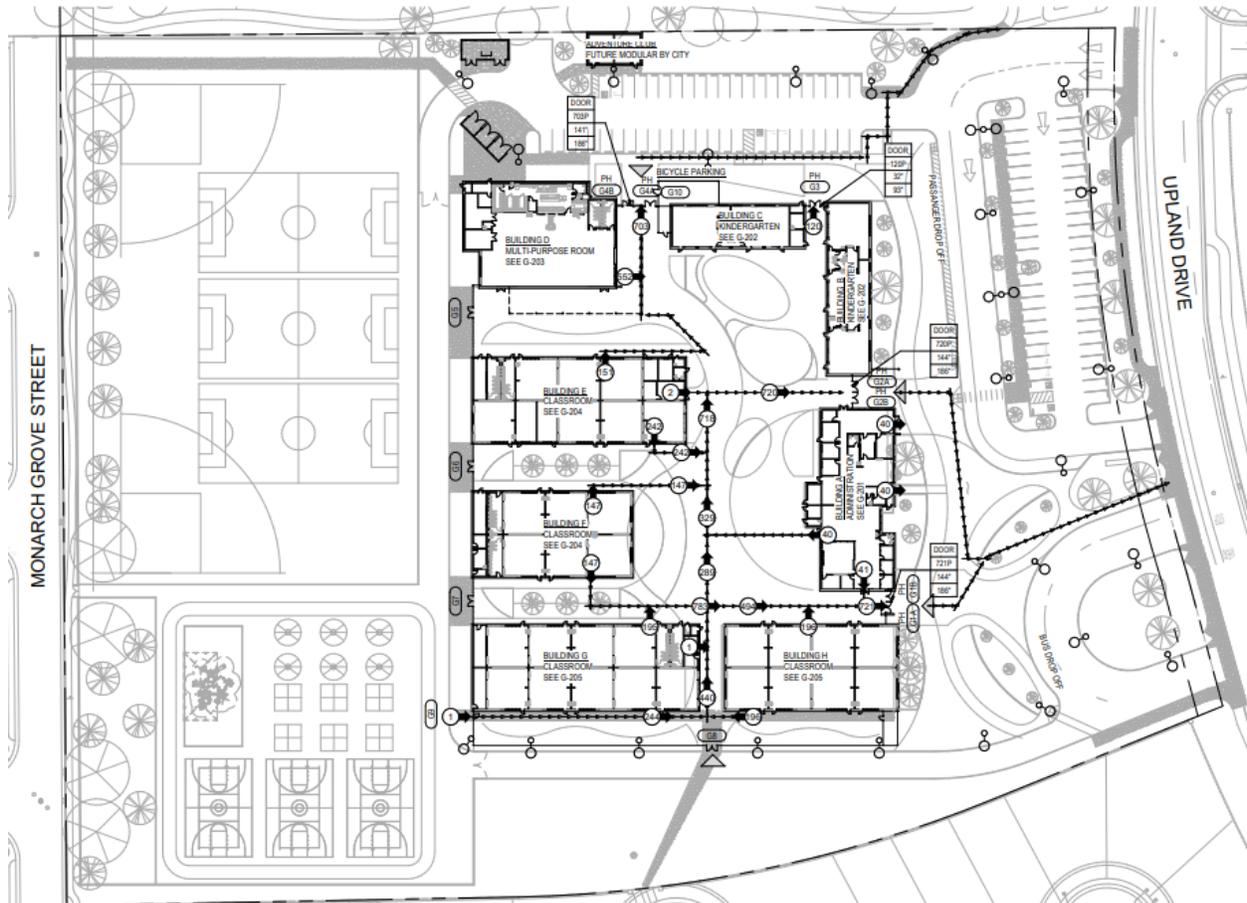
The construction schedule and academic schedule may require that both new and old portions of the campus be in operation simultaneously. Confirming that existing site utilities have adequate capacity for this simultaneous use will be a critical component of achieving a successful project. Teams are encouraged to engage with the architect of record and Civil Engineering consultants early in the process in this regard. The schedule depicted below is based on the District's fiscal year calendar, in which Q1 of FY2021 effectively begins July 1, 2020, and Q4 of FY2021 effectively ends June 30, 2021.

	2019-20		2020-2021				2021-2022				2022-2023			
	Q3 Jan-Mar	Q4 Apr-Jun	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun
Design & Construct														
Planning														
Design														
DSA Review														
State Funding Review														
Bidding														
Construction														
Closeout														

Design & Construct Sierra Vista Elementary School:

- DSA Submittal: May 2021
- Start Construction: December 2021
- End Construction: April 2023

New Sierra Vista Elementary School Conceptual Site Plan



Above is the proposed conceptual site plan for the New Sierra Vista Elementary School. Additional conceptual design drawings prepared by the project architect, including schematic floor plans and renderings, may be accessed at the following link: [New Sierra Vista Elementary School Site #1 Construction Project Conceptual Design](#)

IV. SUBMITTAL FORMAT AND REQUIREMENTS

Prequalification: Firms responding to the project are required to complete and submit the attached prequalification questionnaire for the project, and proof of completed registration with the California Department of Industrial Relations by **1:00 PM on Wednesday, February 22, 2021**. Since the District will be undertaking multiple improvements projects concurrently, for those firms who have prequalified with the District within the last six months, the District is requesting a letter of intent to provide LLB pre-construction and construction services for the project as opposed to requiring these firms to resubmit prequalification documents.

RFQ/P Response: Firms responding to the project are required to prepare a response to this RFQ/P that includes general information about the firm's qualifications as well as a proposal that assesses and evaluates

the conceptual design of the project as to construction recommendations, logistics, cost, value engineering, and schedule.

Firm Qualifications: submittals are required to provide a response regarding the firm's capabilities, prior experience, and past projects. This information should include, but need not be limited to, the following:

- A. Provide three (3) or more references of new elementary school projects or similar facilities as examples of the Firm's experience on projects such as this with respect to size and complexity.
- B. Description of size of Firm with respect to the number of personnel by management category. Please provide an organizational chart identifying the key staff members assigned to each role and their level of experience on projects such as this.
- C. Description of the Firm's practices for managing project schedules, budgets, subcontracts, change orders, project documents, and other construction issues. Provide a description of the Firm's project control systems. Sample project specific progress reports are encouraged for inclusion in the Firm's response to this question (not counted toward page limit of the RFQ/P).
- D. Provide a description of the Firm's safety record and Experience Modification Rating (EMR).
- E. Provide a letter from the Firm's bonding company on their letterhead that states the bonding capacity of the Firm.

Proposal: submittals are required to include a response to the following site-specific questions for the project. This information should include, but need not be limited to, the following:

- F. Review of the conceptual plans for the Project, providing at minimum:
 1. A narrative identifying any potential construction issues or other challenges that may arise during the project and proposed solutions to ensure that said challenges do not create unnecessary delays or added cost to the project.
 2. A conceptual site logistics plan identifying site access, parking for contractors, access for delivery and storage of materials, and provisions for the safety of students and faculty.
 3. A conceptual cost estimate, demonstrative of the firm's estimating capability, for the project as specified and as conceptually proposed in uninflated 2020 dollars.
 4. Detailed proposal of the Firm's pre-construction fee and how it would be broken down based on the deliverables identified in the Form Preconstruction Services Agreement.
 5. Detailed breakout of the factors or elements that are anticipated to comprise the calculation of a future "Guaranteed Maximum Price" (GMP) including the above conceptual estimate of direct construction costs as well as an anticipated break-down of overhead, general conditions, markups, insurance, bonds, and fees.
- G. Brief description of 2-5 value engineering opportunities that the Firm would propose to keep the project within the proposed budget identified herein.
- H. Identification of trades that the firm will propose bidding and those that the firm proposes to self-perform. Also include trade contractor costs, self-performance costs, general contracting requirements, contractor soft costs (without fee), contractor fee and GMP allowance and contingency. Respondents should put forth proposals that clearly identify estimations of costs of work to be self-performed, as well as estimations of costs to be performed by sub-contractors. The intention is that the cost estimations and work plan provided clearly identify a breakdown of the respondents' overhead costs, and not just a lump sum. The expectation is a breakdown of anticipated overhead costs that clearly defines the general conditions, bonds, insurance, fee, and other costs to provide the District information necessary to select a firm that provides the best value.

- I. Description of the Firm's approach to keeping the project delivered on schedule, while minimizing impact on existing school facilities and neighboring communities throughout construction. Please provide a proposed Project schedule that demonstrates this approach, including preconstruction milestones that the Firm will help to establish to optimize the construction phase.

RFQ/P Response Format:

Responses shall be concise, well organized and demonstrate respondent's qualifications and proposed approach to the project. Each response should have a single cover letter briefly discussing the firm's conceptual understanding of the project and an executive summary of the proposal.

Limit response for the *Firm Qualifications* requested to no more than ten (10) single sided 8 ½ x 11 pages. *Firm Qualifications* includes the cover letter indicated above. For the *Proposal* requested, limit response for the project to no more than ten (10) single sided 8 ½ x 11 pages. In total, the Firm Qualifications and Proposal is limited to a grand total of twenty (20) single sided 8 ½ x 11 pages.

Excluded from the page count limitation are pages exclusively used for layout and organization of the submittal package (e.g. front and back covers, table of contents, tabbed dividers, etc.) as well as sample materials representative of prior project work included as addenda (e.g. schedules, progress reports, graphics, etc.). Also excluded from the page count limit are materials indicated for prequalification.

Submit five printed proposals to:

CENTER JOINT UNIFIED SCHOOL DISTRICT
C/O Caldwell Flores Winters, Inc.
6425 Christie Avenue, Suite 270
Emeryville, CA 94608

Respondents must also transmit one (1) PDF copy via email to jmiles@cfwinc.com

The printed and email copies are due by no later than:

Friday, February 5, 2021, @ 1:00 PM PDT

Please be advised that the District reserves the right to decline all responses and to amend, abandon, or modify the Project or the method of delivery at its sole discretion in whole or in part.

V. METHOD OF SELECTION

The District's Selection Committee shall review and evaluate all responses received by the deadline. Each Firm will be evaluated based on the Evaluation Criteria identified in Section VIII. Based on these criteria and rating system, points are assigned to each Respondent, with each respondent ranked according to the average total points awarded by members of the Selection Committee. Failure to satisfy a pass/fail requirement will result in the immediate rejection of the proposal. Final point totals of all respondents will be considered to determine the best value for the School District.

The firm determined to have the best value for the District for the project will be invited to perform Lease Lease-Back preconstruction and construction services for the New Sierra Vista Elementary School Site #1 Construction Project. Following the completion of Preconstruction services, and at the discretion of the District, the selected firm may be recommended to the Board for entering into a Lease Lease-Back Construction Services Agreement for the Project. The District retains the right in its sole discretion to reject all submittals or revise this request for said services.

VI. SUBMITTAL EVALUATION CRITERIA

Pursuant to District Board Policy (BP) and Administrative Regulations (AR) 3311, proposers shall be selected based on total best value score as determined by the District, based on the following evaluation criteria and rating system provided in the table below:

EVALUTION CRITERIA	MAXIMUM POINTS
Follows page length and layout direction and includes requested document attachments as described by the RFQ/P	Pass/Fail
Experience with the local environment and a local presence for interfacing with the District	Pass/Fail
Provides germane and relevant responses to questions contained within the RFQ/P	25
Details a proposed method and overall strategic approach	25
Proposed detailed estimate of the Firms(s) costs, including direct construction costs and break-down of overhead, general conditions, markups, insurance, bonds, and fees	15
Demonstrates specialized experience and technical competence of the Firm(s), including principals, joint venture-partners, and sub-consultants regarding the types of service required and the complexity of the projects	15
Relevant experience of key personnel	5
Overall financial condition of the firm, including the principal contractor and/or contractor team	5
Ability to meet the insurance requirements unless district, at its sole discretion, decides to modify or waive the insurance requirements or elects to provide program insurance	5
Litigation and arbitration history for the past five (5) years	5
TOTAL: 100 POINTS	

VII. SELECTION SCHEDULE

The following is a proposed schedule for selection. The District reserves the right to modify this schedule in its sole discretion.

Request for Qualifications/Proposals Released: **Friday, February 5, 2021**

Voluntary pre-proposal meeting: **Wednesday, February 17, 2021 @ 11:00 AM PDT**

Deadline to submit questions related to project: **Friday, February 19, 2021, @ 1:00 PM PDT**

Prequalification Submittal Due: **Wednesday, February 24, 2021, @ 1:00 PM PDT**

Announcement of prequalified firms: **Thursday, February 25, 2021**

Responses due: **Friday, March 5, 2021, @ 1:00 PM PDT**

Interviews: **Week of March 8, 2021 or thereafter**

Firm Ranking Established: **Friday, March 12, 2021 or thereafter**

Board approval: **March 17, 2021 or thereafter**

VIII. GENERAL INFORMATION

A. Compliance

Submittals must be in strict accordance with the requirements of the request for services. Any response not submitted in accordance with the requirements of the request for services will not be considered.

B. Amendments

The District reserves the right to cancel or revise in part or whole this request for services. If the District cancels or revises this request for services, all respondents will be notified by addendum. The District also reserves the right to extend the date responses are due.

C. Inquiries

All questions about the meaning or intent of this request for services shall be submitted to the District's Program Manager, CFW, in writing via letter or email no later than **Friday, February 19, 2021 at 1:00 PM**. Responses to all questions received prior to the voluntary project briefing on **Wednesday, February 17, 2021** will be provided at their respective mandatory site walks. Any additional response, if required, may be issued at the District's discretion by addendum via email to all parties recorded by CFW as having received this document and recorded in attendance at the mandatory site visit. Questions received after the **Tuesday, February 19, 2021** deadline will not be answered.

D. Late Response to Proposals

It is the respondent's responsibility to ensure its response to this request for services is received by the District's Program Manager on or before the time and date specified. Submittals received after the date and time specified will not be considered.

E. Special Conditions

1. **Public Record.** All Responses submitted in response to the request for services become the property of the District's public records and as such, might be subject to public view.
2. **Non-Discrimination.** The District does not discriminate on the basis of race, color, national origin, religion, age, ancestry, medical condition, disability or gender in consideration for an award of contract.
3. **Drug-Free Policy and Fingerprinting.** The selected Firm(s) shall be required to complete any and all fingerprinting requirements and criminal background checks required by State law and shall also be required to complete a Drug-Free workplace certificate.
4. **Costs.** Costs of preparing a response to this request for services are solely the responsibility of the respondent.
5. **Prevailing Wages.** Respondents are advised that these projects are a public work for purposes of the California Labor Code, which requires payment of prevailing wages. District will obtain from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work. These rates will be on file at the District and will be available to any interested party upon request. Any Firm(s) to which a contract is awarded must pay the prevailing rates, post copies thereof at the job site, and comply with applicable provisions of State law.
6. **Securities.** Respondents are advised that if awarded a contract they will be permitted, at their request and expense and in accordance with Section 22300 of the California Public Contract Code, to substitute securities equivalent to retention monies withheld by District to insure performance under the contract.
7. **Contractor Registration.** No contractor or sub-contractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code Subsection 1725.5.

8. Contractor Prequalification. A proposer must be prequalified in accordance with subdivisions (b) to (m), inclusive, of Section 20111.6 of the Public Contract Code. In addition to this requirement, all responding firms are required to complete the attached Prequalification Questionnaire. These prequalification requirements shall be included in a Lease Lease-Back instrument created pursuant to California Education Code Section 17406(a)(1).
9. Prequalification of Designated Subcontractors. Contractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses (collectively, “MEP subcontractors”) shall be prequalified to perform construction work as a first-tier subcontractor on the Project pursuant to Public Contract Code section 20111.6. MEP subcontractors must be prequalified prior to negotiation and acceptable of a Guaranteed Maximum Price (GMP).
10. Bonding. The Firm(s) will be required to furnish a Performance Bond in the amount of one hundred percent of the contract price, and a Payment (Material and Labor) Bond in the amount of one hundred percent of the contract price.
11. Limitations. This request for services does not commit District to award a contract, to defray any costs incurred in the preparation of a response pursuant to this request for services, or to procure or contract for work.

IX. HOLD HARMLESS/INDEMNIFICATION

The Firms shall indemnify, defend, and save the District, its Board of Trustees, officers, agents, and employees harmless from any and all claims, damages, losses, causes of action and demands, including reasonable attorney’s fees and costs, incurred in connection with or in any manner arising out of the Firms’ performance or failure to perform any duties contemplated by this request for services or subsequent agreement.

The responding Firms and their employees are not employees of the District and are deemed to be independent contractors. Nothing contained in this request for services or subsequent agreements shall be deemed to create any contractual relationship between the Firms and any of the other contractors or material suppliers for the Program, nor shall anything contained in this request for services or subsequent agreements be deemed to give any third party any claim or right of action against the District or Firms which do not otherwise exist.

X. CONSTRUCTION SERVICES RELATED AGREEMENTS

The following links provide interested firms with copies of the Center Joint Unified School District’s form construction services related agreements:

- A. [Prequalification Questionnaire](#)
- B. [Form Construction Services Agreement](#)
- C. [Form Site Lease](#)
- D. [Form Sub Lease](#)

Any questions or concerns regarding the above form agreements should be addressed in writing to Jordan Miles via email: jmiles@cfwinc.com by **Friday, February 19, 2021 by 1:00 PM**

ATTACHMENT A
Center Joint Unified School District
Prequalification Questionnaire

ATTACHMENT B
Center Joint Unified School District
Form Construction Services Agreement

ATTACHMENT C
Center Joint Unified School District
Form Site Lease

ATTACHMENT D
Center Joint Unified School District

Form Sub Lease