

Center Joint Unified School District
Center High School Modernization Phase 2 - Project No. 23-04
3909 North Loop Blvd., Antelope, California 95843

PRE-PROPOSAL CONFERENCE AGENDA

Date: October 25, 2023 **Time:** 7:00am

Project: Center High School Modernization Phase 2 - Project No. 23-04

RFP Response Due: Tuesday, December 12, 2023 at 3:00:00pm PST

Location for

Receipt of SOQ: Center Joint Unified School Facilities Office located at 8408-Watt Ave, Antelope, CA 95843

I. Meeting Called to Order

II. Introduction of Project Team members:

- A. District Representative(s) – Richard Putnam, Director of Facilities, Center Joint Unified School District & Angela Espinoza, Administrative Secretary – MOT Department
- B. Center High School Principal – Jerald Ferguson
- C. DSA Inspector – Mason Donaldson
- D. Architect – Brian J. Maytum, Principal/Vice President and Eric Sifuentes, Associate Principal, Nacht & Lewis
- E. Owner's Representative - Sharon Thomas and Terra Carlson, Capital Program Management, Inc.

III. Bidding Documents: Available on the District Website or online Vendor Registry

IV. Contracting Format: Prime Contract – Lease-Leaseback Construction Services

V. Scope of Work Description:

This Project includes but is not limited to the following modernization and site improvements at an existing high school:

- Parking lot and drop off area regrading, repaving, and striping.
- New concrete ramps, stairs, and handrails.
- Site concrete walk replacement.
- Site landscape and irrigation replacement.
- Door and hardware replacement.
- Accessible upgrades to staff and student toilet rooms including replacement of finishes, plumbing fixtures, partitions and accessories.
- Interior finish work including new carpet, sheet vinyl flooring and painting.
- Lighting and ceiling tile replacement.
- HVAC Systems replacement.
- Campus fire alarm system upgrades

Additive Alternates

- HVAC Systems replacement on Building "J"
- Select interior painting, per finish schedule on sheets A602 and A603

VI. Construction Budget:

- A. Estimated Construction Budget for this Project is \$14,000,000, not including contingencies or allowances.

VII. Bidding and Contract Award Requirements:

- A. License requirement: Class B
- B. Pre-Qualification of Bidders: Prequalification is required for GC's and MEP subcontractors; Interested Bidders will need to be prequalified before bid day. All prequalification questionnaires must be received ten (10) calendar days prior to the due date of RFP.
- C. Prevailing Wages – See Article 22 of Construction Services Agreement, Prevailing Rates of Wages; Records, Apprentices. Certified payrolls, payroll records and other documents shall be required along with your progress billings. www.dir.ca.gov/dlsr/DPreWageDetermination.htm.
- D. DIR Registration of Contractor and Subcontractor: See Article 25. Registration with Department of Industrial Relations, of Construction Services Agreement.
- E. Bond and Insurance Requirements: See Article 35. Insurance, of Construction Services Agreement.
- F. Proposal Form:
 - 1. Completed Forms No exclusions
 - 2. No fax or phone bids
 - 3. Bids shall be valid for 90 days

VIII. Schedule of Events:

- A. Mandatory Project Walk-Through: October 25, 2023 at 7:00 AM
 - B. Questions due by December 1, 2023
 - C. SOQ Deadline on December 12, 2023 at 3:00: PM
 - D. Notification of Shortlisted Firms: December 15, 2023*
 - E. Interviews if Applicable/Fee Proposals due December 18-21*
 - F. Notification of Selected Firm: December 27, 2023*
 - G. Anticipated Board Approval Date: January 17, 2023 *
- * Estimated deadlines subject to revision at the District's discretion.

IX. Department of Justice (DOJ) Clearance, Badges and Security: See Contractor Certification Regarding Background Checks in Project Manual

X. Site Information:

- A. Site access, temporary facilities, staging areas and parking
- B. Working hours and project phasing: The work has been broken down into phases to accommodate school site activities and learning. See attached Exhibit B – Site Logistics and Phasing Plan for more information.

XI. Site Walk

XII. General Questions

XIII. Adjournment

Important note: Responses to inquiries and discussions occurring at this pre-proposal walk-through shall in no way change or modify the RFP documents. The RFP documents will be affected only by addenda issued prior to the response date. We encourage all questions asked at the walk be followed up with an RFI.

Send inquiries by 12:00pm on December 1, 2023, to:

Sharon Thomas at sharont@capitalpm.com
Cc: Terra Carlson at terra@capitalpm.com
Eric Sifuentes at esifuentes@nachtlewis.com