

**Washington Unified School District**  
**Request for Qualifications and Proposals**  
**Elkhorn Village School Modernization Project**  
**Lease-Leaseback Construction Services**

**ADDENDUM NO. 1**

April 4, 2024

Owner: Washington Unified School District  
930 Westacre Rd.  
West Sacramento, CA 95691

Project Manager: Capital Program Management, Inc.  
1851 Heritage Lane, Suite 210  
Sacramento, CA 95815

This Addendum has been prepared to clarify, modify, delete, or add to the Request for Qualifications and Proposals (RFQ/P) for the above referenced project, and revisions to items listed here shall supersede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same.

TOTAL PAGES IN THIS ADDENDUM (including attachments): **20**

# **Washington Unified School District**

## **Request for Qualifications and Proposals Elkhorn Village School Modernization Project Lease-Leaseback Construction Services**

### **ADDENDUM NO. 1**

#### **PART A - RESPONSE AND CONTRACT REQUIREMENTS**

- 1.1 The deadline for submitting written questions and submissions in response to the RFQ/P has not changed. Written questions are due to the District on Friday, April 12, 2024 by 12:00 p.m. via email to Daniel Banowetz at [dbanowetz@wusd.k12.ca.us](mailto:dbanowetz@wusd.k12.ca.us) and submissions in response to the RFQ/P are due on Wednesday, April 24, 2023 by 12:00:00 p.m. at the Washington Unified School District Office located at 930 Westacre Road, West Sacramento, CA 95691.

#### **ATTACHMENTS**

1. Mandatory Informational Meeting Agenda, April 4, 2024 (1 Page)
2. Mandatory Informational Meeting Sign-in Sheet, April 4, 2024 (2 Pages)
3. Elkhorn Village Design Concept, April 4, 2024 (15 Pages)



Washington Unified School District  
Request for Qualifications and Proposals  
Elkhorn Village School Modernization Project  
Lease-Leaseback Construction Services

**MANDATORY INFORMATIONAL MEETING AGENDA**

Thursday, April 4, 2024, 10:00 A.M.

**Deadline for Submissions:** Wednesday, April 24, 2024 by 12:00:00 P.M. at the District Office,  
930 Westacre Road West Sacramento California 95691.

- I. **Meeting Called to Order**
- II. **Introduction of Project Team**
  - A. District Representative(s)
  - B. Architect: Studio W
  - C. Project/Construction Manager: Capital Program Management, Inc.
- III. **RFQ/P Available on District Website:** <https://www.wusd.k12.ca.us/Departments/Business-Services/Facilities-Construction--Planning/Current-RFPs-and-Projects/index.html>.
- IV. **Scope of Work Description(s):** See Appendix A, Project Description and Appendix B, Conceptual Site Plan
- V. **Estimated Budget:** \$42,605,000, see Appendix E, Fee Calculation Worksheet
- VI. **Contract Award Requirements:**
  - A. Project Labor Agreement with Sacramento-Sierra Building & Construction Trades Council
  - B. General Contractors must be prequalified via [www.QualityBidders.com](http://www.QualityBidders.com). First-tier electrical, mechanical, and plumbing subcontractors must be prequalified prior to subcontractor bids.
  - C. DIR Registration of Contractor & Subcontractors - certified payrolls, payroll records and other documents shall be required along with your progress billings:  
[www.dir.ca.gov/dlsr/DPreWageDetermination.htm](http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm)
  - D. Selection Criteria – Best Value Evaluation by District and Interviews
- VII. **RFQ/P Schedule Summary:**
  - A. 3/29/2024: Release and advertisement of RFQ/P.
  - B. 4/4/2024 at 10:00 A.M.: Mandatory Informational Meeting
  - C. 4/12/2024 by 12:00 P.M.: Last day to receive written questions from Respondents.
  - D. 4/17/2024: Last day for District to issue addenda and answer questions.
  - E. **4/24/2024 by 12:00 P.M.: Deadline for submissions in response to RFQ/P.**
  - F. 4/29/2024: Release of shortlist of qualified Respondents and interview notifications.
  - G. 5/3/2024 & 5/6/2024: Interviews of qualified Respondents.
  - H. 5/8/2024: Notice to selected developer.
  - I. 5/24/2024: Intent to Award to selected developer.
  - J. 6/2025 – 8/2026: Construction
- VIII. **Site Information**
  - A. Students and staff to be relocated to interim housing site
- IX. **Site Walk**
- X. **Adjournment**

**Important note:** Responses to inquiries and discussions occurring at this pre-proposal walk-through shall in no way change or modify the RFQ/P documents. The RFQ/P 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.

Questions regarding this RFQ/P may be directed to Daniel Banowetz, Director of Facilities, Construction, and Planning at [dbanowetz@wusd.k12.ca.us](mailto:dbanowetz@wusd.k12.ca.us) and must be submitted on or by 12:00 P.M. on April 12, 2024.

Washington Unified School District  
MANDATORY INFORMATIONAL MEETING SIGN IN SHEET  
Elkhorn Village School Modernization Project  
Thursday, April 4, 2024  
10:00 AM

Company Name	Company Representative	Company City	Phone #	E-Mail
Flint	David Garner	Roseville	916-275-4926	dgarner@flintbuilders.com
Balfour Beatty	Joe Hucik	Sacramento	916-220-9391	jhucik@bbus.com
Landmark	Steve Reiner	Rocklin	916 532-3809	sreiner@landmarkconst.net
F&H Construction	Madison Horton	Lodi	209-931-3738	estimating@f-hconst.com
Balfour Beatty	Bill Machado	SAC	916 316-1313	Bmachado@BalfourBeatty.com
<b>BALFOUR BEATTY</b>	<b>Jim Sly</b>	<b>SAC</b> <b>4000 N. Main</b>	<b>916-871-7428</b>	<b>j.sly@BBUS.com</b>
NORCAL CARPENTERS	RICHARD CRUZ	SACRAMENTO	(916) 871-1575	rcruz@nccrc.org
Swinerton Builders	Maria Balbierz	Sacramento	(916) 337-2961	mbalbierz@swinerton.com
RODAN BUILDERS	VALENTINA ECHEVERRY	DAVIS	(950) 508-1700	BIDS@RODANBUILDERS.COM
Clark Sullivan	Larry Cabodi	Roseville	916-502-1866	Larry@clarksullivan.com
ROSHKEWITZ	ADAM VIVACK	EDH	916 934 4000	ADAM@ROSHKEWITZ.COM
CORE	Michael Keller	Roseville	775-224-4562	MichaelKeller@coreconstruction.com
CORE	Chase Forester	Roseville	775-276-2906	chaseforester@coreconstruction.com



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MANDATORY INFORMATIONAL MEETING SIGN IN SHEET  
Elkhorn Village School Modernization Project  
Thursday, April 4, 2024  
10:00 AM

Company Name	Company Representative	Company City	Phone #	E-Mail
CORE	PAUL SALISBURY	ROSEVILLE	702-427-6624	PAULSALISBURY@CORECONSTRUCTION.COM
CORE	MATT WADE	ROSEVILLE	916-240-4345	MATTWADE@CORECONSTRUCTION.COM
BROWARD BUILDERS	GENE MORALEZ	WOODLAND	916-214-8509	GENE@BROWARDBUILDERS.COM
Otto Construction	Angel Navarajo	Sacramento	916-441-6870	anavarajo@ottoconstruction.com
SB JAMES	JOSH WALKER	WEST SAC	916-257-9705	JOSH.WALKER@SBJAMES.COM
SB JAMES	DAN PAWLOSKI	"	209-954-2671	Dan.pawloski@sbjames.com
XL CONSTRUCTION	BRIAN ARSENEAU	SACRAMENTO	805-550-8947	barseneau@xlconstruction.com
Landmark	Ellen Kelton	Rocklin	916-663-1953	frontdesk@landmarkconstruction.net
LANDMARK	WYAN ANDERSEN	ROCKLIN	"	"
Swinerton Builders	Hiroshi Rubio	Sacramento	415-385-0069	hiroshi.rubio@swinerton.com





## LEGEND

1. New front entry & expanded administration area
2. New parent drop-off, passing lane & gated student entrance
3. New kitchen delivery and PK/K drop-off area
4. New gated entrance (for PK/K & SDC students)
5. New parking lot configuration (55 stalls total)
6. New monument sign
7. New PK/K classroom building
8. New SDC classroom building
9. New protected PK/K & SDC playground area with shade sails & a tricycle track, fenced separately from rest of site
10. New library, SPED offices, and D.I. English classroom and SPD classroom building
11. New classroom building (grades 5-8)
12. New student restrooms
13. New upper grades quad with lunch shade structure
14. New outdoor learning area
15. New shade sails at playground
16. New bus drop-off (four 40-ft bus capacity)
17. New kitchen expansion
18. Existing transformer to remain
19. Existing switchgear to be relocated
20. Existing trees to remain
21. New trash enclosure
22. New garden boxes (10)
23. Relocated/new basketball courts
24. Bike parking

Proposed Site Plan

## ELKHORN VILLAGE ELEMENTARY SCHOOL

Washington Unified School District | West Sacramento, CA

Master Plan/ Programming

Page 1 | 04.04.2024 | Project Number: 23065 | 1930 H Street, Sacramento, CA 95811 | 916.254.5600 | StudioW-Architects.com

0 80'



STUDIO W  
ARCHITECTS





Existing Space Use Plan



Proposed Space Use Plan

# ELKHORN VILLAGE ELEMENTARY SCHOOL

Washington Unified School District | West Sacramento, CA

Master Plan/ Programming

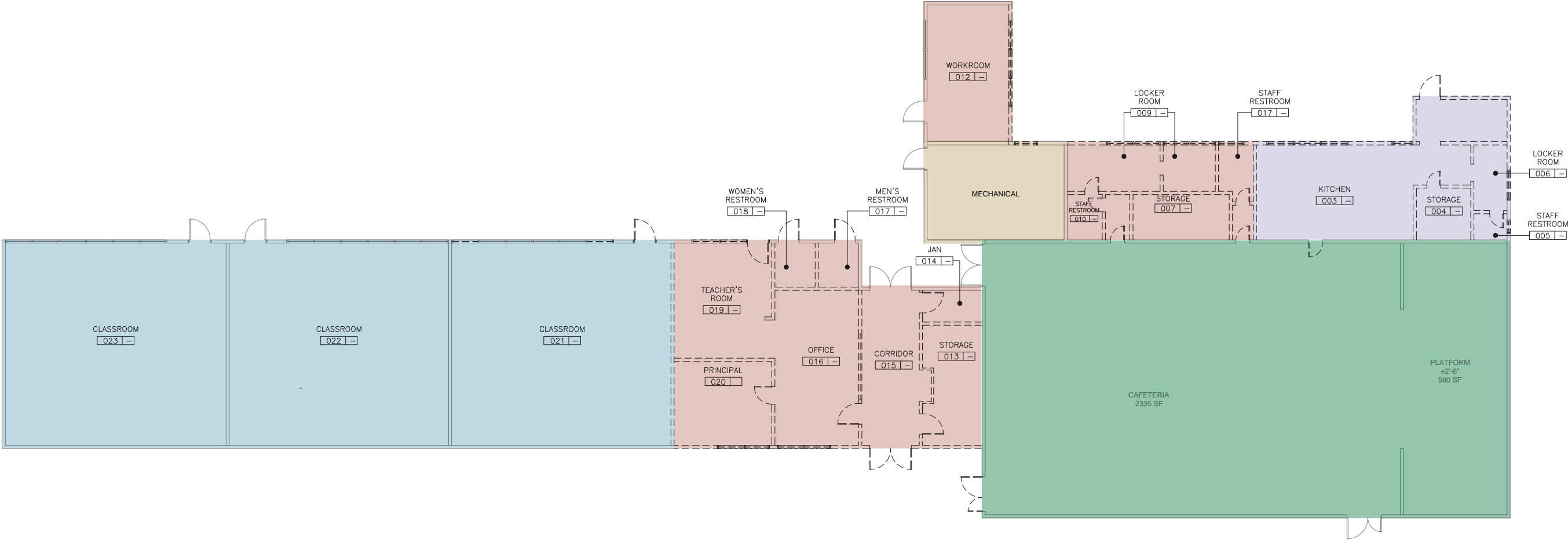
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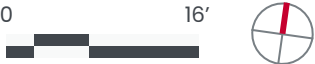
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- ADMINISTRATION / STAFF SPACE
- MULTI-PURPOSE / PE / LIBRARY
- SUPPORT SPACE
- KITCHEN



Building A/B – Existing Demo Plan

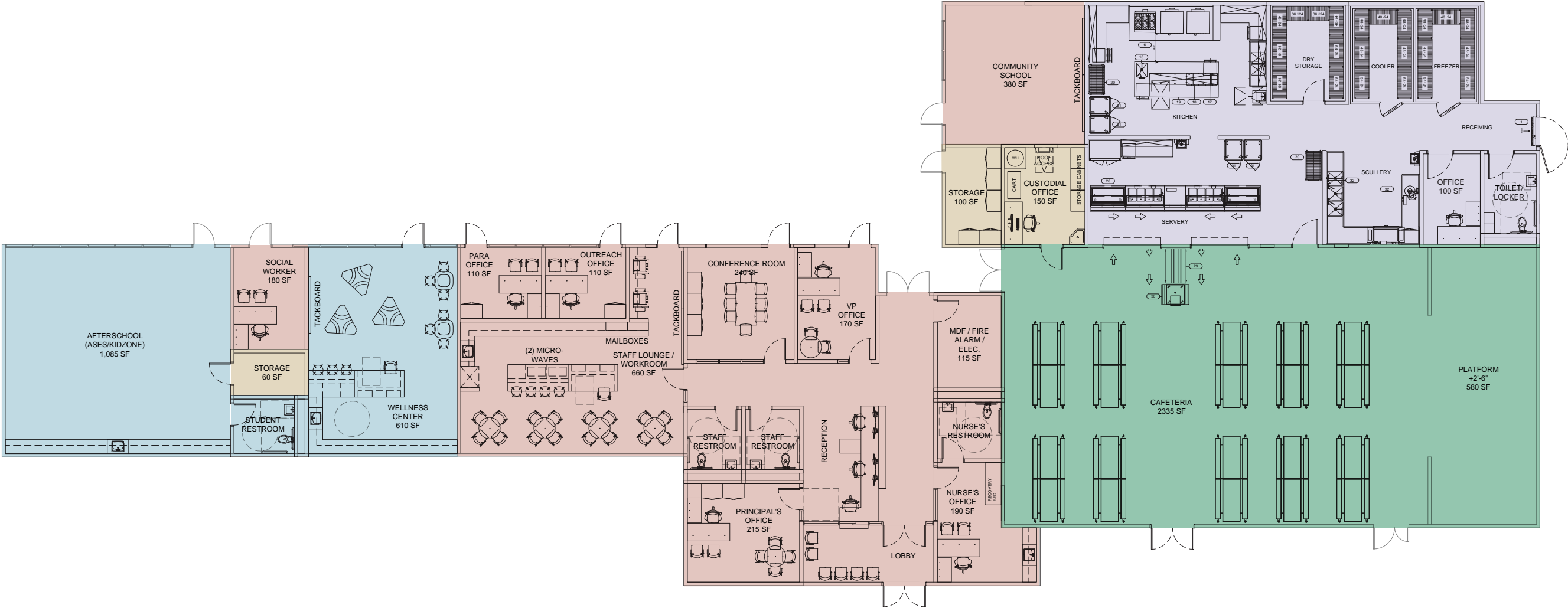
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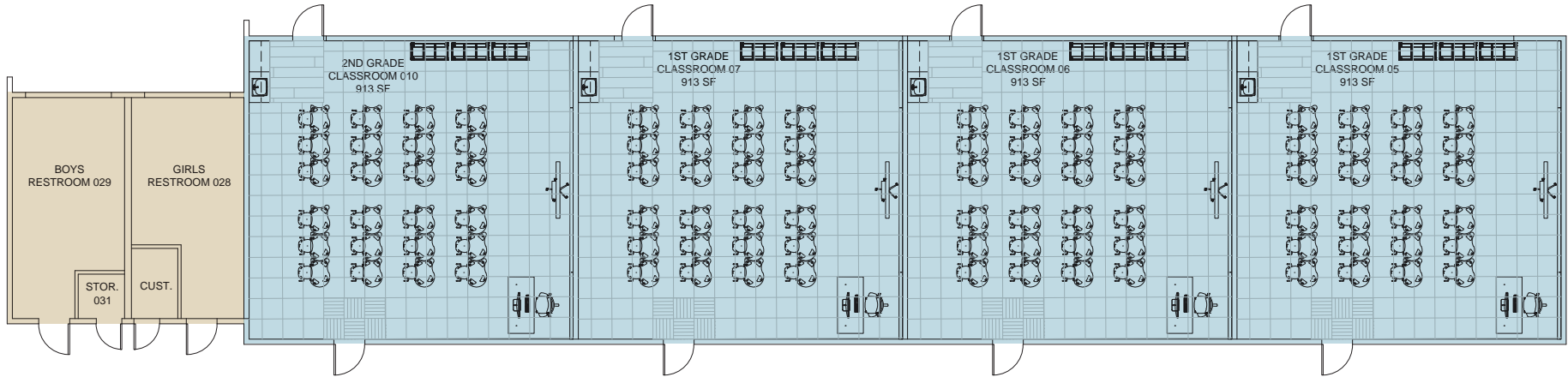
Building A/B - Modernized Plan

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Building C

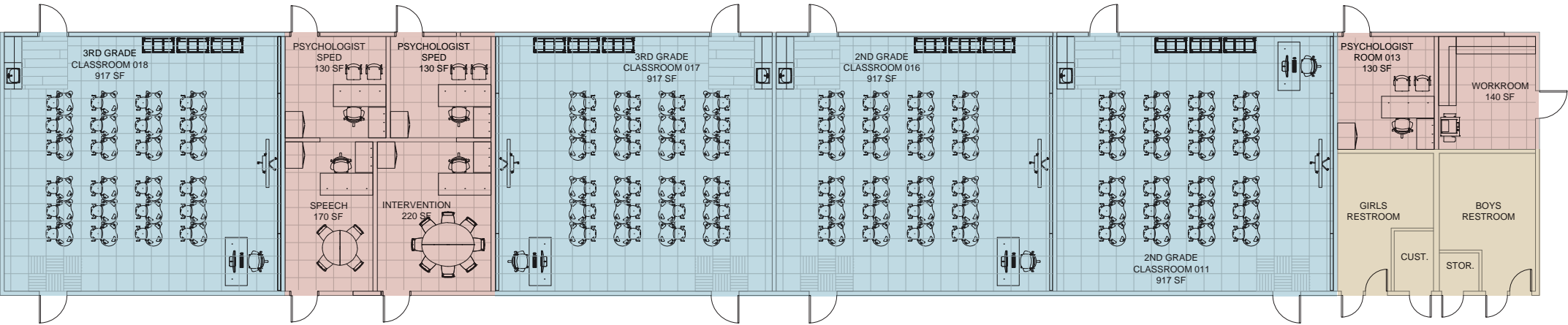
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Washington Unified School District | West Sacramento, CA





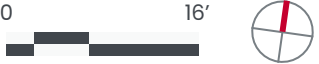
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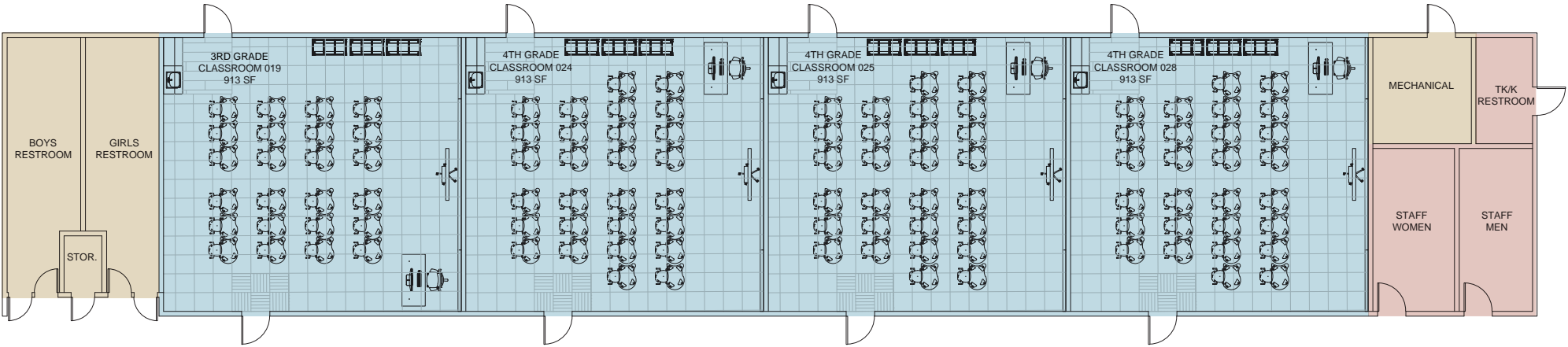
Building G

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Building H

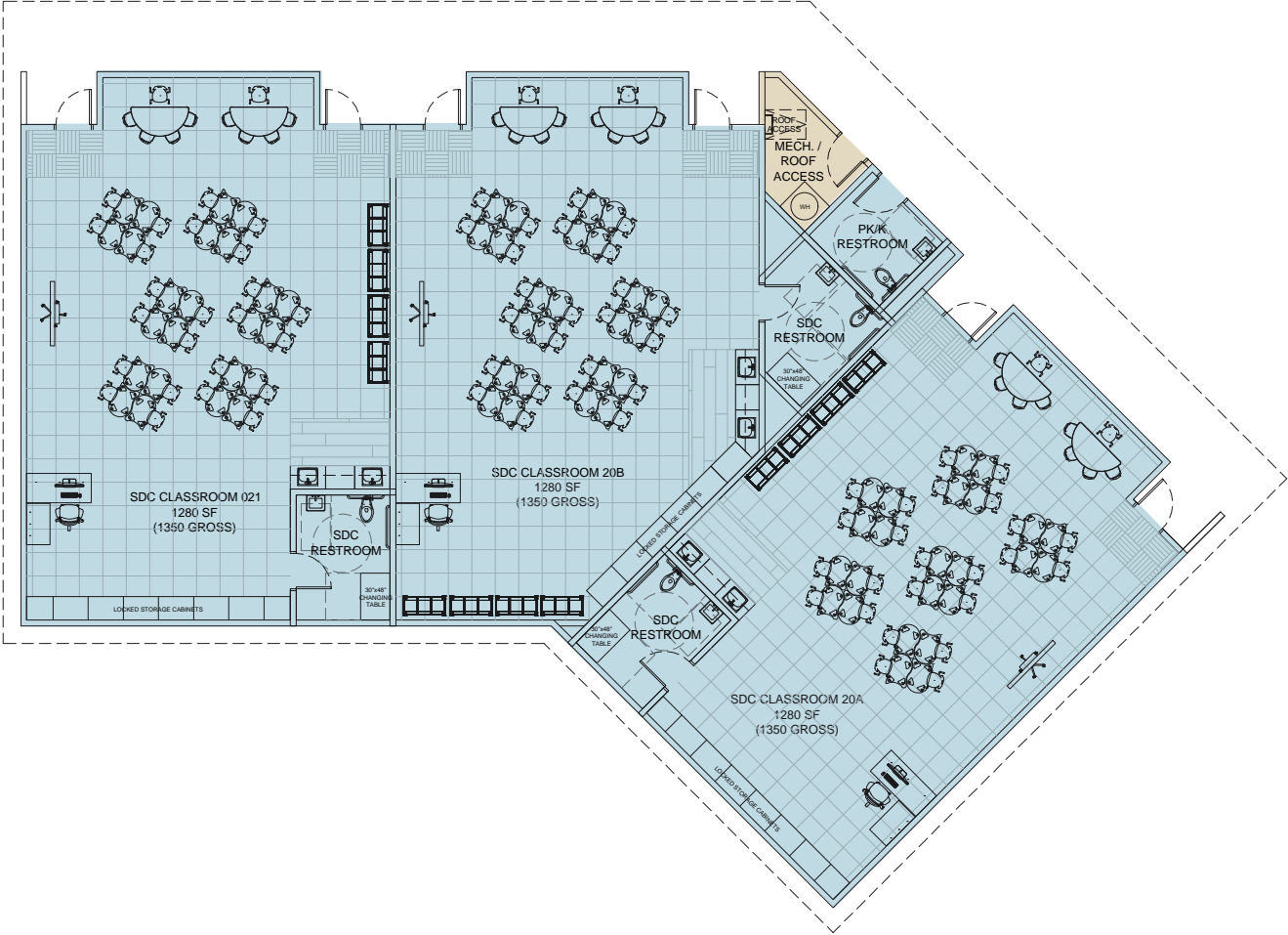
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Building J

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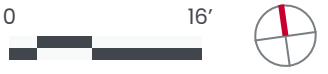
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Building K

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Building L

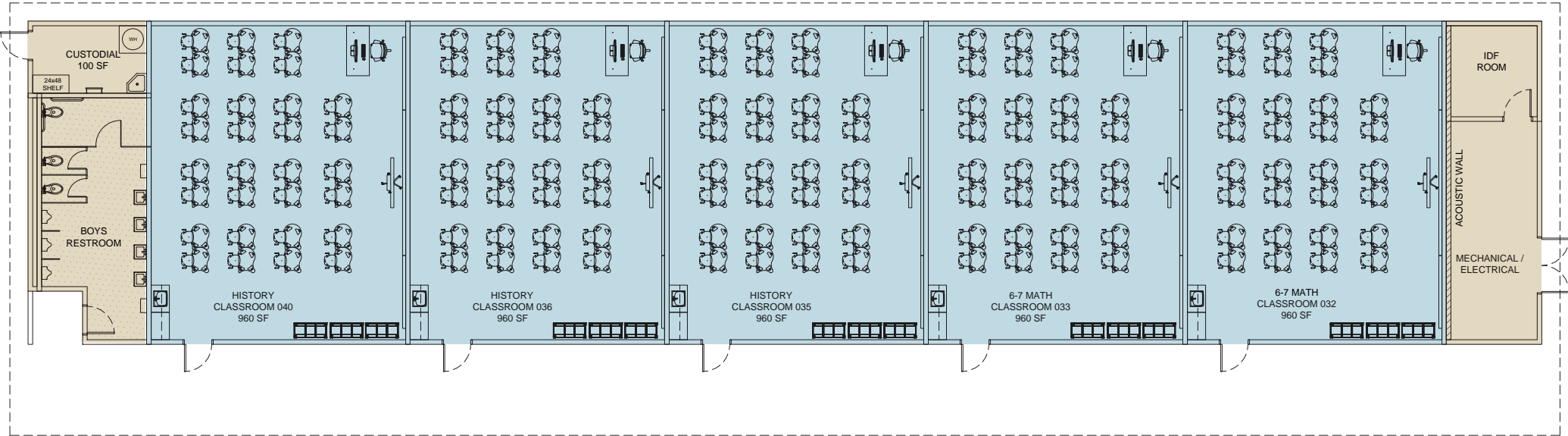
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Floor Plans



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Building M

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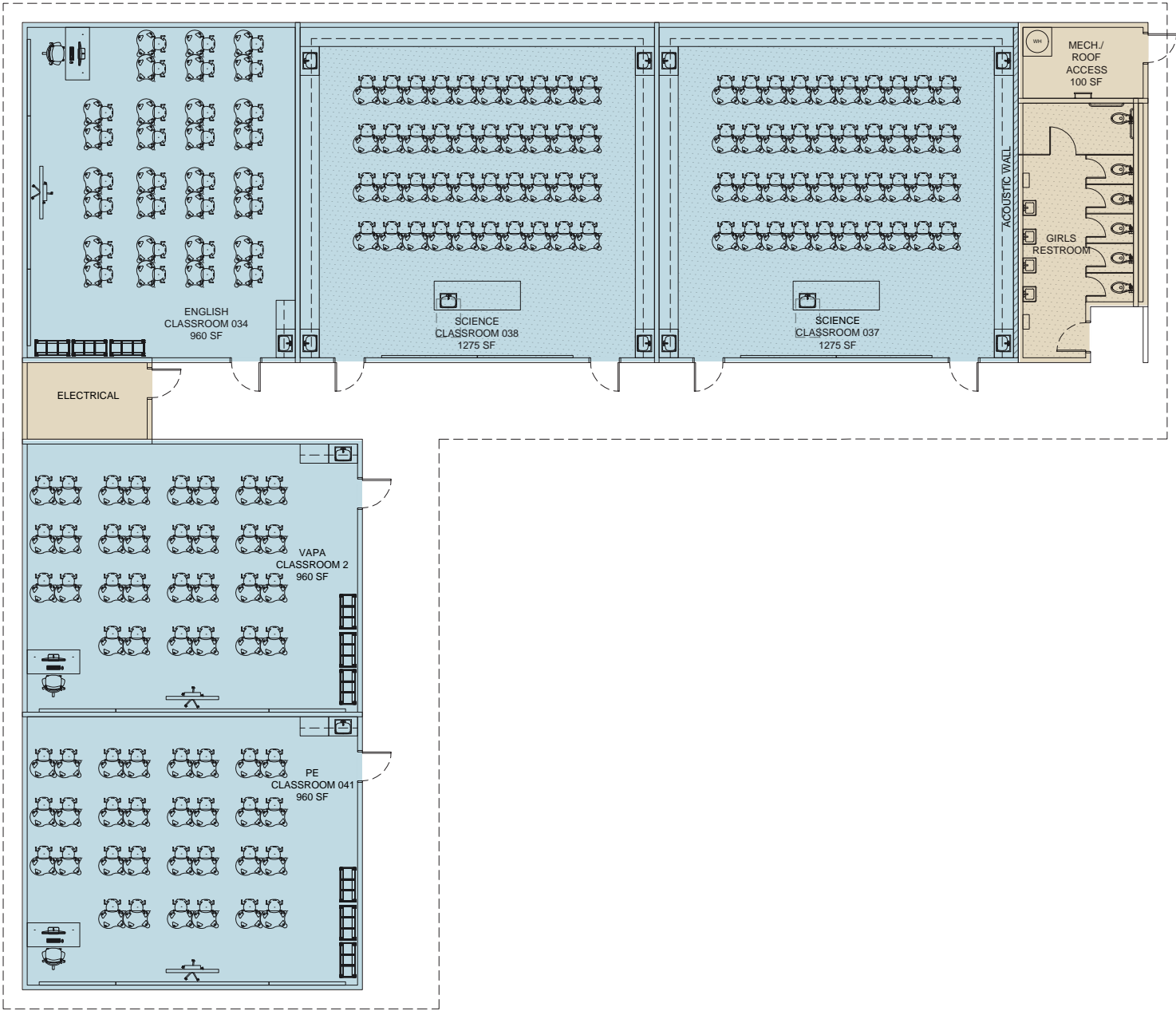
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Floor Plans





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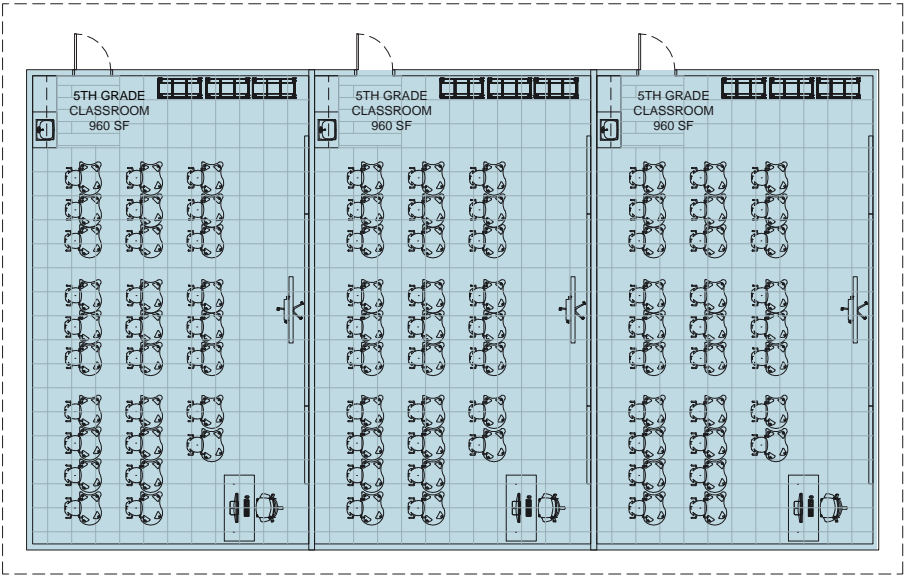
Building N

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Building P

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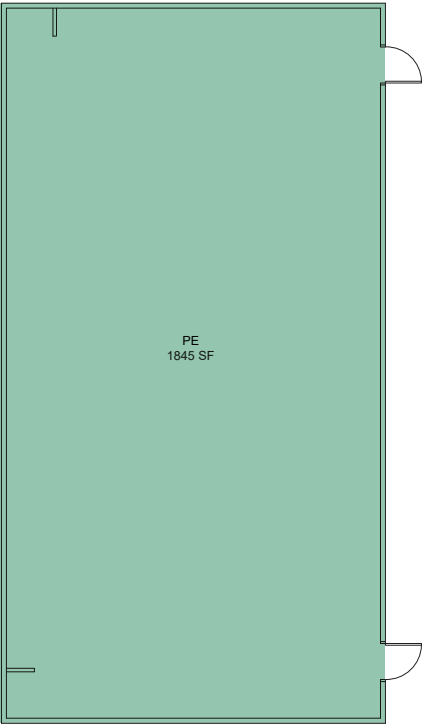
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## Floor Plans





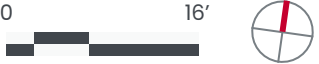
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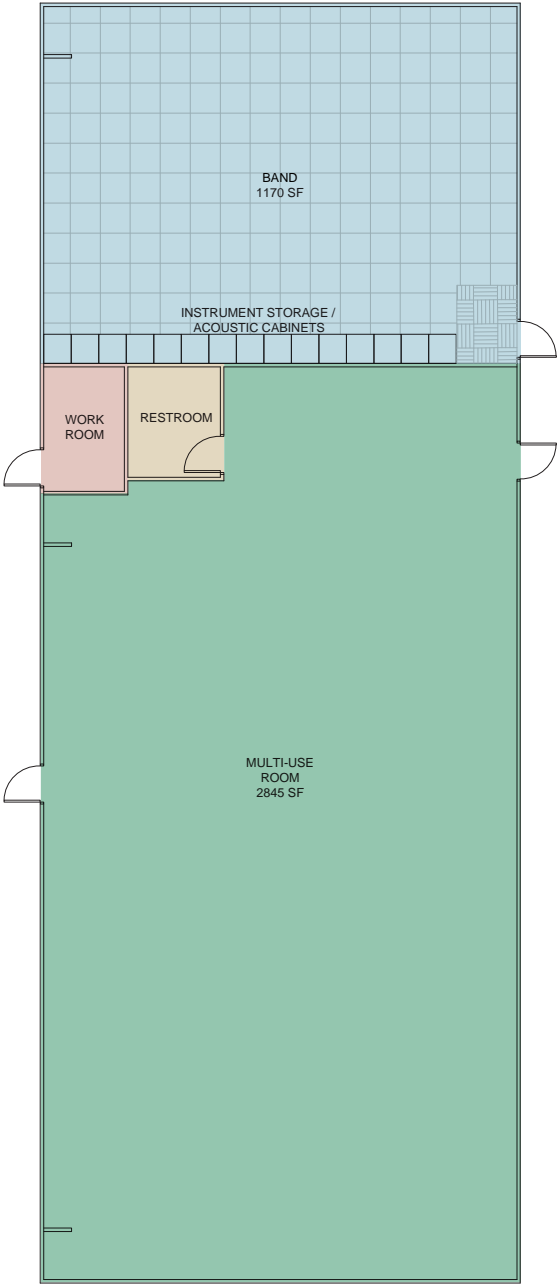
Building R

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Building S

ELKHORN VILLAGE ELEMENTARY SCHOOL

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