



Request for Proposal for General Contractor for Construction Services

14th & O Street Improvements
14th Street & O Street
Sacramento, CA

Date Issued:	Thursday, 01/22/26
Date Questions Due:	Thursday, 01/29/26 at 4:00pm PT
Date Proposal Due:	By Monday, 02/23/26 at 4:00pm PT
Shortlist Notified:	By Friday, 03/06/26
Interviews:	Week of 03/08/26
Contractor Selection:	By Friday, 03/20/26
CADA Board Approval of GC Selection:	Friday, 04/17/26
Owner / Developer:	Capitol Area Development Authority (CADA)
Estimated Contract Execution and Commencement:	Mid-May 2026

I. Purpose

The Capitol Area Development Authority (the "Owner") is a public agency that is a Joint Powers Agency of the City of Sacramento and the State of California. As part of the Envision O Street project to strengthen linkages to the State Capitol, R Street, 15th and 16th Corridors, and Midtown, CADA is reconstructing the 14th and O Street intersection (the "Project").

This is a public invitation seeking qualified general contractors for the project alongside Cartwright Nor Cal (the "Civil Engineer"), Atlas Lab, (the "Landscape Architect") and the Owner. Interested applicants must have experience creating streetscapes, communicating with neighbors, and developing phased logistical plans that minimize disruption and ensure commercial viability for all businesses throughout construction. The successful General Contractor ("GC") will demonstrate the ability to schedule, price, manage quality, and handle logistics.

The Owner desires high participation from local and small business enterprises. Additionally, reporting of these efforts is required at all major pricing milestones.



II. Project Description

1. Scope of Work

The scope of work is depicted in the “For Bidding Only” drawings set approved on 11/24/25 by the City of Sacramento Department of Development Engineering and revised detail sheet C-9 dated 01/02/26, in **Attachment #1**. The Project’s off-site improvement work includes:

- removing existing sidewalk/curb/gutter,
- removing intersection paving,
- constructing four (4) bulb outs with associated landscaping and irrigation,
- converting to a 4-way stop intersection,
- constructing new sidewalks,
- constructing three (3) outdoor café areas with pavers and fencing,
- installing bike parking,
- installing climate-appropriate plantings and associated irrigation infrastructure
- installing a new storm drain inlet on O Street,
- infrastructure improvements associated with four (4) paverstone creative crosswalks and a paverstone central rosette/mandala within the intersection, and
- associated roadway pavement replacement.

See Attachment #2, the Scope and Estimate Sheet, for a scope breakdown; this sheet will also be used to submit your final bid.

2. Construction Responsibilities

The selected Contractor will submit a proposed final price to construct the Project. Owner reserves the right, in its sole discretion, to accept or reject the proposed final price. If the Owner accepts the price, the Owner will enter into a construction contract with the Contractor for the Project. See **Attachment #3** for a sample of the construction contract ("CADA Construction Contract"). Please review and confirm in your proposal that this contract is acceptable.

3. Estimated Project Schedule

CADA Board Approval:	April 17, 2026
Execution of GMP Contract & Commencement	Mid-May 2026

*The schedule is an estimate subject to CADA Board of Directors’ approvals, and other financial milestones. Time is of the essence and proposals that facilitate a faster timeline will be looked on favorably.



III. Submittal Requirements

Interested applicants must include in their submission package the following items and other information that addresses the selection criteria:

- Examples of similar projects (please limit to five)
 - Resumes of staff to be assigned as Project Manager, Superintendent, and Preconstruction Manager.
 - A list of ALL current projects with their locations, start dates, and estimated end dates.
 - A narrative on the following items (maximum 5 pages):
 - your Business Continuity and Communication Plan as it relates to the eight (8) existing businesses located at this intersection, one state office building and associated parking garage entrance/exit, and the multiple residential CADA-managed apartment buildings in close proximity to the intersection.
 - your logistics plan, including taking delivery and storage (if needed) of the:
 - 13 pallets of Toscano, which are 4'x3' (3526 lbs) per pallet
 - 10 pallets of DESIGN material on 4'x4' pallets (2594 lbs per pallet)
 - 6 pallets of attic stock in 3'x4' pallets (1,183 lbs per pallet)
 - Paverart can be stored for up to two months, and any additional storage must be indoors in a controlled environment.
 - your firm's commitment to hiring local businesses as subcontractors
 - your firm's financial capacity, including the ability to obtain a performance and payment bond with an 'A' rating of at least 100% of the contract amount and meet the CADA insurance requirements set forth in the sample Construction Contract.
 - Disclosing any legal action, suit, or threat of legal action/suit affecting your firm or its subsidiaries within the last three years.
 - Proposed construction schedule with durations and phases indicated.
 - Fee proposal for construction including a breakdown of your General Conditions, General Requirements, Profit and Overhead (%), Bond (%), and Insurance (%) costs.
 - Proposal to complete the Work. Please include a 3% Construction Contingency. The fee proposal shall be expressed in today's dollars and presented in the format of **Attachment #2, Scope and Estimate Sheet**. Additional rows are allowed.
- Additionally:
- A. Self-Performed & Subcontractor Work (please indicate all anticipated self-performed work; all major trades require three bidders even if self-perform capabilities are available)
- Confirmation that the Construction Contract template is acceptable (**Attachment #3**).
 - Confirmation that insurance limits are acceptable. Signed Notice to Contractors per **Attachment #4**



Please submit all of the above as PDF electronic files. Only electronic submittals will be accepted. Submittals shall be sent to Marc de la Vergne (MdelaVergne@cada.org) and copied to Monique Davis-DeRobertis (moniqued@artemis-construction.com).

IV. Selection Criteria for Integrated Construction Services

Applicants will be awarded points on their proposal out of 100 total points based on the following criteria:

- 20 pts - Demonstrate understanding of the project and present a feasible strategy for minimizing impact on neighboring commercial and residential operations.
- 20 pts - Past performance in delivering similar projects, including those involving installing pavers in heavily-travelled traffic areas and intersection reconstruction in close proximity to existing operating office, residential and commercial businesses.
- 15 pts - Ability to create an executable plan for the inclusion of local businesses as subcontractors
- 10 pts - Quality of the proposed project manager, superintendent, and other staff
- 15 pts – Competitiveness and completeness in the Cost of Work proposal
- 15 pts - Reasonableness and competitiveness of general requirements/conditions, insurance/bond, and overhead/profit
- 5 pts - Ability to deliver the project on an efficient and reasonable schedule

The Owner reserves the right to reject any firm for one or more of the following reasons:

- Did not demonstrate the ability to estimate and determine costs for this project type reasonably.
- Did not demonstrate the capacity and necessary experience to complete the project.
- Could not meet contract, bonding, and insurance requirements, as set forth in the sample Construction Contract.
- The submission did not contain all the information requested in the RFP.
- The submission was not received by the required deadline.

V. Selection Schedule / Process

The owner will evaluate the applicants according to the identified scoring criteria above within two weeks of the proposal's due date. The top two or three GCs will be invited to interviews, and the winning applicant will be notified within 14 days after the interview period.



VI. Attachments

Find all attachments at this [link](#):

- Attachment #1: For Bidding Only Drawings Approved 11/24/25 with revised C-9 dated 01/02/26
- Attachment #2: Scope and Estimate Sheet
- Attachment #3: CADA Construction Contract template
- Attachment #4: Notice to Contractors