



Staff Report

Date: 8/19/2026

Subject: Hospital Tower Preconstruction Services Agreement – Seals Construction

Attachments: (1) *Seals Construction / RBB Architects Preconstruction Services Proposal & Fee Proposal (8/19/2026)*

Background

The District issued a Request for Proposals (RFP) for Preconstruction Services for the Hospital Tower project. Twelve contractors and design-build teams initially expressed interest in the opportunity.

Due to the complexity of the project, only one — Seals Construction — submitted a formal proposal by the deadline. After thoroughly reviewing the proposal, staff believes the best choice is to move forward with Seals Construction to provide preconstruction services for the Hospital Tower project.

Ledger: ✓ = Recommended C = Meets Criteria NC = Does not meet criteria NR = No Response

	CONTRACTOR	STATUS	PROPOSED FEE (NTE)
✓	Seals Construction / RBB Architects	C	\$3,445,627

Contractor	Status	Comments
Seals Construction	Submitted Proposal	Submitted a proposal that meets all criteria required in the RFP.
Studio Lines	Declined	Declined to pursue the opportunity due to unforeseen reasons.
SC Anderson	Declined	After reviewing with their team, decided not to pursue. They appreciate the opportunity and look forward to bidding on the construction portion.
GL Bruno	Withdrew	Submitted a formal withdrawal from the opportunity, citing current workload placing them too close to their bonding capacity.
Darden Architects	Declined	After careful consideration of their current workload, decided not to pursue the project.
Smith Group	Declined	After careful evaluation with their project partners, decided not to pursue the preconstruction services RFP due to current staffing commitments and limited availability of key team members.
Studio Design Group	Declined	Their typical design-build review partner is not able to pursue the opportunity, citing current staffing levels and availability to focus on this project.
West Sierra	Declined	Did not have the time available to commit to this opportunity at this time.
TETER Architects	No Response	No response received.
BMV Incorporated	No Response	No response received.
Zumwalt	No Response	No response received.
Legacy	No Response	No response received.

The information presented in this report has been gathered/produced by District staff, and reviewed by/with the following consultant(s):

☐ Legal Review ☐ Financial Review ☐ Other: