

ORINDA UNION SCHOOL DISTRICT  
8 ALTARINDA ROAD, ORINDA, CA 94563  
February 20, 2024

RFP No. 24003

**REQUEST FOR PROPOSALS  
FOR PRELIMINARY AND CONSTRUCTION SERVICES – LEASE-LEASEBACK**

Your firm responded to the Orinda Union School District’s (“District”) Request for Statement of Qualifications for Preliminary & Construction Services (Lease-Leaseback), dated March 18, 2022 (“RFQ”) and qualified to submit a proposal to perform construction services pursuant to the lease-leaseback delivery method.

Consistent with the process outlined in the RFQ, the District issues this Request for Proposals (“RFP”) to invite contractors qualified pursuant to the RFQ (“Contractor(s)”) to submit proposals to perform preliminary services and construction services (“Proposal(s)”) for the following project(s) (“Project(s)“):

- Orinda Intermediate School Modernization Project (Attachment 1-A)
- Del Rey Elementary School Modernization Project (Attachment 1-B)
- Glorietta Elementary School Modernization Project (Attachment 1-C)
- Sleepy Hollow Elementary School Modernization Project (Attachment 1-D)
- Wagner Ranch Elementary School Modernization Project (Attachment 1-E)

**NOTE: For these Projects, the District is seeking a final Guaranteed Project Cost (“GPC”) to construct a Project pursuant to the process in the District’s revised Lease-Leaseback Contract Documents which are included as Attachment 3 to this RFP.**

The District intends to award a contract for the Project(s), if at all, to a Contractor to perform preliminary services and construction services, as indicated herein for each Project. If the Contractor is proposing to perform services for multiple Projects, Contractor must submit a separate Proposal for each Project. However, if Contractor is interested in performing services for all five Projects, it may submit a combined Proposal for that purpose.

**Proposal.** Each Proposal must be submitted via email to Vincent Som, Project Manager [Vincent.Som@swinerton.com](mailto:Vincent.Som@swinerton.com) and must be submitted by the date indicated in the RFP Schedule. Proposals submitted after the date and time indicated in the RFP Schedule shall be rejected as non-responsive.

**Questions.** Questions regarding this RFP must be submitted by the date indicated in the RFP Schedule and must be in writing and directed only to Vincent Som, Project Manager [Vincent.Som@swinerton.com](mailto:Vincent.Som@swinerton.com). Contractors are directed to **not** contact any other person regarding this RFP. **Attempts by a Contractor to contact any other person or visit a District site may result in disqualification of that Contractor.**

**Site Visit.** There will be a **mandatory** site visit(s) on the dates and at the times indicated in the RFP Schedule. All Contractors that intend to submit Proposals must attend the relevant site visit(s). If a Contractor fails to attend the relevant, mandatory site visit, the Contractor’s Proposal will be rejected.

**List of Attachments.** The following attachments are part of this RFP:

Attachments 1-A through 1-E	Description of Project(s) and Construction Schedule(s)
Attachment 2	Contractor’s Cost Proposal Summary
Attachment 3	Revised Lease-Leaseback Form of Agreement

**RFP Schedule.** The District, in its sole discretion, reserves the right to modify this RFP Schedule via an addendum.

<b>Event / Occurrence</b>	<b>Time / Date / Deadline</b>
District Issues RFP	February 20, 2024
<b>Mandatory Site Visit # 1</b> Sleepy Hollow Elementary, 20 Washington Lane, Orinda, CA 94563 Wagner Ranch Elementary, 350 Camino Pablo, Orinda, CA 94563	February 26, 2024 (9:00 am to 11:00 am)
<b>Mandatory Site Visit # 2</b> Del Rey Elementary School, 25 El Camino Moraga, Orinda, CA 94563 Glorietta Elementary School, 15 Martha Road, Orinda, CA 94563 Orinda Intermediate School, 80 Ivy Drive, Orinda, CA 94563	February 28, 2024 (9:00 am to 11:00 am)
Deadline for Contractors to submit questions regarding this RFP	March 4, 2024
Last day for District to issue RFP Addenda	March 7, 2024
District to respond to Contractors' questions regarding this RFP	March 7, 2024
Deadline for MEP Subcontractors to Prequalify	March 4, 2024
Deadline for the District to release list of prequalified MEP Subcontractors	March 8, 2024
Deadline for Contractors to Submit Proposals	<b>March 18, 2024, 2:00 p.m.</b>
Interviews (if necessary)	March 25, 2024
District Board to award Project(s)	April 15, 2024
Anticipated Notice to Proceed (subject to Board Approval)	May 1, 2024

**Addenda.** Contractors are responsible for ensuring that it receives any addendum(a) to the RFP and acknowledging the receipt of any addendum(a) in Contractors' Proposals. If a Contractor fails to acknowledge any addendum(a) in its Proposal, the Contractor's Proposal may be rejected.

Thank you for your interest in working with the Orinda Union School District.

1. **Contractor's Proposal.** If the Contractor is proposing to perform Services for more than one of the Projects, Contractor shall provide the information requested below for **each** Project. The Proposal must include the following:

1.1. **Cost Proposal.** Please provide a complete **Contractor's Cost Proposal Summary (Attachment 2)**. Each Project has its own schedule, status of design, and scope of work. A general description of the scope of each specific Project is as indicated in **Attachment 1-A through Attachment 1-E**.

1.1.1. If Contractor is interested in performing services for all five Projects, it may submit a combined Proposal for that purpose. Please see Attachment 2.

1.2. **General Conditions.** The Cost Proposal Form requires a specific amount for the general conditions and general requirements. Please also provide a detailed list of **ALL** items that Contractor would include in its general conditions or general requirements on each Project.

1.3. **Contractor's Personnel.** In Contractor's response to the RFQ, Contractor identified key personnel who would be performing services for the District's projects. The District expects that the same personnel identified in the Contractor's response to the RFQ shall be assigned to the Project(s) upon award. Contractor shall again identify Contractor's personnel, along with their resumes, who will be assigned to the Project. **Contractor must note any changes to the key personnel identified in Contractor's Response to the RFQ.**

1.4. **Construction Schedule.** The proposed construction schedule is included in each applicable **Attachment 1**. Discuss the Contractor's ability to meet the construction schedule for the Project set forth in each applicable **Attachment 1**. Contractor shall provide a proposed, detailed construction schedule for all Project(s) for which Contractor submits a Proposal.

1.5. **Work Commitments.** Please specify the workload of the Contractor that will, or Contractor anticipates will, run concurrently with the Project. If applicable, provide a statement of all contractual obligations that relate in any way to similar work for the District that may run concurrently with the Project and may have a potential to impede Contractor's ability to perform Services for the Project.

1.6. **Subcontractors.**

1.6.1. **Subcontractor Listing.** Contractor must list all subcontractors performing work valued in excess of ½ of 1% of the GPC and provide the following information for each:

Subcontractor Name	Portion of Work (Scope)	Location of Business	CSLB No.:
			DIR No.:
			If DVBE, % of Work:

**Subcontractor Prequalification.** All subcontractors with the following license classifications (C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46) ("**MEP Subcontractors**") performing work on the Project under one of those licenses, **must** be prequalified with the District by the date indicated in the RFP Schedule to be eligible to be included in the Contractor's Proposal. **MEP Subcontractors can prequalify by submitting the District's Prequalification Questionnaire, which can be accessed here:**

<https://www.orindaschools.org/Departments/Facilities-and-Maintenance/OUSD-Lease-Lease-Back-Prequalification-Questionnaire/index.html>.

The District highly recommends that all Contractors also inform all of their potential MEP Subcontractors to immediately complete the prequalification process to ensure their eligibility to be included for the Project(s). NOTE: Subcontractors that have not prequalified within the past year must prequalify with the District.

2. **District’s Best Value Selection Process.** The District shall evaluate Contractors’ Proposals based on a best value determination process for each project.

2.1. **Best Value Scoring.** The District will evaluate each Contractor based on the process indicated below. To move on to **STEP 2** in the evaluation process, the Contractor must receive the minimum required points in **STEP 1**. Only Contractors that receive the minimum points as required for **STEP 1** will be eligible to move to **STEP 2**, if applicable. The District may elect to finish the evaluation process after scoring Proposals (**STEP 1**), or may elect to conduct interviews (**STEP 2**), in the District’s sole discretion. If the District elects to perform interviews, the District may interview some or all of the Contractor(s) that submit a Proposal.

<b>STEP 1: Scoring of Proposals</b>	Minimum points required in <b>STEP 1</b> for Contractors to proceed to <b>STEP 2: 420 points</b>  Total maximum possible points from <b>STEP 1</b> is <b>525 points</b> .  <b>The District reserves the right to select Contractor(s) for a Project(s) at this STEP as indicated in this RFP.</b>
<b>STEP 2: Scoring of Interviews (Optional)</b>	The District will only interview Contractors (if it conducts interviews of Contractors) that have the required minimum score after <b>STEP 1</b> . The District, at its discretion, may elect to forego conducting interviews.  Total maximum possible points from <b>STEP 2</b> is <b>220 points</b> .

**DISTRICT’S BEST VALUE DETERMINATION**

The District will select the Contractor(s) for a Project(s) who presents the “best value” to the District, as determined in the District’s sole discretion, taking into consideration the proposer’s demonstrated competence and professional qualifications necessary for the satisfactory performance of the Services. (Ed. Code, § 17406(a)(1).) The Contractor presenting the “best value” will be the Contractor with the **HIGHEST** best value score for a Project, as further described below.

If the District selects a Contractor(s) for a Project(s), it will do so as follows:

- If the District does **NOT** conduct interviews, the District shall use the points from **STEP 1** as the basis for a Contractor’s best value score.
- If the District conducts interviews, the District shall use the points from **STEP 1** for each Project, added with the points from **STEP 2** as the basis for its best value determination. For clarity, there will only be one (1) score at **STEP 2** that will be added to each applicable score at **STEP 1** to arrive at a score.
- After evaluating and scoring Proposals, and, if applicable, conducting and scoring interviews, the District will assign a best value score to each Contractor and rank the Contractors scores from the highest to the lowest, and select the Contractor with the **HIGHEST** best value score. (Ed. Code, § 17406(a)(2)F)(ii).)

**District staff reserve the right to create a panel of evaluators to score Contractors, and then average those scores at each STEP to determine Contractors’ scores.**

- 2.2. The District will notify Contractors of their status upon completion of the process via email from the District.
  - 2.3. During the evaluation of the Proposals, contact shall only be through the individual identified in the RFP. Contractors are directed to **not** contact any other person regarding during this process. **Attempts by a Contractor to contact any other person may result in disqualification of that Contractor.**
  - 2.4. The District reserves the right to reject any Proposal as non-responsive, and not to contract with any Contractor for the Project. The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District may, at its discretion interview some or all Contractors. The District reserves the right to seek Proposals from or to contract with any Contractor not participating in this process. The District shall in no event be responsible for the cost of preparing any Proposal.
  - 2.5. All Proposals will become the property of the District and subject to the California Public Records Act, Government Code sections 6250, et seq. Those elements in a Proposal that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" may not be subject to disclosure. The District shall not be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of a Court. A Contractor that indiscriminately identifies all or most of its Proposal as exempt from disclosure without justification may be deemed non-responsive. In the event the District is required to defend an action on a Public Records Act request for any of the contents of a Proposal marked "Confidential," "Proprietary," or "Trade Secret," the Contractor agrees, by submission of its Proposal, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.
3. **Revised Lease-Leaseback Contract.** The District has included in this RFP a revised contract form of agreement attached hereto as **Attachment 3**. If Contractor has any comments or objections to the contract, it must provide those comments or objections in its Response along with any proposed revisions. PLEASE NOTE: The District will not consider any changes to the Contract if they are not submitted with the Contractor's Response. The District will not accept general statements that certain sections or provisions need to be reworked or revised. Contractor shall identify specific revisions it proposes to the Contract. As indicated below, Contractor's comments to the Contract is an element of the "best value" scoring, so all Contractor comments should be included with Contractor's Response.
  4. **District's Appeal Process.** A Contractor may appeal the District's "best value" determination. If a Contractor decides to appeal the District's determination, it must follow the following procedure. Failure of a Contractor to timely follow all appeal steps shall be a waiver of the Contractor's right to appeal the District's determination.
    - 4.1. The Contractor shall submit, in writing, within two (2) business days after receipt of notice of the District's determination, a written request for a response from the District to explain the District's determination.
    - 4.2. Within two (2) business days from receipt of the District's response to the Contractor's request, Contractors may request in writing a meeting, which will be restricted to no more than two (2) persons from the Contractor to have a discussion with District staff regarding that Contractor's Proposal. All meetings will take place via a conference call or an in-person meeting, at the District's sole discretion. Contractors may submit with the request any and all information that it believes supports a finding that District's

determination should be changed.

- 4.3. If the Contractor continues to contest the District's determination after that meeting with District staff, then the Contractor may address the Board at the next public noticed meeting of the District's governing board, pursuant to the governing board's procedures for public comment. In order for a Contractor to preserve its right to challenge the District's determination, the Contractor must address the Board at the next public noticed meeting of the Board after the Contractor's meeting with District staff.

## ATTACHMENT 1

### DESCRIPTION OF PROJECT(S) AND CONSTRUCTION SCHEDULES (S)

#### Attachment 1-A

#### The Orinda Intermediate School Modernization Project

Project Summary / Scope of Work:

**Preliminary Services:** Preliminary services for this Project will consist of

- constructability review of construction documents; and
- a review of existing Project site conditions, and destructive testing if necessary.

**Construction Services:** Complete modernization of the Orinda Intermediate School campus as per DSA approved final plans and specifications and Contract Documents, contingent upon District concurrence with final revisions, GPC, and schedule.

The Project's Plans and Specifications (DSA Application No. 01-120588) may be found at:

<https://hkit.box.com/s/95jmwcoqjgg2qs58sux5v05af9a9ivs8>

Modernization of existing Orinda Intermediate School campus including the following scope:

1. REMOVAL OF EXISTING MECHANICAL CLOSETS AT CLASSROOMS IN BLDG 20, 30, 50, 60, 70 & 80
2. REPLACEMENT OF WINDOWS AT BLDG 20, 30, 40, 50, 60, 70, 80, 90 & LIBRARY/MRP BLDG
3. INSTALLATION OF INSULATION AT ROOFS AND EXTERIOR WALLS OF BLDG 20, 30, 40, 50, 60, 70 & 80
4. IMPROVEMENTS TO EXISTING RESTROOMS TO MEET ACCESSIBILITY REQUIREMENTS IN BLDG 20, 30, 60, 70, 90 & MPR BLDG
5. SITE IMPROVEMENTS TO MEET ACCESSIBLE PATH OF TRAVEL REQUIREMENTS
6. SELECT REPLACEMENT OF EXISTING DOOR AND HARDWARE
7. INSTALLATION OF FAN AT GYM BUILDING
8. EXTERIOR PAINTING OF ALL BUILDINGS AND COVERED WALKWAYS WITH THE EXCEPTION OF THE 105 BUILDING (STUDENT SERVICES)
9. HDMI FOR CLASSROOM AV
10. SELECT FLOORING REPLACEMENT AND PATCHING

Alternates

DOOR REPLACEMENT WHERE LISTED IN NOTES ON DOOR HARDWARE SCHEDULES.

**Construction Services Schedule.** If the District issues a Notice to Proceed for construction of the Project on or before **May 1, 2024**, then, District shall have Beneficial Occupancy of the Project on or before **July 31, 2026**, and Project Completion shall be on or before **August 31, 2026**. All final documentation including warranties, operation and maintenance manuals, and as-built drawings must be submitted by this date.

All dates identified above are subject to change by the District, including when and if the District and selected Contractor finalize the Contract. The Contract shall set forth the dates on which the District shall have Beneficial Occupancy and Contractor shall Complete the Project.

All dates identified above are subject to change by the District, including when and if the District and selected Contractor finalize the Contract. The Contract shall set forth the dates on which the District shall have Beneficial Occupancy and Contractor shall Complete the Project.

## Attachment 1-B

### The Del Rey Elementary School Modernization Project

#### Project Summary / Scope of Work:

**Preliminary Services:** Preliminary services for this Project will consist of

- constructability review of construction documents; and
- a review of existing Project site conditions, and destructive testing if necessary.

**Construction Services:** Complete modernization of the Del Rey Elementary School campus as per DSA approved final plans and specifications and Contract Documents contingent upon District concurrence with final revisions, GPC, and schedule.

The Project's Plans and Specifications (DSA Application No. 01-120578) may be found at:

<https://hkit.box.com/s/rcsfmelzfwjv35kz5wxuqc5pcd2fvukd>.

Modernization of existing Del Rey Elementary School campus including the following scope:

1. REMOVAL OF EXISTING MECHANICAL CLOSETS AT CLASSROOMS AT BUILDING 1, 2 AND 4
2. REPLACEMENT OF WINDOWS AT BUILDINGS 1, 2, 3, 4 AND 5/MPR
3. INSTALLATION OF INSULATION ABOVE CEILINGS AT BUILDINGS 1, 2, 3 AND 4
4. IMPROVEMENTS TO EXISTING RESTROOMS TO MEET ACCESSIBILITY REQUIREMENTS AT BUILDINGS 1, 2, 3, 4 AND 5/MPR
5. SITE IMPROVEMENTS TO MEET ACCESSIBLE PATH OF TRAVEL REQUIREMENTS
6. SELECT REPLACEMENT OF EXISTING DOOR AND HARDWARE
7. INSTALLATION OF FAN AT MULTI-PURPOSE BUILDING
8. AIR CONDITIONING TO THE MPR KITCHEN
9. EXTERIOR PAINTING OF ALL BUILDINGS, INCLUDING PORTABLES AND COVERED WALKWAYS WITH THE EXCEPTION OF BUILDING D AND E
10. HDMI FOR CLASSROOM AV
11. SELECT FLOORING REPLACEMENT AND PATCHING

Alternates

1. DOOR REPLACEMENT WHERE LISTED IN NOTES ON DOOR HARDWARE SCHEDULES.

**Construction Services Schedule.** If the District issues a Notice to Proceed for construction of the Project on or before **May 1, 2024**, then, District shall have Beneficial Occupancy of the Project on or before **July 31, 2026**, and Project Completion shall be on or before **August 31, 2026**. All final documentation including warranties, operation and maintenance manuals, and as-built drawings must be submitted by this date.

All dates identified above are subject to change by the District, including when and if the District and selected Contractor finalize the Contract. The Contract shall set forth the dates on which the District shall have Beneficial Occupancy and Contractor shall Complete the Project.



## Attachment 1-C

### The Glorietta Elementary School Modernization Project

Project Summary / Scope of Work:

**Preliminary Services:** Preliminary services for this Project will consist of

- constructability review of construction documents; and
- a review of existing Project site conditions, and destructive testing if necessary.

**Construction Services:** Complete modernization of the Glorietta Elementary School campus as per DSA approved final plans and specifications and Contract Documents contingent upon District concurrence with final revisions, GPC, and schedule.

The Project's Plans and Specifications (DSA Application No. 01-120579) may be found at:  
<https://hkit.box.com/s/woanoy12w09758shofpb8lmi6ik1werq>.

Modernization of existing Glorietta Elementary School campus including the following scope:

1. REMOVAL OF EXISTING MECHANICAL CLOSETS AT CLASSROOMS AT BUILDINGS 2, 3, 4, 5, 6, 7, 8
2. REPLACEMENT OF WINDOWS AT BUILDINGS 2, 3, 4, 5, 6, 7, 8
3. INSTALLATION OF INSULATION ABOVE CEILINGS AT BUILDINGS 2, 3, 4, 5, 6, 7, 8
4. IMPROVEMENTS TO EXISTING RESTROOMS TO MEET ACCESSIBILITY REQUIREMENTS AT BUILDINGS 2, 4, 6 AND 8
5. SITE IMPROVEMENTS TO MEET ACCESSIBLE PATH OF TRAVEL REQUIREMENTS
6. SELECT REPLACEMENT OF EXISTING DOOR AND HARDWARE
7. INSTALLATION OF FAN AT MULTI-PURPOSE BUILDING
8. AIR CONDITIONING TO THE MPR KITCHEN
9. EXTERIOR PAINTING OF ALL BUILDINGS, INCLUDING PORTABLES AND COVERED WALKWAYS WITH THE EXCEPTION OF BUILDING P1, P3, P4
10. HDMI FOR CLASSROOM AV
11. SELECT FLOORING REPLACEMENT AND PATCHING

Alternates

1. DOOR REPLACEMENT WHERE LISTED IN NOTES ON DOOR HARDWARE SCHEDULES.

**Construction Services Schedule.** If the District issues a Notice to Proceed for construction of the Project on or before **May 1, 2024**, then, District shall have Beneficial Occupancy of the Project on or before **July 31, 2026**, and Project Completion shall be on or before **August 31, 2026**. All final documentation including warranties, operation and maintenance manuals, and as-built drawings must be submitted by this date.

All dates identified above are subject to change by the District, including when and if the District and selected Contractor finalize the Contract. The Contract shall set forth the dates on which the District shall have Beneficial Occupancy and Contractor shall Complete the Project.

## Attachment 1-D

### The Sleepy Hollow Elementary School Modernization Project

Project Summary / Scope of Work:

**Preliminary Services:** Preliminary services for this Project will consist of

- constructability review of construction documents; and
- a review of existing Project site conditions, and destructive testing if necessary.

**Construction Services:** Complete modernization of the Sleepy Hollow Elementary School campus Project as per DSA approved final plans and specifications and Contract Documents contingent upon District concurrence with final revisions, GPC, and schedule.

The Project's Plans and Specifications (DSA Application No. 01-120553) may be found at:

<https://hkit.box.com/s/woanoy12w09758shofpb8lmj6ik1werg>

Modernization of existing sleepy hollow elementary school campus including the following scope:

1. REMOVAL OF EXISTING MECHANICAL CLOSETS AT CLASSROOMS AT BUILDINGS 2, AND 3
2. REPLACEMENT OF WINDOWS AT BUILDINGS 2, 3, 4, 5, 6
3. IMPROVEMENTS TO EXISTING RESTROOMS TO MEET ACCESSIBILITY REQUIREMENTS AT BUILDINGS 3, 4, 5 AND 6
4. SITE IMPROVEMENTS TO MEET ACCESSIBLE PATH OF TRAVEL REQUIREMENTS
5. INFILL OF SKYLIGHTS AT BUILDINGS 2, 3 AND 6
6. INSTALLATION OF RIGID INSULATION ABOVE ROOF DECK AND REPLACEMENT OF ROOFS AT BUILDINGS 2, 3, 4, 5 AND 6.
7. SELECT REPLACEMENT OF EXISTING DOOR AND HARDWARE
8. EXTERIOR PAINTING OF ALL BUILDINGS, INCLUDING PORTABLES AND COVERED WALKWAYS WITH THE EXCEPTION OF BUILDING 1 (MPR) AND BASIC PORTABLES
9. HDMI FOR CLASSROOM AV
10. SELECT FLOORING REPLACEMENT AND PATCHING

Alternates

1. DOOR REPLACEMENT WHERE LISTED IN NOTES ON DOOR HARDWARE SCHEDULES.

**Construction Services Schedule.** If the District issues a Notice to Proceed for construction of the Project on or before **May 1, 2024**, then, District shall have Beneficial Occupancy of the Project on or before **July 31, 2026**, and Project Completion shall be on or before **August 31, 2026**. All final documentation including warranties, operation and maintenance manuals, and as-built drawings must be submitted by this date.

All dates identified above are subject to change by the District, including when and if the District and selected Contractor finalize the Contract. The Contract shall set forth the dates on which the District shall have Beneficial Occupancy and Contractor shall Complete the Project.

## Attachment 1-E

### The Wagner Ranch Elementary School Modernization Project

Project Summary / Scope of Work:

**Preliminary Services:** Preliminary services for this Project will consist of

- constructability review of construction documents; and
- a review of existing Project site conditions, and destructive testing if necessary.

**Construction Services:** Complete modernization of the Wagner Ranch Elementary School campus as per DSA approved final plans and specifications and Contract Documents contingent upon District concurrence with final revisions, GPC, and schedule.

The Project's Plans and Specifications (DSA Application No. 01-120557) may be found at:  
<https://hkit.box.com/s/l6u1w9tymzktxskhf2djj8t6soknok24>

Modernization of existing Wagner Ranch School campus including the following scope:

1. REMOVAL OF EXISTING MECHANICAL CLOSETS AT CLASSROOMS IN BLDGS 4 & 5.
2. REPLACEMENT OF WINDOWS AT BUILDINGS 3, 4, 5, 6, 7.
3. INSTALLATION AND REPAIR OF INSULATION ABOVE CEILINGS AT BUILDINGS 3, 4, 5, 6, 7.
4. IMPROVEMENTS TO EXISTING RESTROOMS TO MEET ACCESSIBILITY REQUIREMENTS AT BUILDING 3, 4, 5, 6, 7.
5. **SITE IMPROVEMENTS TO MEET ACCESSIBLE PATH OF TRAVEL REQUIREMENTS – SUMMER 2024 PRIORITY**
6. SELECT REPLACEMENT OF EXISTING DOOR AND HARDWARE
7. INSTALLATION OF FAN AT MULTI-PURPOSE BUILDING
8. AIR CONDITIONING TO THE MPR KITCHEN
9. EXTERIOR PAINTING OF ALL BUILDINGS, INCLUDING PORTABLES AND COVERED WALKWAYS
10. HDMI FOR CLASSROOM AV
11. SELECT FLOORING REPLACEMENT AND PATCHING
12. **HVAC WORK AT BUILDING 7, KINDERGARTEN CLASSROOMS – SUMMER 2024 PRIORITY**

**Construction Services Schedule.** If the District issues a Notice to Proceed for construction of the Project on or before **May 1, 2024**, then, District shall have Beneficial Occupancy of the Project on or before **August 2, 2024**, and Project Completion shall be on or before **August 30, 2024**. All final documentation including warranties, operation and maintenance manuals, and as-built drawings must be submitted by this date.

All dates identified above are subject to change by the District, including when and if the District and selected Contractor finalize the Contract. The Contract shall set forth the dates on which the District shall have Beneficial Occupancy and Contractor shall Complete the Project.

**ATTACHMENT 2  
CONTRACTOR'S COST PROPOSAL SUMMARY**

If the Contractor is proposing to perform services for multiple Projects, Contractor must submit a separate Proposal for each Project. However, if Contractor is interested in performing services for all five Projects, it may submit a combined Proposal for that purpose.

Contractor hereby submits the following **Guaranteed Project Cost (or Guaranteed Maximum Price)** for the construction of the Project, which includes all necessary labor, materials, tools, equipment, utilities, services, transportation, overhead, supervision, general conditions and administration costs, permits, taxes and profit. All percentages shall remain fixed through the duration of the Project.

<b>Contractor's Cost Proposal Summary *</b>			
<b>FINAL GPC</b>			
<b>Contractor's Name:</b>			
<b>ITEM No.</b>	<b>Description</b>	<b>Amount</b>	<b>Comments</b>
1	<b>Preliminary Services</b>	\$ _____	
2	<b>Construction Cost Total</b>	\$ _____	Scope of " <b>Cost to Perform Work</b> " in Exhibit C to the Facilities Lease to perform the " <b>Scope of Work for Construction Services</b> " indicated in this RFP for each applicable <b>Attachment 1</b> .
2.a	Subcontractor Performed Costs	\$ _____	Provide a breakdown of Item 2
2.b	Contractor Performed Costs	\$ _____	
3	<b>General Conditions &amp; General Requirements</b>	\$ _____	The Contractor's charge for General Conditions shall be expressed as a fixed amount
4	<b>SUBTOTAL</b>	\$ _____	<b>SUM OF ITEM 2 AND ITEM 3</b>
5	<b>Bonds and Insurance Costs</b>	_____ %	The Contractor's charge for Bonds and Insurance shall be expressed as a fixed percentage of direct costs.
6	<b>Fee / Overhead &amp; Profit</b>	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs.
7	<b>Mark-Up on Subcontractor Work</b>	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs.
8	<b>Mark-Up on Self-Performed Work</b>	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs.
9	<b>Contingency</b>	\$ _____	Ten percent of the Construction Cost Total (Item 2)
<b>CONTRACTOR'S GPC</b>		\$ _____	<b>The total sum of the following items:</b> <b>Item 1 + Item 4 + (Item 5 x Item 4) + (Item 6 x Item 4) + (Item 7 x Item 2.a) + (Item 8 x Item 2.b) + Item 9</b>
<b>Financing Charge</b>		_____ %	The Contractor's charge for interest on the Lease Payments the District must pay. **

\* **RFQ Rates.** All percentages or charges shall be **at or below** the Contractor's amounts in its response to the RFQ.

**Contingency or Allowances:** Any Contingency or Allowances will be set by the District. If Contractor believes there are items that must be priced as an Allowance, it must indicate the scopes and amounts, but shall not include that amount in the GPC at this time.

**\*\* Financing.** Contractor will finance a portion of the GPC for a period of time. Although the exact amount may be adjusted at the District's discretion, it is anticipated that the financing for this Project will be at or below 5% of the total GPC. During the Project, the District will make Tenant Improvement Payments for work performed, and after Completion of the District will make monthly Lease Payments of **one-twelfth (1/12)** of the total financed amount for the Project, plus an agreed-upon interest charge for the Project. **Please provide the District with your proposed interest charge.**

**ATTACHMENT 3**

**REVISED LEASE-LEASEBACK FORM OF AGREEMENT**