

**REQUEST FOR SEALED PROPOSALS
INCLUDING A GUARANTEED MAXIMUM PRICE
FOR CONSTRUCTION SERVICES OF
GLENDALE HIGH SCHOOL AQUATIC CENTER (LEASE-LEASEBACK)
("RFP")**

April 11, 2019

Your firm was one of the prequalified firms that responded to the District's Request for Qualifications for Construction Services for Multiple District Projects (Lease-Leaseback), dated January 23, 2019 ("Firm" or "Contractor"). As indicated in the Request for Qualifications ("RFQ"), the Glendale Unified School District ("District") intends to award and is requesting sealed proposals to construct the following project ("Proposal(s)") utilizing the lease-leaseback delivery method (Education Code § 17406): **Construction of Aquatic Center at the Glendale High School ("Project,"** as further described in **Attachment 1**).

Proposals. Proposals must be received by the respective dates indicated in the RFP Schedule, with one (1) original and six (6) copies of requested materials as well as one (1) electronic copy, in PDF format with bookmarks on a thumb drive to: **The District Office located at Glendale Unified School District Administration Building, 223 N. Jackson, Room 305, Glendale, CA 91206, Attn.: Christine Ward, Director, Procurement & Contracts.**

Contractors that intend to submit a Response must:

- Be insured; and
- Hold a Class B Contractors License, which is current, valid, and in good standing with the California Contractor's State License Board; and
- Maintain a full-service office within one hundred and fifty (150) miles of the District, and
- Prequalified through the District.

Questions. Questions regarding this RFP must be in writing and directed only to **Dan Holmquist and Brett Houser** at dholmquist@gusd.net and bhouser@tbparchitecture.com by the date indicated in the RFP Schedule. **Contractors with questions or comments about this RFP or the Project should not contact any other District representative, Board member, consultant, employee, or person. Attempts by a Contractor to contact any other person may result in disqualification of that Firm.**

RFP Addenda. If the District issues addenda to this RFP, Firms are solely responsible for and must acknowledge receipt of addenda in the Firm's Proposal. Failure to acknowledge and respond to any addenda issued by the District may, in the District's sole discretion, render the Firm's Proposal to be deemed non-responsive or incomplete and may be rejected.

Subcontractor Prequalification. If components of the Project will be performed by mechanical, electrical, or plumbing ("MEP") subcontractors, then each of those MEP subcontractors with the following license classifications that intend to bid as subcontractors are required to have been prequalified by the District: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46. All MEP subcontractors must be prequalified by submitting the MEP Subcontractor Prequalification Questionnaire ("Prequalification Questionnaire(s)") attached hereto as **Attachment 2** to the **Glendale Unified School District, Procurement & Contracts Department, 223 N. Jackson Street, Glendale, CA 91206** no later than the date indicated in the RFP Schedule. The MEP Subcontractor Prequalification Questionnaire shall be scored according to **Attachment 3** attached hereto.

RFP Schedule. The District has set the following RFP Schedule that all Contractors must adhere to. The District reserves the right to modify this RFP Schedule and will issue an addendum if it modifies this RFP Schedule.

Event / Occurrence	Date / Deadline
District Issues RFP & Contract Documents Available	April 11, 2019
Deadline for Contractors to submit questions regarding this RFP	May 1, 2019
District to respond to Contractors' questions regarding this RFP	May 3, 2019
Deadline for MEP Subcontractors to complete and submit Prequalification Questionnaire	May 1, 2019
District to provide all Contractors with list of all prequalified MEP	

Subcontractors	May 3, 2019
Deadline for Contractors to submit Proposals with Guaranteed Maximum Price	May 9, 2019
District to interview Contractor(s)	May 13, 2019
District Board approves successful Contractor	May 21, 2019

List of Attachments. The following are a list of attachments to this RFP:

Description	Attachment No.
Project Description	1
Subcontractor Prequalification Questionnaire	2
Subcontractor Prequalification Questionnaire Scoring	3
Contractor's Proposal	4
Schedule of Values	5
Designated Subcontractor List	6
Form Lease-Leaseback Contract	7

This RFP is not a formal request for bids or an offer by the District to contract with any party responding to this RFP. The District reserves the right to reject any and all Proposals. The District also reserves the right to amend this RFP as necessary. All Proposals and attachments submitted to the District in response to this RFP shall remain property of the District.

1. General Information.

- 1.1. **General Services.** The District invites qualified Contractors to submit a Response related to its ability to provide the Services, as more fully indicated herein. Contractors must have extensive experience with the California Building Standards Code (California Code of Regulations, Title 24) and the incorporated and/or applicable provisions of the Uniform Building Code and the International Building Code, the Americans with Disabilities Act, and the Division of the State Architect (“**DSA**”). The District is particularly looking for Contractors with experience constructing public aquatic center infrastructure. Contractors must have extensive experience in the construction of public school facilities, working with public school district representatives, working with architects, contractors and other school facility related consultants, and establishing project scope, project budgets, and bidding procedures under both the Public Contract Code’s formal bidding process and under alternative construction delivery methods.
- 1.2. **Lease-Leaseback Structure.** The Project may be funded from various sources, and any agreement reached will conform to the statutory framework for the lease-leaseback delivery method. (Education Code section 17406.) **The Contractor will be responsible for financing a portion of the Project’s construction.** During construction, the District shall pay tenant improvement payments. Once the Project is complete, the Contractor shall lease the facilities constructed back to the District for a pre-determined monthly lease payment amount and lease period.
- 1.3. **Scope of Services.** The selected Contractor for the Project must be willing and able to, in good faith, propose to construct the Project listed in **Attachment 1 (“Services”)**.
- 1.4. **Skilled Workforce.** Within the Contract is the statutory requirement that the successful Contractor and its Subcontractors at every tier use a skilled and trained workforce at minimum percentages, as required in Education Code section 17407.5 and defined in Public Contract Code section 2601 to perform all Work on the Project that falls within an apprenticeable occupation in the building and construction trades. The successful Contractor will be required to provide monthly reports, demonstrating compliance by itself and its Subcontractors at every tier with the skilled work force requirements stated in Public Contract Code section 2602.

2. Contractor’s Proposal. Each Contractor’s Proposal must include the following:

- 2.1. **Detailed Guaranteed Maximum Price.** Please provide a Guaranteed Maximum Price (“**GMP**”) to provide all materials, labor, and all other costs to perform all work to construct the Project on the attached Proposal Form attached to this RFP as **Attachment 4**.
- 2.2. **Accessories, Additional Components, and Upgrades.** Contractor must submit with its Proposal Contractor’s pricing list/catalogue of optional accessories, additional components and upgrades available to the District for the Project.
- 2.3. **Financing.** Firms must be prepared to finance a portion of the Guaranteed Maximum Price for a period of time. Although the exact amount and duration may be adjusted at the District’s discretion, it is anticipated that the financing for this Project will be for twelve (12) months, during which time the District will make monthly Lease Payments of 1/12 of the total financed amount, plus an agreed-upon interest charge. Please provide the District with your proposed interest charge for the financed portion of the GMP.
- 2.4. **Schedule of Values.** Please provide a preliminary schedule of values for **each** School Site of the Project. Attached to this RFP as **Attachment 5** is “**Schedule of Values**” spreadsheet form. You may use this form or your firm’s own form. In either case, the District expects your Schedule of Values for each School Site to be substantially the same and to provide the information indicated in the attached spreadsheet.

- 2.5. **General Conditions:** Utilizing the following table, provide as a **Full Project Lump Sum Amount**, your Firm’s total proposed charge for its General Conditions in its performance of the Work of the Project. Do **not** list the General Conditions as a percentage of Project costs.

General Conditions (identify in sufficient detail for evaluation, including all components that Contractor will include as General Conditions and not as part of subcontractors’ scope of other direct costs of work.)	\$ _____
Labor Costs	\$ _____
Materials	\$ _____
Equipment	\$ _____
Temporary Facilities	\$ _____
[Other] _____	\$ _____
[Other] _____ (e.g., Subcontractor bond or subcontractor default insurance costs)	\$ _____
Staffing that would be part of General Conditions (Hourly rate at or below the rates indicated in your RFQ response)	
Project Executive (hourly rate)	\$ _____
Project Manager (hourly rate)	\$ _____
Project Superintendent (hourly rate)	\$ _____
Project Engineer (hourly rate)	\$ _____

- 2.6. **Other Construction Charges:** Utilizing the following table, provide the Firm’s total charge for the following items (**at or below the rates indicated in your RFQ response**).

Mark-up on Subcontractor Change Order work.	_____ %
Mark-up on self-performed Change Order work. (if permitted by the District)	_____ %
Other costs (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs)	\$ ___ or ___ %

- 2.7. **Proposed Personnel/Contractor Team.** Your Statement of Qualifications submitted during the January 23, 2019, RFQ process included key personnel and other members of your team. Please include specifically the resumes of key personnel who would be performing Services for the District for this specific Project. Specifically, define the role of each person and outline his or her individual experience and responsibilities. Indicate personnel who will serve as primary contact(s) for the District.
- 2.8. **Construction Schedule.** Please provide a preliminary construction schedule for the Project, indicating significant milestones, all critical path items, and durations for scopes of work.

- 2.9. **Prior Experience.** Please Describe in detail the Contractor’s experience performing work on public aquatic center projects with the same or similar scope of work as the District’s project describe in **Attachment 1** and whether those projects were pursuant to a lease-leaseback structure. Provide details for a minimum of **three (3)** and a maximum of **five (5)** past projects. This portion of the Proposal should include all other similar services performed by your firm, especially those performed for large, California K – 14 School Districts. Information should include the location and size of each service, a management level contact representative at the organizations referenced along with contact telephone number. The District reserves the right to interview, and if appropriate, visit referenced clients.
- 2.10. **Contractor’s Current Work Commitments/Project Limitations:**
- 2.10.1. Specify the current and projected workload of Contractor. If applicable, provide a statement of all recent, current, or anticipated contractual obligations that relate in any way to similar work for the District that may have a potential to impede Contractor’s ability to provide the Services described herein to the District.
- 2.10.2. Indicate Contractor’s limitation or Surety restrictions related to the size of Project that Contractor can contract for and can effectively perform.
- 2.11. **Value Engineering.** The District is seeking a Contractor that has direct experience and ability to demonstrate an aptitude to “value engineer” or analyze a project’s plans, components, and features, and find more efficient and cost-effective methods or alternatives. Please include a narrative that describes your value engineering process. Provide a minimum of **three (3)** specific past examples that demonstrate the Contractor’s ability to achieve cost savings to the owner. The examples should be from projects with similar scopes of work as the District’s Project described in **Attachment 1**.
- 2.12. **Designated Subcontractors List.** Contractors must submit with the Proposal a Designated Subcontractors List attached hereto as **Attachment 6** for those subcontractors who will perform Services in excess of ½ of 1% of the GMP for any portion of the Project, including labor, rendering of service, or specially fabricating and installing a portion of the Project or improvement. Failure to submit this list when required shall result in the Proposal being deemed non-responsive and the Proposal will not be considered. The identified subcontractors shall be afforded the protections of the Subletting and Subcontracting Fair Practices Act. (Public Contract Code § 4100, et seq.)
- 2.13. **LLB Contract Documents:** If a Contractor has any comments or objections to the Lease-Leaseback Contract Documents (“Contract”) attached as **Attachment No. 6** to this RFP, Contractor shall provide those comments or objections in its Proposal. **PLEASE NOTE: The District will not consider any substantive changes to the Contract if they are not submitted at or before this time.**

3. District’s Evaluation

- 3.1. The Contractor will be selected based on the “best value” as determined by the District based on the following factors.

1. Compensation	Either for preliminary services, general conditions, other pricing components, a complete Guaranteed Maximum Price, or a combination of these.	200
2. Experience	Firm demonstrates past experience and expertise performing similar scopes of services as the Project.	300

3. Staff / Personnel / Sub consultants	Firm's team members listed in the RFP demonstrate applicable experience and expertise to perform construction services.	100
4. Staffing Capacity	With particular focus on all then-current projects and District's reasonable determination of current workload on Contractor's demonstrated ability to meet project requirements.	100
5. LLB Contract	Firm's comments regarding the District LLB Form of Contract are reasonable.	100
6. Cost Savings / Value Engineering	With particular focus on the specific project(s) within the RFP.	50
7. Methodology and Approach	Firm's amount and additional information provided to their approach for construction services	50
8. Accessories, Additional Components, and Upgrades	Firm's pricing and ability to provide the District with accessories, additional components, and upgrades for the Project.	50
9. Financing Cost	Firm's amount and additional information provided for financing of the Project's construction cost	50
TOTAL SCORE		1000

- 3.2. The District may, at its sole discretion, interview some or all of the Contractor(s) that submit a Proposal.
- 3.3. The District reserves the right to investigate the qualifications of all Contractors under consideration and to confirm any part of the information furnished by a Contractor, or to require other evidence of managerial, financial or technical capabilities which are considered necessary for the successful performance of the work. Proposals will be evaluated according to the entire responses provided.
- 3.4. Once the Proposals have been reviewed, District staff may choose to begin negotiations with the Contractor that District staff, in its opinion, believes offers the best value to the District and may commence negotiations of services with that Contractor.
- 3.5. If the District is unable to successfully negotiate a satisfactory contract with terms and conditions the District determines to be fair and reasonable, the District may then commence negotiations with the next Contractor that it believes offers the next best value, in sequence, until a contract is reached or determination is made to reject all Proposals.
- 3.6. Final selection of a Contractor shall be at the sole discretion of the District's Board after recommendation from District staff.
- 3.7. If a commitment is made, it will be to the most qualified respondent meeting the evaluation criteria of this RFP, and with whom the District is able to successfully negotiate the terms and conditions of the required Contract, which is the form attached to this RFP.

ATTACHMENT NO. 1

PROJECT DESCRIPTION

1. Glendale High School Aquatic Center Project

The Project includes demolition of various site amenities and the construction of:

- A new in ground 38-meter x 25-yard PVC lined stainless steel wall swimming pool with concrete base; and
- A new 1,740 square foot pool equipment room, bathroom, and storage under the deck; and
- Building a new 4,413 square foot locker room/restroom/concession building.

The Pool equipment building is comprised of exposed CMU walls with a corrugated metal deck and steel beam ceiling. The locker room building consists of CMU walls with plywood and light gauge steel joist roof. Both buildings are over a matt foundation system. New pool equipment (pump, filter, etc.) will be housed in the new equipment building.

Site work includes new retaining walls at the pool deck perimeter, baseball outfield field, and circulation areas. A new concrete pool deck with slot drainage system, decorative metal pool enclosure fencing, and gates are dominate features of the site. A new swimming score board is incorporated into the decorative metal fence design.

In addition, at the outside perimeter of the pool enclosure, much of the circulation areas will include new concrete walks, ramps and stairs and a new fire road that will be constructed utilizing stabilized decomposed granite, asphalt and concrete. Outside of the circulation areas, the District plans for new landscape or synthetic. New chain link fencing is incorporated at various areas of the site including a new baseball outfield fence and tennis courts. A new decomposed granite warning track will be installed along with new retaining wall and an outfield fence. The existing tennis court will be re-surfaced, and new sports lighting systems installed as an additive alternate.

New utilities include a new storm drain catch basins that are located throughout the area and piping that will be tied into the existing on-site storm drain system. A new dedicated fire water system with a double detector check valve is being brought in from the street to power the fire sprinklers in the new buildings and new on-site hydrants. New water, sewer and gas systems are serving the new buildings and pool, they are tied into the existing on-site systems. New Musco sports lighting system will serve to light the pool in the evening and early morning hours. Power is supplied from the main switch board located in the adjacent existing gymnasium building. A 480 volt, 3PH, 4000A, four wire system is used to distribute power to the new buildings and pool. Signal originates from a location near the power and is also distributed to the new buildings. The fire alarm system utilizes a network based system which serves the new buildings and existing buildings and features a new network annunciator, new fire alarm remote paging unit and new slave fire alarm control panel.

Project Plans are attached to this RFP in a compressed zip folder

Approximate Budget: Seven million, nine hundred thousand dollars (7,900,000)

ATTACHMENT NO. 2

MECHANICAL, ELECTRICAL AND PLUMBING ("MEP") SUBCONTRACTOR PREQUALIFICATION QUESTIONNAIRE

SUBCONTRACTOR (OR "FIRM") INFORMATION		
Subcontractor's company name:		
Address:		
Telephone:		
Mobile telephone:		
E-mail:		
Years in business under current company name:		
Years at the above address:		
Types of work performed with own forces:		
Gross revenue of the Firm for the past three (3) years:		
\$	\$	\$
Submit an audited or reviewed financial statement for the past two (2) full fiscal years. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.		
Name of license holder exactly as on file with the California State License Board:		
License classification(s):		
License Number(s):		
License expiration date(s):		
Department of Industrial Relations registration number (Per Labor Code section 1725.5):		
Number of years license holder has held the listed license(s):		
Number of years Subcontractor has done business in California under contractor's license law:		
Number of years Subcontractor has done business in California under current Contractor's license:		
Has your Firm changed name(s) or license number(s) in the past five (5) years? (Y / N). If "yes", explain on a separate signed sheet, including the reason for the change.		
Has there been any change in ownership of the Firm at any time in the past five (5) years? NOTE: A corporation whose shares are publicly traded is not required to answer this question. (Y / N). If "yes", explain on a separate signed sheet, including the reason for the change.		
Is the Firm a subsidiary, parent, holding company, or affiliate of another construction firm? NOTE: Include information about other firms if one firm owns ten percent (10%) or more of another, or if an owner, partner, or officer of your Firm holds a similar position in another firm. (Y / N). If "yes", explain on a separate signed sheet, the name of the related company(ies) and the percent ownership.		
Indicate the form of Subcontractor's firm (type of business entity):		
<input type="checkbox"/> Individual <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation, State: _____ <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Joint Venture <input type="checkbox"/> Other: _____		
List the following for each corporation officer, general partner, limited partner, owner, etc. (as applicable) for the Subcontractor's type of entity. For joint ventures, include this information for each entity in the joint venture and the		

percent ownership of each joint venture. Attach all additional information on separate signed sheets as needed.

Name	Position	Years with Co.	% Ownership

Identify every construction firm, contractor and/or construction management firm that the Subcontractor or any person listed above has been associated with (as officer, general partner, limited partner, owner, RMO, RME etc.) at any time during the **past five (5) years** ("Associated Firm"). Include all additional references and/or information on separate signed sheets. NOTE: For this question, "owner" and "partner" refers to ownership of ten percent (10%) or more of the business, or ten percent (10%) or more of its stock if the business is a corporation. include all additional information on separate signed sheets as needed.

Name of Person at Associated Firm	Name of Associated Firm	Contractor's License No. of Associated Firm	Dates of Person's Participation with Associated Firm

SUBCONTRACTOR'S BONDING COMPANY (SURETY) INFORMATION

Name(s) of bonding company(ies) your Firm has utilized over the past five (5) years (not broker or agency):

Address(es) of those bonding company(ies):

Number of years Subcontractor has been with those bonding company/surety:

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Name of broker/agent:

Address of broker/agent:

Telephone number of broker/agent:

E-mail of broker/agent:

Contractor's total current bonding capacity: \$

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SUBCONTRACTOR'S INSURANCE INFORMATION

Name of insurance company(ies) your Firm has utilized over the past five (5) years (not broker or agency):		
Address of those insurance company(ies):		
"Best" rating(s) for those insurance company(ies):		
Number of years Subcontractor has been with those insurance company(ies):		
Name of broker/agent:		
Address of broker/agent:		
Telephone number of broker/agent:		
E-mail of broker/agent:		
Subcontractor's current insurance limits for the following types of coverage:		
Commercial General Liability	Combined Single Limit (per occurrence)	\$
	Combined Single Limit (aggregate)	\$
Product Liability & Completed Operations	(aggregate)	\$
	(per occurrence)	\$
Automobile Liability – Any Auto	Combined Single Limit (aggregate)	\$
Automobile Liability – Any Auto	Combined Single Limit (per occurrence)	\$
Employers' Liability		\$
Builder's Risk (Course of Construction)		
Workers' Compensation Experience Modification Rate for the past five (5) premium years:		
(1) Current year:	(2)	(3)
	(4)	(5)

QUESTIONS

Pass/Fail Questions (Essential Criteria)

1.	Has your Firm contracted for and completed construction of a minimum of: <ul style="list-style-type: none"> • Three (3) California K-12 public school district construction projects, • Each with a value of at least \$2,000,000, and • All within the past three (3) years? (Please circle one). <p>NOTE: You must list these projects in the "Contractor Project References" Section.</p>	<u>YES</u> <u>NO</u> NO = cannot prequalify
2.	Does your Firm currently hold all contractor's license(s) necessary to perform the work and have those license(s) been consistently active for at least ten (10) years without revocation or suspension? (Please circle one).	<u>YES</u> <u>NO</u> NO = cannot prequalify
3.	Has your Firm or an Associated Firm been found non-responsible, debarred, disqualified, forbidden, or otherwise prohibited from performing work and/or bidding on work for any public agency within California within the past ten (10) years? (Please circle one).	<u>YES</u> <u>NO</u> YES = cannot prequalify
4.	Has your Firm or an Associated Firm defaulted on a contract or been terminated for cause by any public agency on any project within California within the past ten (10) years and, if so and if challenged, has that default or termination been upheld by a court or an arbitrator? (Please circle one).	<u>YES</u> <u>NO</u> YES = cannot prequalify
5.	Has your Firm or an Associated Firm or any of their owners or officers been convicted of a crime under federal, state, or local law involving: <ol style="list-style-type: none"> (1) Bidding for, awarding of, or performance of a contract with a public entity; (2) Making a false claim(s) to any public entity; or (3) Fraud, theft, or other act of dishonesty, to any contracting party within the past ten (10) years? (Please circle one).	<u>YES</u> <u>NO</u> YES = cannot prequalify
6.	Has a performance bond surety for your Firm or a performance bond surety for an Associated Firm had to: <ol style="list-style-type: none"> (1) Take over or complete a project, (2) Supervise the work of a project, or (3) Pay amounts to third parties, related to construction activities of your Firm or an Associated Firm within the past ten (10) years? (Please circle one).	<u>YES</u> <u>NO</u> YES = cannot prequalify
7.	Has your Firm's Workers' Compensation Experience Modification Rating averaged more than 1.25 over the past five (5) premium years? Attach proof of Worker's Compensation Experience Mod Rating for the last 5 years. (Please circle one).	<u>YES</u> <u>NO</u> YES = cannot prequalify



If you answered:
"NO" to questions 1-2 or
"YES" to questions 3-7, then STOP.
You are not eligible for prequalification at this time.

Scored Questions

1.	<p>Has your Firm paid liquidated damages pursuant to a contract for a project with either a public or private owner within the past ten (10) years? (Please circle one).</p> <p style="text-align: center;">If YES, explain and indicate on separate signed sheet(s) the project name(s), damages(s), and date(s).</p>	<p><u>YES</u> <u>NO</u></p>
2.	<p>Has your Firm paid a premium of more than one percent (1.5%) for a performance and payment bond on any project(s) within the past ten (10) years? (Please circle one).</p> <p style="text-align: center;">If YES, explain and indicate on separate signed sheet(s) the project name(s), the premium amount(s), and date(s).</p>	<p><u>YES</u> <u>NO</u></p>
3.	<p>Has any insurer had to pay amounts to third parties that were in any way related to construction activities of your Firm within the past five (5) years? (Please circle one).</p> <p style="text-align: center;">If YES, explain and indicate on separate signed sheet(s) the project name(s), the amount(s) paid, and date(s).</p>	<p><u>YES</u> <u>NO</u></p>
4.	<p>Has there been a period when your Firm had employees but was without workers' compensation insurance or state-approved self-insurance within the past five (5) years? (Please circle one).</p> <p style="text-align: center;">If YES, explain and indicate on separate signed sheet(s) the reason(s) for not having this insurance and the applicable date(s).</p>	<p><u>YES</u> <u>NO</u></p>
5.	<p>Has your Firm declared bankruptcy or been placed in receivership within the past ten (10) years? (Please circle one).</p> <p style="text-align: center;">If YES, explain and indicate on separate signed sheet(s) the type of bankruptcy, the Firm's current recovery plan, and the applicable date(s).</p>	<p><u>YES</u> <u>NO</u></p>
6.	<p>Has your Firm been denied bond coverage by a surety company, or has there been a period of time when your Firm had no surety bond in place during a public construction project when one was required within the past ten (10) years? (Please circle one).</p> <p style="text-align: center;">If YES, provide details on a separate signed sheet indicating the date(s) when your Firm was denied coverage and the name of the company or companies which denied coverage; and the period(s) during which you had no surety bond in place.</p>	<p><u>YES</u> <u>NO</u></p>
7.	<p>Has a project owner, general contractor, architect, or construction manager filed claim(s) in an amount exceeding \$50,000 against your Firm, or has your Firm filed claim(s) in an amount exceeding \$50,000 against a project owner, general contractor, architect, or construction manager in the past ten (10) years?</p> <p style="text-align: center;">If YES, explain and indicate on separate signed sheet(s) the project name(s), claim(s) and the date(s) of claim(s).</p>	<p><u>YES</u> <u>NO</u></p>
8.	<p>Has your Firm or an Associated Firm been cited and/or assessed any penalties for non-compliance with state and/or federal laws and/or regulations, including public bidding requirements and Labor Code violations, within the past ten (10) years?</p> <p style="text-align: center;">If "YES," indicate on separate signed sheet(s) the project name(s), violation(s), and date(s) of citation(s) and/or assessment(s).</p>	<p><u>YES</u> <u>NO</u></p>
9.	<p>Has your Firm been cited and/or assessed penalties by the Environmental Protection Agency, any air quality management district, any regional water quality control board, or any other environmental agency within the past ten (10) years?</p> <p style="text-align: center;">If "yes," indicate on separate signed sheet(s) the project name(s), violation(s), and date(s) of citation.</p>	<p><u>YES</u> <u>NO</u></p>
10.	<p>Has CAL OSHA and/or federal Occupational Safety and Health Administration cited and assessed penalties against your Firm, including any "serious," "willful" or "repeat" violations of safety or health regulations within the past ten (10) years?</p>	<p><u>YES</u> <u>NO</u></p>

	If "yes," indicate on separate signed sheet(s) the project name(s), violation(s), and date(s) of citation. If the citation was appealed and a decision has been issued, state the case number and the date of the decision.	
11.	Has your Firm been required to pay either back wages or penalties for its failure to comply with California's prevailing wage laws, with California's apprenticeship laws or regulations, or with federal Davis-Bacon prevailing wage laws within the past ten (10) years ? If "yes," indicate on separate signed sheet(s) the project name(s), the nature of the violation(s), the name and owner of the project(s), the number of employees who were initially underpaid and the amount of back wages and penalties that your Firm was required to pay.	<u>YES</u> <u>NO</u>
12.	Does your Firm require weekly , documented safety meetings to be held for construction employees and field supervisors during the course of a project?	<u>YES</u> <u>NO</u>
13.	Provide the name, address and telephone number of the apprenticeship program (approved by the California Apprenticeship Council) from whom you intend to request the dispatch of apprentices to your Firm for use on any public work project for which you are awarded a contract by the District.	

SUBCONTRACTOR PROJECT REFERENCES

List **ALL** California K-12 public school projects in which your Firm has participated as the prime contractor during the past **three (3) years**.

You may limit your response to the **fifteen (15)** most-recently completed projects but you **must** include:

- At least the **three (3)** most recent California K-12 public school projects with a contract value of more than **\$2 million** performed by your Firm.
- All the projects that the Firm performed pursuant to a lease-leaseback structure

Please include all information indicated below on separate signed sheets as necessary, and explain or clarify any response as necessary

Project name/identification:
Project address/location:
Project owner, contact person, and telephone:
Project architect name and telephone number:
If contractor was a subcontractor on the project, name of general contractor and telephone number:
Indicate if the project was under lease-leaseback, design-build, design-bid-build or other delivery structure:
Scope of work:
Original completion date:
Date completed:
Initial contract value (as of time of bid award):
Final contract value:

CERTIFICATION

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Date: _____

Proper Name of Subcontractor: _____

Signature: _____

By: _____ (Print Name)

Title: _____

ATTACHMENT 3

DISTRICT'S SCORING OF PREQUALIFICATION QUESTIONNAIRE FOR MEP SUBCONTRACTORS

1. **Confirm Firm has passing answers for the "Pass/Fail Questions."**
2. **Confirm Firm has submitted the required financial statements.** If not, notify Firm in writing that its submittal is non-responsive for failing to include the required financial statements.
3. **Score the "Scored Questions."**
4. **Scoring.** If you are prequalifying based only on the written Scored Questions, a Total Score from the "Scored Questions" **at or above 100** will prequalify this Subcontractor.
5. The following scoring will be used in evaluating the Subcontractor Prequalification Questionnaires:

Topic/Question	Scoring & Max. Poss. Score	Score	Score
1. Liquidated Damages	No = 10 points; Yes = 0 points	10	
2. Surety Premium	No = 10 points; Yes = 0 points	10	
3. Insurer Pay	No = 5 points; Yes = 0 points	5	
4. Workers' Comp.	No = 5 points; Yes = 0 points	5	
5. Bankruptcy	No = 5 points; Yes = 0 points	5	
6. Denied Bond	No = 10 points; Yes = 0 points	10	
7. Filed Claims	No = 15 points; Yes = Deduct 5 points for each claim; do not score lower than 0 points.	15	
8. Labor Code Citations	No = 5 points; Yes = 0 points	5	
9. EPA Citations	No = 5 points; Yes = 0 points	5	
10. OSHA Citations	No = 10 points; Yes = 0 points	10	
11. Prevailing Wage Penalties	No = 10 points; Yes = 0 points	10	
12. Safety Meetings	Yes = 5 points; No = 0 points	5	
13. Apprenticeship Program	Listed = 5 points; None listed = 0 points	5	
Total Score		100	

ATTACHMENT 4

CONTRACTOR'S PROPOSAL

Proposer 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:

GMP Summary

Name of Firm:			
ITEM No.	Description	Amount	Comments
1	Construction Cost Total (Direct Costs of Work)	\$ _____	Scope as indicated as the " Cost to Perform Work " in Exhibit C to the Facilities Lease to perform the " Scope of Work for Construction Services " indicated in this RFP
	1.a Subcontractor Performed Costs	\$ _____	Provide a breakdown of Item 1
	1.b Contractor Performed Costs	\$ _____	
2	General Conditions & General Requirements	\$ _____	The Contractor's charge for General Conditions shall be expressed as a fixed amount
3	SUBTOTAL	\$ _____	Sum of Item 1 and Item 2
4	Bonds and Insurance Costs	_____ %	The Contractor's charge for Bonds and Insurance shall be expressed as a fixed percentage of direct costs. Each Firm indicated its proposed bonds and insurance costs in its response to the RFQ. Each Firm now must confirm the value, or each Firm may reduce their previously proposed value.
5	Fee / overhead & profit	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs. Each Firm indicated its proposed fee/overhead & profit in its response to the RFQ. Each Firm now must confirm the value, or each Firm may reduce their previously proposed value.
6	Mark-up on Subcontractor work.	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs. Each Firm indicated its proposed mark-ups in its response to the RFQ. Each Firm now must confirm those mark-up values, or each Firm may reduce their previously proposed mark-up values.

7	Mark-up on self-performed work.	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs. Each Firm indicated its proposed mark-ups in its response to the RFQ. Each Firm now must confirm those mark-up values, or each Firm may reduce their previously proposed mark-up values.
FIRM'S GMP		\$ _____	The total sum of Items 3 + 4 + 5 + 6 + 7

Financing Cost

Estimated Financed Amount is anticipated to be less than five percent (5%) of the GMP over twelve (12) months. State the Firm's proposed interest charge for this Project.	_____ %
--	---------

Accessories/Optional Products/ Modifications

Item No.	Description	Unit	
1.		Each	
2.		Each	
3.		Each	
4.		Each	
	Add additional pages, or catalogue of products.		

ATTACHMENT 5

SCHEDULE OF VALUES FOR EACH PHASE

	Mobilization / Layout	\$ _____
	Layout	\$ _____
	Fencing / Barricades	\$ _____
	Dust Control	\$ _____
	Waste Disposal	\$ _____
	Count/City/Etc. Fees	\$ _____
	Submittals, shop drawings	\$ _____
	Close-out Documentation	\$ _____
	Testing	\$ _____
	Punchlist	\$ _____
	Clean Up	\$ _____
	Miscellaneous	\$ _____
	Subtotal	\$ _____
020000	Existing Conditions	\$ _____
030000	Concrete	\$ _____
040000	Masonry	\$ _____
050000	Metals	\$ _____
060000	Wood, Plastics & Composites	\$ _____
061000	Rough Carpentry	\$ _____
062000	Finish Carpentry	\$ _____
064000	Woodwork - Casework	\$ _____
070000	Thermal & Moisture Protection	\$ _____
080000	Openings; Doors & Windows	\$ _____
090000	Finishes	\$ _____
100000	Specialties	\$ _____
110000	Equipment	\$ _____
120000	Furnishings	\$ _____
130000	Special Construction	\$ _____
140000	Conveying Systems & Equipment	\$ _____
210000	Fire Suppression	\$ _____
220000	Plumbing	\$ _____
230000	HVAC	\$ _____
260000	Electrical	\$ _____
270000	Communications	\$ _____
280000	Safety & Security	\$ _____
310000	Earthwork	\$ _____
320000	Exteriors	\$ _____
330000	Utilities	\$ _____
340000	Transportation	\$ _____
	Subtotal	\$ _____
	Bonds	\$ _____
	Insurance	\$ _____
	Overhead & Profit	\$ _____
	Project Cost for Phase (School Site)	\$ _____

ATTACHMENT 6

DESIGNATED SUBCONTRACTORS LIST

1. Proposer must list hereinafter the name and location of each subcontractor who will be employed, and the scope of Work that each will perform if the Contract is awarded to the Firm. Firm acknowledges and agrees that under Public Contract Code section 4100, et seq., it must clearly identify the name and location of each subcontractor who will perform work or labor or render service to the Firm in or about the construction of the Work in an amount in excess of one-half of one percent (1/2 of 1%) of Firm's total GMP.
2. Proposer need not list entities that are only vendors or suppliers of materials.
3. All electrical, mechanical, and plumbing subcontractors, with the license classifications below, must be prequalified with the District to in order to be listed on this form. **Subcontractor license categories requiring prequalification:** C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46.
4. Firm must provide the Contactor State License Board number ("CSLB No.") for all listed subcontractors.
5. Firm must provide the Department of Industrial Relations registration number ("DIR No.") for all listed subcontractors.
6. If further space is required for the list of proposed subcontractors, additional sheets showing the required information, as indicated below, shall be attached hereto and made a part of this document.

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

Subcontractor Name: _____ **Location:** _____

Scope of Work: _____

If DVBE, Percent of Work: _____ % CSLB No.: _____ DIR No.: _____

I certify and declare under penalty of perjury under the laws of the State of California that all the foregoing information is complete, true, and correct.

Date: _____

Proper Name of Contractor: _____

Signature: _____

Print Name: _____

Title: _____

ATTACHMENT 7

FORM LEASE-LEASEBACK CONTRACT

SEE ATTACHED PDF FILE – ATTACHMENT 7 GUSD AQUATIC CENTER LLB CONTRACT