

**TRACY UNIFIED SCHOOL DISTRICT  
REQUEST FOR PROPOSALS  
LEASE-LEASEBACK CONSTRUCTION SERVICES  
NORTH SCHOOL MODERNIZATION #2019/20-06**

Tracy Unified School District ("District") is seeking proposals from the three (3) shortlisted Lease-Leaseback Contractors approved by the Tracy Unified School District Board of Education on February 11, 2020. Lease-Leaseback Contractors to provide design, constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the development and construction of the North School Modernization #2019/20-06 ("Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.

Rainforth Grau Architects will distribute the proposal documents (project manual, specifications, plans and all addenda) to the three (3) the Lease-Leaseback Contractors selected from the shortlist only. The selected Lease-Leaseback Contractors are responsible for all distribution of the proposal documents (project manual, specifications, plans and all addenda) to the bidders, in accordance with the lease-leaseback rules and regulations. Please contact Affifa Kadhim, Rainforth Grau Architects, at (916)368-7990 for a link to the proposal documents.

**PLEASE NOTE:** The Request for Proposal forms will be available at the Mandatory Pre-Proposal Meeting as noted below.

According to the specifications contained in the RFP, respondents shall submit a complete proposal. Respondents must mail or deliver three (3) copies and one (1) electronic copy on CD, thumb drive or DVD conforming to the requirements of this RFP to:

TRACY UNIFIED SCHOOL DISTRICT  
c/o Director of Facilities & Planning  
1875 W. Lowell Avenue  
Tracy, CA 95376  
RFP North School Mod. #2019/20-06

**A mandatory pre-proposal meeting** will be conducted on **FEBRUARY 27, 2020**, at **3:00 P.M.** The meeting will be held at North School, 2875 Holly Drive, Tracy, CA.

**ALL PROPOSALS ARE DUE BY 3:00 P.M. ON APRIL 2, 2020**. Oral, telegraphic, facsimile, telephone or email proposals will not be accepted. Proposals received after this date and time will not be accepted and will be returned unopened. The District reserves the right to waive any informalities or irregularities in the proposal. The District also reserves the right to reject any and all proposals and to negotiate contract terms with one or more Respondents.

Questions regarding this RFP may be directed to the District's Construction Manager, Orlando Delgadillo at [orlandod@rgmkramer.com](mailto:orlandod@rgmkramer.com) (209) 603-9034 and must be submitted on or by **12:00 P.M. ON MARCH 23, 2020**.

The three (3) short listed LLB contractors have already been prequalified by the District in accordance with Public Contract Code section 20111.6. Proposed electrical, mechanical and plumbing subcontractors are also subject to the prequalification requirements as required by Public Contract Code section 20111.6/AB2031. The prequalified subcontractors can be found on the District's Facilities Development website: <https://www.tracy.k12.ca.us/departments/facilities>.