

**LOS ALAMITOS UNIFIED SCHOOL DISTRICT**

**REQUEST FOR PROPOSALS  
FOR CONSTRUCTION SERVICES – LEASE-LEASEBACK  
(NO PRECONSTRUCTION SERVICES)**

Your firm responded to the Los Alamitos Unified School District’s (“District”) Request for Statement of Qualifications for Construction Services (Lease-Leaseback), dated **December 21, 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 construction services (“Proposal(s)”) for the Los Alamitos High School Gymnasium Project (“Project”)  
**NOTE: For this Project, the District is seeking a final Guaranteed Project Cost (“GPC”) to construct the Project (with NO Preliminary Services required) pursuant to the Lease-Leaseback Contract Documents.**

The District intends to award a contract for the Project, if at all, to a Contractor to perform construction services, as indicated herein for the Project. **There will be no Preliminary Services for the Project and the District is seeking final GPCs to perform all construction services for the Project.**

**Proposal.** Each Proposal must be submitted via email to [fmot@losal.org](mailto:fmot@losal.org) and must be submitted by the date and time 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 submitted through electronic platform Transcend PM (app.transcendpm.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 **voluntary** site visit on the dates and at the times indicated in the RFP Schedule. All Contractors that intend to submit Proposals must attend the site visit.

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

<b>Attachments 1-A through 1-</b>	Description of Project and Construction Schedule
<b>Attachment 2</b>	Contractor’s Cost Proposal Summary: <b>FINAL GPC; WITH NO PRELIMINARY SERVICES</b>
<b>Attachment 3</b>	District Form Lease-Leaseback Contract

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

DSA 1 <sup>st</sup> Round of Comments to Plans	May 10, 2023
Addendum to be sent out with DSA approved final documents	TBD
District Issues RFP	TBD
Deadline for prequalified Contractors to submit questions regarding this RFP, submit through app.transcendpm.com	June 23, 2023 1:00 PM
District to officially respond to Contractor’s questions regarding this RFP with a final Addendum	July 5, 2023
Deadline for MEP subcontractors to prequalify in PQBids Contractors Bids are Due	July 13, 2023 1:00 PM

Notification to all proposed GC's of recommendation to the board	July 21, 2023
Send recommendation to the Board	July 21, 2023
Board Consideration Date, Award Project	August 22, 2023
Notice of Intent, sent to Contractor	August 23, 2023
Contract documents submitted to district, no later than	September 5, 2023
NTP, 1 <sup>st</sup> Day of Construction	September 6, 2023
Construction to be Complete and Occupied by District	March 31, 2025

**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 Los Alamitos Unified School District.

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

- 1.1. **Cost Proposal.** Please provide a complete **Contractor’s Cost Proposal Summary: FINAL GPC; WITH NO PRELIMINARY SERVICES (Attachment 2)**. A general description of the scope of the Project is as indicated in **Attachment 1**.
- 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 the Project.
- 1.3. **Contractor’s Personnel.** In Contractor’s response to the RFP, Contractor identified key personnel who would be performing services for the District’s Project. The District expects that the same personnel identified in the Contractor’s response to the RFQ shall be assigned to the Project 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 **Attachment 1**. Discuss the Contractor’s ability to meet the construction schedule for the Project and include a proposed, detailed construction schedule for the Project
- 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:

1.6.2. **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 **PQ BIDS**.** 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. **NOTE:** Subcontractors that have not prequalified within the past year must prequalify with the District.

- 1.7. **Lease-Leaseback Contract.** If Contractor has any comments or objections to the Contract attached hereto as **Attachment 3**, it must provide those comments or objections, with specificity, in its Proposal. **PLEASE NOTE: The District will not consider any changes to the Contract if they are not submitted with the Contractor's Proposal. Any changes made to the Contract as a result of Contractor's comments to the Proposal shall not be subject to renegotiation. In addition, you may submit a prebid RFI (noted as "Questions" on page one of this document) prior to the close of question period and the answer will be issued in the final addendum.**
2. **District's Best Value Selection Process.** The District shall evaluate Contractors' Proposals based on a best value determination process for the Project.
  - 2.1. The District will notify Contractors of their status upon completion of the process via email from the District.
  - 2.2. 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.**
  - 2.3. 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.
  - 2.4. 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. **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.
  - 3.1. 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.
  - 3.2. 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.

- 3.3. 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**  
**Los Alamitos High School Gymnasium Project**

**Estimated Budget: \$22,500,000.00**

**Project Summary / Scope of Work:** Complete construction of \_New Gymnasium and Associated Site Work\_ consistent with the Division of the State Architect approved Plans and Specifications and the Contract Documents. The Project's Plans and Specifications may be found at: <https://app.transcendpm.com/main/invitationtoBid>.

The \_New Gymnasium and Associated Site Work\_ will be a new gymnasium building on the campus of the District's \_Los Alamitos High School\_ ("School"). The School is located \_3591 W Cerritos Ave, Los Alamitos, Ca. 90720.

The New Gymnasium and Associated Site Work consists of the new construction of \_33,362\_ square feet of

Site improvements will include CMU enclosure for existing equipment, hardscape, rerouting of utilities.

Upgrades to existing per plan.

The exterior finish per plan.

Interior finishes for per plan.

\_\_\_\_\_ system shall consist of \_\_\_\_\_.

**Construction Services Schedule.** If the District issues a Notice to Proceed for construction of the Project on or before **September 6, 2023**, then:

- District shall have Beneficial Occupancy of the Project on or before **March 7, 2025**, and
- Project Completion shall be on or before **April 4, 2025**. 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 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; WITH NO PRELIMINARY SERVICES</b>			
Contractor's Name:			
ITEM No.	Description	Amount	Comments
1	<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> .
	1.a	Subcontractor Performed Costs	Provide a breakdown of Item 1
	1.b	Contractor Performed Costs	
2	<b>General Conditions &amp; General Requirements</b>	\$ _____	The Contractor's charge for General Conditions shall be expressed as a fixed amount
3	<b>SUBTOTAL</b>	\$ _____	<b>SUM OF ITEM 1 AND ITEM 2</b>
4	<b>Bonds and Insurance Costs</b>	_____ %	The Contractor's charge for Bonds and Insurance shall be expressed as a fixed percentage of direct costs.
5	<b>Fee / Overhead &amp; Profit</b>	_____ %	The Contractor's charge for fee/overhead & profit shall be expressed as a fixed percentage of direct costs.
6	<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.
7	<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.
<b>CONTRACTOR'S GPC</b>		\$ _____	<b>The total sum of the following items:</b> <b>Item 3 + (Item 4 x Item 3) + (Item 5 x Item 3) + (Item 6 x Item 1.a) + (Item 7 x Item 1.b)</b>
<b>Financing Charge</b>		_____ %	The Contractor's charge for interest on the Lease Payments the District must pay. <b>**</b>

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

**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 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**

**District's Lease-Leaseback Contract**

**To Be Issued as a separate document.**