

**REQUEST FOR STATEMENTS OF
QUALIFICATIONS AND PROPOSALS**

VALLEJO CITY UNIFIED SCHOOL DISTRICT

**JESSE BETHEL HIGH SCHOOL FIELDS
MODERNIZATION**

RFQ-P No. 1

February 20, 2026

Submit completed proposals to:
Vallejo City Unified School District
Valezka Emes
Director of Facilities & Bond Program
852 Rosewood Ave
Vallejo, California 94591

Deadline for submissions is 2 p.m. on February 20, 2025.

**Request for Statements of Qualifications and Proposals
Construction Services for Lease-Leaseback Project Delivery
Vallejo City Unified School District
Jesse Bethel High School Fields Modernization Project
RFQ-P No.1**

Notice to Proposers

NOTICE IS HEREBY GIVEN THAT THE VALLEJO CITY UNIFIED SCHOOL DISTRICT (“District”), acting by and through its Board of Trustees (“Board”), will receive at the District Office, located at 852 Rosewood Ave, Vallejo, California 94591, up to but not later than **2:00 p.m.** on **February 20, 2026**, statements of qualifications and sealed proposals for the following District Project(s):

RFQ-P No. 1

Jesse Bethel High School Fields Modernization Project

The Request for Qualifications and Proposals (“RFQ-P”), including all currently available plans, specifications, and related documents, may be obtained from the District’s website at the following link: [JBHS Athletic Fields Mod](#), or requested via email by contacting **Valezka Emes** at vemes@vcusd.org or at **707-556-8921 ext. 51478**.

The District is accepting proposals from firms, partnerships, corporations, associations, persons, or professional organizations (“Proposers”) to enter into a lease-leaseback agreement (“Lease-Leaseback Agreement”) with the District to perform preconstruction and construction services for the Project. The District intends to award a Lease-Leaseback Agreement for the Project to the Proposer determined to be the best value under the provisions of Education Code 17406 *et seq.*

This is a public works project and is subject to prevailing wage requirements and the successful proposer, and each of its subcontractors, shall be required to comply with all local, state, and federal laws and regulations. Wage rates can be obtained from the District by request. All proposers, and all subcontractors listed in any proposal, must be registered with the California Department of Industrial Relations (DIR) pursuant to California Labor Code section 1725.5. The Project is subject to compliance monitoring and enforcement by the DIR. Contractors shall be required to provide payment and performance bonds for the project.

License Classification. Each Proposer must be a licensed Contractor pursuant to the Business and Professions Code and shall be licensed in the following classification(s), including but not limited to: General Contractor B-License.

A mandatory pre-proposal meeting and site walk will be held at Jesse Bethel High School, located at **1800 Ascot Pkwy, California 94591**, on **January 23, 2026** at **1:00 p.m.** This mandatory meeting and site walk is for all Proposers intending to submit a proposal for the Project. Proposers who do not attend the mandatory meeting and site walk will not be permitted to submit an RFQ-P for this Project.

Firms submitting responses must be prequalified pursuant to Education Code section 17406. Prequalification takes place in advance of submitting a response, and prequalification applications are available from District contact information above.

The deadline for submitting prequalification applications shall be February 16, 2026, and the deadline for submitting proposals shall be 2:00 p.m. on February 20, 2026.

The District reserves the right to reject any or all proposals, to accept or reject any one or more items of a proposal, or to waive any irregularities or informalities in the proposals. The District also reserves the right to select one Proposer, multiple Proposers, or no Proposers.

Issue Date: February 20, 2026

Clerk, Board of Trustees
Vallejo City Unified School District

Publication Date(s): Date: January 09, 2026
Date: January 16, 2026

**Request for Statements of Qualifications and Proposals
Construction Services for Lease-Leaseback Project Delivery
Vallejo City Unified School District
Jesse Bethel High School Fields Modernization Project
RFQ-P No.1**

February 20, 2026

Vallejo City Unified School District (“District”) invites proposals from prequalified Proposers to provide preconstruction and construction services for the following Project: **Jesse Bethel High School Fields Modernization Project** (collectively, the “Project”), as more particularly described in **Exhibit A** attached hereto.

In general, the Proposer(s) selected as a result of this process will provide a proposal to the District to perform work for the Project and thereafter work cooperatively with the Board, District’s staff and consultants, the architect of record and design team, and the Project inspectors, to facilitate the timely completion of the Project.

The District wishes to retain a Proposer for the Projects that has the financial strength, management, and proven expertise to assist the District with delivering the Project(s) within the proposed schedule. This RFQ-P is designed to evaluate Proposers based on qualifications, experience, and their proposed approach to successfully execute the Project while meeting the needs of the District. The District reserves the right to choose individual members of the Proposer or the entire firm of the Proposer for one or more (if applicable) of the Project(s). The District also reserves the right to select one Proposer, multiple Proposers, or no Proposers.

Questions regarding this RFQ-P must be directed to **Valezka Emes** at vemes@vcusd.org by **1:00 p.m. on January 30, 2026**. Interested Proposers must submit their proposals, with one (1) electronic copy and three (3) hard copies of requested materials to:

**Vallejo City Unified School District
Attn: Valezka Emes
Director of Facilities & Bond Program
852 Rosewood Ave
Vallejo, California 94591
Email: vemes@vcusd.org**

This RFQ-P is neither a formal request for bids, nor an offer by the District to contract with any party responding to this RFQ-P. **The District reserves the right to waive any irregularities or inconsistencies and to reject any and all responses.** The District also reserves the right to amend this RFQ-P as necessary. All materials submitted to the District in response to this RFQ-P shall remain the property of the District.

1. Important Dates.

- 1.1 All of the dates listed below (“Important Dates”) may be changed at the District’s sole discretion.
- 1.2 A mandatory pre-proposal meeting and site walk will be held on **January 23, 2026 at 1:00 p.m.** at Jesse Bethel High School, **1800 Ascot Pkwy, Vallejo CA 94591**. Meet in front of the school. This mandatory meeting and site walk is for all Proposers intending to submit a proposal for the Project. Proposers who do not attend the mandatory meeting and site walk will not be permitted to submit a RFQ-P for this Project.
- 1.3 All questions regarding this RFQ-P must be submitted via email to Valezka Emes, vemes@vcusd.org by **January 30, 2026 at 1:00 p.m.**
- 1.4 Proposer’s completed prequalification packets must be submitted through the District’s prequalification process not later than **January 29, 2026 at 1:00 p.m.**
- 1.5 District will respond to questions regarding this RFQ-P no later than **February 4, 2026 by 2:00 p.m.** District’s responses to questions and any clarifications related to this RFQ-P will be posted as an Addendum or Addenda, at the District’s website here: [RFQ-P Questions Responses](#).
- 1.6 District will post applicable prequalified mechanical, electrical, and plumbing (“MEP”) or iron/steel subcontractors on **February 3, 2026 by 2:00 p.m.** See website link in Section 1.5.
- 1.7 RFQ-P Responses Due: **February 4, 2026, by 2:00 p.m. Pacific Time.**
- 1.8 Proposers selected for an interview will be notified on **February 23, 2026 by 1:00 p.m.**
- 1.9 Interviews will be conducted on **February 27, 2026 at 10:00 a.m.**
- 1.10 Following review of the proposals and the interviews, the District will issue a notice of intent to award for the Project.
- 1.11 The recommendation to approve the selected Proposer(s) will be brought to the Board at its **March 11, 2026** meeting.

**The above listed dates are tentative dates and are subject to change.*

2. Description of Project(s).

- 2.1 Refer to **Exhibit A** attached hereto for description of the Project.

3. Preconstruction Services.

- 3.1 Costs of Preconstruction Services. Prior to the award of the Lease-Leaseback Agreement, the successful Proposer (hereafter, “Firm”) shall provide a fee estimate for preconstruction services expressed as a percentage of the estimated

Project(s) cost in **Exhibit A**. Parties will negotiate and agree upon applicable hourly rates and a not-to-exceed amount for preconstruction services based on the estimated Project(s) cost in **Exhibit A** and based on the Firm's proposed fee for preconstruction services.

3.2 Description of Preconstruction Services.

- 3.2.1** Firm shall work with District staff and Architect to develop an overall construction budget and construction schedule.
- 3.2.2** Where necessary and/or required, Firm shall assist the District with providing plans and specifications for the building(s) to be constructed.
- 3.2.3** Firm shall assist the District by providing detailed and ongoing evaluations of the Project(s), including the plans and specifications ("Plans and Specifications"), detailed construction budget cost projections, Project(s) schedule(s) and phasing requirements, analysis of the District's overall Project budget, Project(s) constructability reviews of Architect's work, leadership, and participation in youth and community involvement efforts, and implementation(s) of community benefits and local work force options and opportunities. Such evaluations shall include alternative approaches to design, development, and construction of the Project(s).
- 3.2.4** Firm shall attend regular meetings during Project(s) design, development, and document production phases between Architect(s), Construction Manager, and the District, and any other applicable consultants of the District, as required.
- 3.2.5** Firm shall assist with considering operating or maintenance costs with respect to selecting systems (mechanical, electrical, lighting, bell/intercom, etc.) for the Project(s). Firm will provide life cycle costing analyses as requested by District.
- 3.2.6** Firm shall perform a detailed analysis of both the preliminary and the final Plans and Specifications and provide the District with value engineering and recommendations regarding scope and budget of the Project(s), suggested value engineering items, long lead purchases, and a plan for revising the Plans and Specifications to the extent necessary to achieve the District's goals and objectives, including Project(s) completion dates.
- 3.2.7** Firm shall assist the District in obtaining all local and state licenses, permits, requirements, and approvals including, but not limited to, approval from the Division of the State Architect ("DSA"), approval from the Office of Public School Construction ("OPSC"), and compliance with requirements of the California Environmental Quality Act ("CEQA").
- 3.2.8** Firm shall work with District's legal counsel to prepare necessary agreements for completion of the Project(s).

- 3.2.9 Firm shall provide construction cost estimates at the following design milestones: 100% Conceptual Design, 100% Schematic Design, 100% Design Development, and 50% Construction Documents.
- 3.2.10 Firm shall provide budget tracking during the course of design to determine the cost impact of the development of the design and scope changes.
- 3.2.11 During the Construction Document phase of the design, the Firm shall coordinate the work of the subcontractors.
- 3.2.12 Firm shall negotiate with the District a Guaranteed Maximum Price (as defined below in Section 6) for the construction of the Project(s) which shall become the basis for the Lease-Leaseback Agreement.
- 3.2.13 Firm shall perform any other services ordered by the District to facilitate the timely and cost effective completion of the Project(s).

4. **Structure and Key Elements of Lease-Leaseback Agreement to Be Awarded.**

- 4.1 The District will lease the applicable Project(s) site(s) to the Firm and require the Firm to construct improvements on the site(s). The lease-leaseback contract documents will also include a financing component.
- 4.2 The District will have the right to occupy the site(s) during the financing period, and a portion of the construction cost(s) due to the Firm will be paid as lease payments during the financing period. Financed amounts shall be subject to a mutually agreeable financing charge. The agreement will permit the District to pay the financed amounts early to avoid any financing charges.

5. **Prequalification Requirement.**

- 5.1 In order to be awarded a contract for the Project(s) or any portion thereof, the successful Firm must be prequalified pursuant to the District's policies and procedures. In addition, and as further set forth below, the Firm will be responsible for the prequalification of any mechanical, electrical, plumbing, or iron/steel subcontractors. See Section 1. above, Important Dates.

- (a) Proposers must submit prequalification applications **not later** than ten (10) working days prior to the RFP response deadline. However, proposers are encouraged to submit prequalification packets as soon as possible, as a submission ten (10) working days prior to such deadline will not guarantee timely prequalification. It is the responsibility of each proposer to ensure that it is prequalified **not less than** five (5) working days prior to the deadline for RFP submissions.

6. **Guaranteed Maximum Price ("GMP") Development.**

- 6.1 As discussed below, the District is asking Proposers to provide price proposals for their fee (i.e., profit) for construction work, expressed as a percentage of the total costs to Proposer to complete the work.

- 6.2** Prior to finalization of the Guaranteed Maximum Price (“GMP”), the Proposer will be required to provide the District with objectively verifiable information of all of its costs to complete the work. The Parties will then multiply the percentage fee proposals from the Proposer for construction work, by total costs, to calculate the Proposer’s profit. The Parties will then add the Proposer’s profit to the total costs which will result in the sum that shall be the GMP for the Project.
- 6.3** The Proposer will provide the District access to objectively verifiable information for all of Proposer’s costs, including but not necessarily limited to subcontractor bids, value engineering back-up, contingency breakdown and tracking documents, general conditions breakdown and tracking documents, and Proposer fees.
- 6.4** The Proposer will provide the GMP for the Project(s) once the Plans and Specifications have been approved by DSA and all requirements have been met in accordance with Education Code section 17406, *et seq.*, including but not limited to compliance with the requisite procurement procedures related to any and all subcontractors. In order to be final, any GMP must be approved by the Board.

7. Subcontractor Procurement.

- 7.1** The Firm will select subcontractors in accordance with Education Code section 17406. Specifically, the following subcontracting procedures shall be applicable to this work:
- 7.1.1** Proposals must list all subcontractors with a contract value of \$2 million or more or five percent (5%) of the total GMP, whichever is less. Proposals do not need to identify all other subcontractors who will be used. However, Contractors may identify other subcontractors who will be used. The identification must be clear. All subcontractors that are identified in the proposal shall be afforded the protections of the Subletting and Subcontracting Fair Practices Act (Chapter 4 (commencing with Section 4100) of Part 1 of Division 2 of the Public Contract Code).
- 7.1.2** For subcontractors not identified in the proposal, the successful proposer shall proceed as follows in awarding construction subcontracts with a value exceeding one-half (1/2) of one (1) percent of the price allocable to construction work:
- (a)** Provide public notice of availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process of the school district (once per week for two weeks in a newspaper of general circulation), including a fixed date and time on which qualifications statements, bids, or proposals will be due.
 - (b)** Establish reasonable qualification criteria and standards.
 - (c)** Award the subcontract either on a best value basis or to the lowest responsible bidder. This process may include prequalification or short-listing. This process shall not apply to subcontractors listed in the original proposal. Subcontractors awarded construction

subcontracts using this process shall be afforded all the protections of the Subletting and Subcontracting Fair Practices Act (Chapter 4 (commencing with Section 4100) of Part 1 of Division 2 of the Public Contract Code).

7.1.3 All mechanical, electrical, plumbing, and iron/steel subcontractors must be prequalified.

8. Education Code Section 17407.5 / AB 566. Firms must comply with the requirements set forth in Education Code section 17407.5 and Public Contract Code section 2600 *et seq.*, pursuant to AB 566 (2015), to provide a “skilled and trained workforce.”

9. Conflict of Interest.

9.1 Firm shall certify that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting construction agreement, nor that any such person will be employed in the performance of any construction agreement without immediately divulging this fact to the District.

10. Prevailing Wage.

10.1 Firm shall comply with the provisions of the Labor Code pertaining to payment of the generally prevailing rate of wages and apprenticeships or other training programs. The Department of Industrial Relations has made available the general prevailing rate of per diem wages in the locality in which the work is to be performed for each craft, classification, or type of worker needed to execute the contract, including employer payments for health and welfare, pension, vacation, apprenticeship, and similar purposes. Copies of these prevailing rates are available to any interested party upon request and are online at <http://www.dir.ca.gov/DLSR>.

10.2 The Firm and all subcontractors shall pay not less than the specified rates to all workers employed by them in the execution of the contract. It is the Firm’s responsibility to determine any rate change.

10.3 The schedule of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at least time and one half.

11. Labor Compliance Monitoring.

11.1 The Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations. In accordance with Labor Code section 1771.1, all bidders, contractors, and subcontractors working at the site shall be duly registered with the Department of Industrial Relations at the time of bid opening and at all relevant times. Proof of registration shall be provided as to all such contractors prior to the commencement of any work. The District may elect to hire a labor compliance monitoring agent to provide monthly status of the labor compliance as it relates to this Project.

12. Description of Format that the Proposals Shall Follow and Elements the Proposals Shall Contain.

12.1 Proposals must be concise, well-organized, and consecutively numbered on each page. Proposals shall be no longer than **fifty (50)** single-sided pages, on 8 ½" x 11" paper, inclusive of resumes, forms, and pictures.

12.2 All responses should include the following elements in the format and order set forth below:

12.2.1 Section 1 - Cover Letter

12.2.2 Section 2 - Table of Contents

12.2.3 Section 3 - Proposal Selection Criteria

(a) Please review the proposal selection criteria as detailed below and respond to each criterion in the order listed. Each proposal selection criterion response shall be on a separate page.

13. Description of District Needs and Project Administration.

13.1 The design for the Project(s) shall be submitted to the DSA.

13.2 Firms submitting responses **must be prequalified** pursuant to Education Code section 17406 and Public Contract Code section 20111.6. Prequalification takes place **in advance of submitting a response**, and prequalification applications are available from the District's website at [MeasureSContractorPrequalificationPackage](#)

13.3 The District intends to select the Firm that best meets the District's needs to perform the development and construction services as described in this RFQ-P. The Firm will be the District's representative in relation to any trade contractors/subcontractors hired by the Firm, and will ensure compliance with the Project(s) plans.

13.4 In addition to constructing the Project(s), the Firm's responsibilities include, but are not limited to:

13.4.1 Value engineering;

13.4.2 Procurement of long lead materials and products;

13.4.3 Facilitating meetings with members or representatives of the school community with an interest in the Project(s);

13.4.4 Master scheduling the Project(s) per preliminary master schedule(s), milestones established by the District;

13.4.5 Budgeting for the Project(s);

13.4.6 Confirming the design and products used meet current District standards; and

13.4.7 Maintaining and managing tracking of design changes and costs associated with changes to the Project(s).

13.5 “Lease-Leaseback” Structure. Any agreement reached will conform to the statutory framework for the lease-leaseback delivery method. (Ed. Code, § 17406 *et seq.*)

13.6 Construction Services. Firm will perform the construction phase of the Project(s), acting as a general contractor pursuant to Site and Facilities Lease Agreements and may contract with separate subcontractors to perform the various trades comprising the entire scope of work, consistent with the contract documents and the applicable provisions set forth in Education Code section 17406 *et seq.*

13.7 District Construction Management Description. The Project(s) will be managed by a team from the District’s Construction Manager. The District’s Director of Facilities and Bond Program will be responsible for making the day to day decisions on behalf of the District. The Assistant Superintendent of Business Services and Operations will review and advise on proposed changes as needed. The District’s Board of Trustees will be responsible for making final decisions.

13.8 Relationship to Outside Governmental Agencies. Depending upon the scope of work, the Firm may be required to assist the District in working with various outside governmental agencies, including but not limited to, the following as applicable: City or County Planning Commissions and Departments, the Department of Toxic Substances Control, the regional water quality control board, the regional air quality management district, the California Department of Education, the DSA, the State Allocation Board, and OPSC. Firm shall discuss its experience with each of these agencies.

13.9 Assignment. Any construction agreement(s) resulting from this RFQ-P and any amendments or supplements thereto shall not be assignable by the successful Firm either voluntarily or by operation of law without the written approval of the District.

14. District’s Standards to Be Used in Evaluating Proposals, Selection Criteria, and Scoring.

14.1 In accordance with applicable law, the District will select a Firm or multiple Firms and award the contract(s) for this Project(s) based on this competitive solicitation process to the Proposer providing the best value to the District, taking into consideration the Firm’s demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

14.2 The District will select the successful proposal(s) based on the criteria below. Each criterion will be evaluated as part of the best value score. There shall be no minimum qualification score. For each criterion, the District shall use the methodology and weighting system below. A review and selection committee (“Evaluation Committee”) that the District intends to be composed of key personnel from within and outside the District will review and evaluate all proposals and conduct interviews, as further described below.

14.3 Submittals will be reviewed for responsiveness and evaluated pursuant to established objective criteria discussed below. Final selection of a Firm(s), terms and conditions of any and all agreements, and authority to proceed with noted construction services, shall be at the discretion of the District.

14.4 Best Value Analysis. The Best Value Score will be determined based on both a Proposal Score and Interview Score, as further set forth below:

14.4.1 Proposal Score. Each member on the Evaluation Committee will independently score each proposal based on the evaluation criteria set forth in the chart below. Each Firm’s score will be equal to the average score from the Evaluation Committee (i.e., the total number of points from the Evaluation Committee divided by the number of Evaluation Committee members). This “Proposal Score” will be calculated to two decimal places. Although the Evaluation Committee members will independently score each proposal, the members reserve the right to discuss the RFP process and information in any proposal with other members. Proposals will be reviewed by the Evaluation Committee for responsiveness to this RFP and in accordance with the evaluation criteria set forth below.

Proposal Evaluation Criteria	
Selection Criteria	Elements to be addressed by Firm’s proposal for each selection criterion
1. Firm History and General Experience (25 pts)	<ul style="list-style-type: none"> • Organizational charts of the Firm • Firm name and address • Firm history • Statement of qualifications • Former names of Firm • Ability to provide the following insurance coverages: <ul style="list-style-type: none"> • Commercial General Liability • Errors and Omissions • Worker’s Compensation • Automobile • Contractor’s license type(s) • Whether contracting licenses have ever been revoked • Whether contracting licenses have been suspended in the past five (5) years • Statement indicating all claims in which Firm or key personnel were involved in any way with litigation regarding construction projects within the past five (5) years • Firm Department of Industrial Relations registration number • Description of the Firm and its organizational structure • List any individuals who are authorized to sign a legal document, binding the Firm • Resumes of key personnel to be involved with the Project(s), including the Project Manager, Project

	<p>Engineer, and Superintendent with their school construction experience</p> <ul style="list-style-type: none"> • NOTE: Upon engagement, any change in personnel must be approved by the District. Firm shall be responsible for any additional costs incurred by the engagement of a change in personnel.
<p>2. Relevant / Recent Project Related Experience (35 pts)</p>	<ul style="list-style-type: none"> • Relevant and recent experience the Firm’s principals have delivering similar lease-leaseback or design build projects on public K-12 school campuses beginning with most recent projects and including the dollar amount of each project. • Proposer must specify a minimum of 3 demolition and reconstruction projects completed within the last five (5) years. • Proposer must also specify concurrent modernization projects completed within the last five (5) years. • List projects the Firm’s principals have successfully delivered for the past five (5) years. Include the project name, location, owner contact, initial budget and final budget, initial completion date and final completion date, and any dollars of unused contingency returned to owner. • Describe the Firm’s knowledge and understanding of local environmental factors that may affect Project delivery, including but not limited to local City/County approval processes. • Describe any relationships that may facilitate timely and efficient Project delivery. • Describe the location of the contractor’s nearest local office and main office, if different. • Please explain whether and how the Firm can meet the District’s desired timeline based on Exhibit A. • Describe whether and how the contractor would be able to meet the skilled and trained workforce requirement. • Describe which trades the Firm is able to self-perform. • Describe the Firm’s experience with BIM modeling. • Describe the Firm’s experience with all software programs the Firm uses to assist with scheduling for a project. • Describe the Firm’s experience providing financing for all or a portion of a lease-leaseback project/s. • Describe the Firm’s plan for financing the Project based on the information provided in this RFQ-P and at the mandatory meeting and site walk.
<p>3. Safety Record (10 pts)</p>	<ul style="list-style-type: none"> • Please provide your Experience Modification Rate for the past three (3) consecutive years. • Please detail any additional information relating to safety that you would like the District to consider.

4. Price Proposal (30 pts)	<ul style="list-style-type: none"> Please complete and submit the fee proposal attached hereto as Exhibit B.
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14.4.2 Interview Score. The Proposers with the three (3) highest Proposal Scores for the Project may be invited to an in-person interview with the Evaluation Committee. Each member on the Evaluation Committee will independently score based on the evaluation criteria set forth in the chart below. Although the Evaluation Committee members will independently score each Firm during this interview portion, the members reserve the right to discuss the RFQ-P process and information in any proposal/interview with other members. The District reserves the right to interview less than three Firms or more than three Firms for the Project.

Interview Evaluation Criteria	
<i>Selection Criteria</i>	<i>Elements to be addressed in interview</i>
1. Quality of the Presentation (15 points)	<ul style="list-style-type: none"> Experience and skills of the Project team Knowledge of the Project(s) and its/their requirements
2. Quality of Responses to Interview Questions (35 points)	Interview questions that Firms must respond to will be made available at the interview.

14.4.3 Highest Best Value Score. After the Interview Scores have been calculated for all Firms that were invited to interview with the Evaluation Committee, the Evaluation Committee shall add up the Proposal Score and the Interview Score for each of the three Firms that interviewed. The combined Proposal Score and Interview Score shall be the Firm’s “Best Value Score.” The Evaluation Committee will thereafter rank the Firms from highest Best Value Score to lowest Best Value Score. The District will select the Firms with the highest Best Value Score. If the District and said Firms cannot agree on contract terms, then the District shall select the next highest Best Value Score and so on. The District reserves the right to reject all proposals at any time before ratification of a contract.

15. Protests. A Proposer may protest an award if he/she believes that the award was not in compliance with law, Board policy, or this RFQ-P’s specifications. A protest must be submitted with Valezka Emes at vemes@vcusd.org within three (3) business days after receipt of notification of the intent to award the contract and shall include all documents supporting or justifying the protest. A Proposer’s failure to file protest documents in a timely manner shall constitute a waiver of his/her right to protest the award of the contract, and shall also constitute a failure to exhaust any available administrative remedy and bar any further action.

16. General Conditions. Firms submitting a proposal in response to this RFQ-P agree to comply with the conditions set forth below.

16.1 All costs associated with the preparation of the Firm’s proposal will be solely the responsibility of the interested Firm.

- 16.2** The RFQ-P, the proposal, all documents referred to herein, and the resultant contract between the Firm and the District and any modification to said documents, shall be construed together as one document.
- 16.3** The Firm submitting qualifications agrees that all documentation and information in any submittal or addendum shall become the property of the District and may be subject to disclosure under the terms of the Freedom of Information and Protection of Privacy Act and/or California Public Records Act.
- 16.4** The successful Firm, its officers, directors, employees, agents, and representatives will be expected to adhere to all federal, state and local guidelines and regulations, and District policies, procedures, and regulations, including those related to COVID-19 or any other global epidemic or pandemic, as applicable.
- 16.5** The proposal submitted by the interested Firms shall be irrevocable for a period of sixty (60) days from the official closing date for the receipt of proposals.
- 16.6** The District reserves the right to withdraw, at its discretion, this RFQ-P at any time and shall not be liable for any expense, cost, loss, or damage incurred or suffered by any interested Firm as a result of such withdrawal.
- 16.7** The contents of the proposals of the successful Firm(s) will become contractual obligations. Failure of the successful Firm to accept those obligations in a subsequent contractual agreement may result in cancellation of the award.
- 16.8** The Firm will be required to use his/her own office, personnel, and facilities, except as otherwise provided herein or in any resultant contract.
- 16.9** Any contract resulting from this RFQ-P is subject to appropriation of funds by the District's Board of Trustees for each year of service.
- 16.10** Proposals submitted become the property of the District and may be reviewed and evaluated by any persons at the discretion of the District.
- 16.10.1** Documents provided by the Proposer marked "Trade Secret, Confidential, or Proprietary" and any financial records provided by the Proposer shall be clearly identified, labeled, and addressed. The District agrees to safeguard the documents to the best of its ability, and all information contained therein, against disclosure to the fullest extent permitted by law. However, in the event of arbitration or litigation, the documents shall be subject to discovery, and the District assumes no responsibility for safeguarding the documents, unless the Proposer has obtained an appropriate protective order issued by the arbitrator or the court. A Proposer has the duty of clearly labeling any Trade Secret, Confidential or Proprietary information as such. No liability will attach to the District for the errant release of Trade Secret information by the District under any circumstances.
- 16.11** The Firm(s) that are recommended for award of a contract will be required to execute an agreement with the District.

16.12 The District hereby affirmatively ensures that Disadvantaged Business Enterprises (“DBE”), Small Local Business Enterprises (“SLBE”), Small Emerging Local Business Enterprises (“SELBE”), Disabled Veterans Business Enterprises (“DVBE”) and minority and women business enterprises shall be afforded full opportunity to submit proposals in response to this RFQ-P and will not be discriminated against on the basis of race, color, gender, sexual orientation, political affiliation, age, ancestry, religion, marital status, national original, medical condition or disability in any consideration leading to the award of the contract. No qualified disabled person shall, on the basis of disability, be excluded from participating in, be denied the benefits of, or otherwise be subjected to discrimination in any consideration leading to the award of contract.

16.13 From the period beginning on the date of the issuance of this RFQ-P and ending on the date of the award of the contract, no person, or entity responding to this RFQ-P, nor any officer, employee, representative, agent or contractor representing such a person or entity shall contact through any means or engage in any discussion regarding this RFQ-P, the evaluation or selection process or the award of the contract(s) with any member of the District’s Board, committee members or with any employee of the District except for clarifications and questions as described herein. Any such contact shall be grounds for the disqualification of the Firm submitting a proposal.

17. *The District reserves the right to reject all irregularities or inconsistencies and the right to reject all proposals.*

EXHIBIT A

DESCRIPTION OF THE PROJECT(S)

Name: Jesse Bethel High School Fields Modernization Project

Anticipated Project Maximum Cost/Budget: The estimated budget for the Project is approximately \$16,902,000, inclusive of Construction costs. This is the District's most recent estimate for the Project and is subject to change.

Description of Project: THE SCOPE OF WORK FOR THE PROJECT WILL INCLUDE NEW TRACK AND FIELD SURFACES, NEW SYNTHETIC TURF SURFACE AT EXISTING BASE AND SOFTBALL FIELDS, BLEACHERS WITH MAXIMUM 5 ROWS AT EACH LOCATION, NEW SCOREBOARD, NEW RESTROOM BUILDING 'U' ADJACENT TO THE FIELDS WITH POWER FROM BUILDING 'S'.

Anticipated Project Schedule: The District desires to commence construction on this Project in June 2026 and complete the Project on or before August 2027.

EXHIBIT B
FEE PROPOSAL

1. For the price proposal portion of the Best Value Analysis, the District will evaluate, as discussed below, the not-to-exceed “Preconstruction Services Fee” combined with the percentage-based “Construction Services Fee” to determine the “Total Price Proposal.”
2. **Preconstruction Services.** The District will permit contractors to bill for preconstruction services on an hourly basis at mutually agreed upon rates set forth in the lease-leaseback instrument. Contractors should express their Preconstruction Services Fee as a not-to-exceed amount for preconstruction services on all projects described in **Exhibit A**.
3. **Construction Services Fee.**
 - 3.1 Contractors should express their Construction Services Fee *as a percentage* to be applied to the sum of all “Base Construction Costs” which shall include (a) all subcontracts to be awarded by contractor for the Project(s), plus (b) all costs for materials and supplies for the Project(s). Contractors’ Construction Services Fee percentages shall be applied to each of the projects described in **Exhibit A** and any District-directed additional work. For purposes of evaluating contractor price proposals, the District will apply the percentages provided to a *hypothetical Base Construction Costs* amount listed in **Exhibit A**.
 - 3.2 After the completion of preconstruction services, selection of subcontractors, and any required DSA approval of the Plans and Specifications, Contractor shall provide the District with objectively verifiable information of its costs to perform the work and a written rationale for the proposed GMP. Contractor’s written rationale shall detail the Base Construction Cost for the Project(s). The product of the actual Base Construction Cost, multiplied by the percentage offered by the contractor in its proposal for its Construction Services Fee, shall set the Construction Services Fee. The ultimate GMP shall be the sum total of the Actual Base Construction Cost and the Construction Services Fee.
 - 3.3 For clarity and avoidance of doubt, the Construction Services Fee should cover all sums the Contractor will seek to recover that are not Base Construction Costs, including but not necessarily limited to:
 - 3.3.1 General conditions and general requirements, including but not limited to temporary facilities, utilities, structures, fences, dust control, scheduling, safety, scaffolding, and stormwater pollution prevention plan.
 - 3.3.2 Overhead and profit.
 - 3.3.3 Supervision of subcontractors and suppliers and other management responsibilities.
 - 3.3.4 Anticipated materials, equipment, and employee/labor (including but not limited to wages, salaries, and benefits) costs for work performed by Contractor.

3.3.5 All bonds and insurance, including but not limited to payment and performance bonds.

[Price proposal worksheet on next page.]

ESTIMATED GMP PRICE PROPOSAL

The District seeks an estimated guaranteed maximum price proposal, which will form the basis for the lease-leaseback contract for the Projects. If awarded, the selected Contractor and the District will negotiate and finalize the final Guaranteed Maximum Price.

A. Proposed Preconstruction Services Price \$ _____
 (Not to Exceed)

List titles of personnel performing preconstruction services, and accompanying hourly rates:

Title	Hourly Rate

B. Direct Costs (hypothetical) \$ _____

C. General Conditions \$ _____
 (to be expressed as a dollar figure that includes all costs identified as general conditions costs on contractor's cost allocation breakdown for the anticipated construction duration on **Exhibit A**. These general conditions figure will be binding at the time of GMP finalization).

D. Bonds & Insurance % _____
 (to be expressed here as a percentage that will be applied to the Project's cost. This percentage will be binding at the time of GMP finalization absent a showing of good cause). Required bonds and insurance coverages are specified in the Facilities Lease.

D.1 Multiply bond percentage against hypothetical costs of \$ _____ \$ _____

E. Price including Overhead and Profit % _____
 (to be expressed here as a percentage that will ultimately be applied to the Project's "Direct Costs" identified in the Cost Allocation Breakdown. This listed percentage will be the percentage binding at the time of GMP finalization.)

E.1. Multiply the above Price in "E" by hypothetical cost of \$ _____ \$ _____

Contractor's "Price Proposal" for Project
A + B + C+ D1 + E1 =

\$ _____

(Print In Numbers and write in words)

NON-COLLUSION DECLARATION

To be executed by the Proposer and submitted with the Proposal.

_____, declares that he or she is _____ of _____, the party making the foregoing proposal, and affirms that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the Proposer has not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from submitting a proposal; that the Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the Proposer or any other Proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other Proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true and correct; and, further, that the Proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Name of Contractor: _____

Signature: _____

Printed Name: _____

Title of Signatory: _____

INFORMATION TO BIDDERS

TIMELINE:

Advertisement	January 9 and 16, 2026
Bid/Job (Walk Mandatory)	January 23, 2026 at 1:00 p.m.
Bid Question Deadline	January 30, 2026 at 1:00 p.m.
Prequalification Deadline	January 29, 2026 at 1:00 p.m.
Prequalified GC/MEP	February 3, 2026 at 2:00 p.m.
Bid Question Response/Addenda Deadline	February 4, 2026 at 2:00 p.m.
Bid Deadline and Opening	February 20, 2026 at 2:00 p.m.
Proposers selected for interview notice	February 23, 2026 at 1:00 p.m.
Interviews will be conducted	February 27, 2026 at 10:00 a.m.
Notice of Intent to Award Issued	March 2, 2026 at 1:00 p.m.
Board Approval/Award of Bid	March 11, 2026