

NOTICE OF REQUEST FOR PROPOSALS AND QUALIFICATIONS
FOR LEASE-LEASEBACK CONTRACT

Notice is hereby given that the Tracy Unified School District (hereinafter referred to as "Owner") will receive sealed proposals prior to the date and time stated below for the **McKinley Elementary School New Campus Project (Increment 2: Building Package) lease-leaseback contract** (the "Contract"), as per the Request for Sealed Proposals and Qualifications ("RFPQ"), including exhibits, and any other Contract Documents, all of which may be obtained from the District's website at

<https://www.tracy.k12.ca.us/departments/facilities>

Proposals will be sealed and filed in Tracy Unified School District (Main Front Desk) 1875 W. Lowell Ave. Tracy, California 95376 Attention: Eloy Vento, Director of Facilities and Planning, on April 6, 2026 before 2:00 p.m. on the clock designated by the Owner or its representative as the bid clock. No proposal will be accepted by the Owner after this time. Facsimile (FAX) copies of the proposal will not be accepted. Proposals may be opened immediately after the above deadline for submittal, or at a later time, within the Owner's discretion.

The lowest price proposal shall be determined from the proposed fee.

Mandatory pre-proposal Conference will be held on March 23, 2026 at 10:00 a.m., at (Main Front Desk) 1875 W. Lowell Ave. Tracy, California 95376. Contractors not attending the conference will be disqualified from submitting proposals.

This Contract _is_ subject to prequalification. See the RFPQ for details.

Public works projects shall be subject to compliance monitoring and enforcement by the Department of Industrial Relations. For all projects over Twenty-Five Thousand Dollars (\$25,000), a contractor or subcontractor shall not be qualified to submit a proposal or to be listed in a proposal subject to the requirements of Public Contract Code section 4104, or to enter into, or engage in the performance of, any contract of such public work, unless the contractor or subcontractor is currently registered and qualified under Labor Code section 1725.5 to perform public work (as defined by Division 2, Part 7, Chapter 1 (§§1720 et seq.) of the Labor Code).

As detailed in the Contract Documents, the successful proposing entity will be required to furnish a Payment (Labor and Material) Bond in the amount of one hundred percent (100%) of the Total Sublease Amount, and a Faithful Performance Bond in the amount of one hundred percent (100%) of the Total Sublease Amount.

The successful proposing entity will be allowed to substitute securities or establish an escrow in lieu of retainage, pursuant to Public Contract Code Section 22300, and as described in the Contract Documents.

The Owner will not consider or accept any proposals from contractors who are not licensed to do business in the State of California, in accordance with the California Public Contract Code, providing for the licensing of contractors. In accordance with Section 3300 of said Code, the proposing entity shall have a Class “__B__” license at the time of award and shall maintain that license in good standing through Contract Completion and all applicable warranty periods.

The Director of Industrial Relations of the State of California, in the manner provided by law, has ascertained the general prevailing rate of per diem wages and rate for legal holidays and overtime work. The Contractor must pay for any labor therein described or classified in an amount not less than the rates specified. Copies of the required rates are on file at the Owner’s business office and are available to any interested party on request.

The successful contractor will have to comply with skilled and trained workforce requirements pursuant to Public Contract Code sections 2600 et seq. and Education Code section 17407.5.

Publish Dates: March 13, 2026
 March 20, 2026