SOUTH SAN FRANCISCO
UNIFIED SCHOOL DISTRICT
MEASURE T BOND PROGRAM

REQUEST FOR PROPOSALS (RFP #27-005)

LEASE-LEASEBACK

PRELIMINARY CONSTRUCTION SERVICES FOR:

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN

Due Date: Monday, November 2, 2026, at 4:00 PM

Notice is hereby given that the South San Francisco Unified School District ("District") is seeking proposals from pre-qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide preliminary construction services including - constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, site investigations and construction services for the development and construction for the

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN

(collectively the "Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406, et seq.

Only persons, firms, partnerships, corporations, associations, or professional organizations that were approved by the South San Francisco Unified School District Board of Trustees on May 8, 2025, as part of the lease-leaseback contractor pool associated with RFQ #25-001 will be permitted to submit proposals. Proposals received by entities not within this category will not be opened.

The Request for Proposals ("RFP"), which includes instructions for its completion, will be posted on SSFUSD's website on **Wednesday, September 23, 2026**, at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/bids-and-rfps/rfps-rfqs-rfos-rfis
Respondents to this RFP shall submit a complete proposal (collectively called "RFP Submittal.") **All RFP Submittals are due by 4:00 p.m. Monday, November 2, 2026.** Any RFP Submittal that is submitted after this time shall be nonresponsive.

Respondents must be prequalified through PQ Bids, prior to submitting a completed RFP Submittal. Please use the link to PQBids at https://pqbids.com/ssfusd/, or located on the district website at https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd

Each Respondent may attend one of the two voluntary information site walk meetings which include walking both Baden HS and Los Cerritos ES. The walk will begin at Los Cerritos ES, 210 West Orange Avenue, South San Francisco, CA. 94080 We will meet at the main entrance to the Los Cerritos ES campus on West Orange Avenue and then drive to Baden HS to complete the site walk listed below.

- **Voluntary Site Walk #1 at 3:30 PM, Tuesday, October 6, 2026.**
- **Voluntary Site Walk #2 at 3:30 PM, Thursday, October 8, 2026.**

Site walks are voluntary. There will be no access to the campus beyond these dates.

RFP and all related documents will be housed at the SSFUSD's web site at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd under Measure T Bond Projects.

Questions regarding this RFP may be directed to **Craig Kanaya at** ckanaya@ssfusd.org and must be submitted in writing via email by **4:00 PM, Friday, October 16, 2026.**

This Project is subject to labor compliance monitoring and enforcement of compliance with

prevailing wage requirements by the Department of Industrial Relations pursuant to Labor Code § 1771.4, and skilled and trained workforce requirement pursuant to Public Contract Code § 2600. Contractors of all tiers must be currently registered and qualified to perform public work pursuant to Labor Code § 1725.5. All Respondents must be prequalified by the District in accordance with Public Contract Code § 20111.6. First tier electrical, mechanical and plumbing subcontractors must be prequalified prior to the time subcontractor bids are submitted. Prequalification must occur through PQ Bids.

RFP SCHEDULE*

DATE	ACTION ITEM
Wednesday, September 23, 2026	**Release of RFP**
Wednesday, September 23, 2026	**First advertisement of RFP in trade journal and local newspaper.**
Wednesday, September 30, 2026	**Second advertisement of RFP in trade journal and local newspaper.**
Tuesday, Oct 6, 2026, 3:30pm-5pm (Both LC ES and Baden HS) **Thursday, Oct 8, 2026, at 3:30pm-5pm (Both LC ES and Baden HS)**	**Voluntary Site Walks**
Friday, October 16, 2026, at 4:00 PM	**Last day to receive written questions from Respondents.**
Monday, October 27, 2026, at 4:00 PM	**Last day for District to issue addenda to answer questions/clarifications.**
Monday, November 2, 2026, at 4:00 PM	**Deadline for submissions in response to RFP.**
Tue, Nov 17, 2026, 9:30am **Wed, Nov 18, 2026, 9:30am** **Thur, Nov 19, 2026, 9:30am**	**Team Interview Dates/Times for Respondents (if requested)**
Thursday, January 21, 2027	**Target Board Meeting**

*The District reserves the right to modify the schedule without prior written notice.

SOUTH SAN FRANCISCO UNIFIED SCHOOL
DISTRICT REQUEST FOR PROPOSALS
LEASE-LEASEBACK PRE-CONSTRUCTION SERVICES

I. INTRODUCTION

South San Francisco Unified School District ("District") is located in San Mateo County and services approximately 8,485 K-12 students. The District's mission is to graduate responsible, productive, and environmentally aware citizens who have the academic and social skills necessary to contribute to a changing global society. We pride ourselves on our quality instructional program defined by a challenging and creative curriculum that serves our diverse population.

Bond Measure T has provided the District with a unique opportunity to carefully review its facilities needs and plan for the future, helping to ensure the District will continue to meet its educational goals for its students.

This Request for Proposals ("RFP") defines the services sought from Respondents and generally outlines the Project requirements. Respondents to this RFP shall submit a completed Proposal (collectively "RFP Submittal").

II. PROJECT DESCRIPTION AND SCOPE OF SERVICES

A. General

The purpose of this RFP is to select a qualified person, firm, partnership, corporation, association, or professional organization to provide constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, project phasing, installation and preparation of temporary housing site including site utilities, site investigations and construction services for the development and construction for the for the following Measure T project called:

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY AND MODULAR BUILDING(s), AND TEMPORARY CAMPUS AT BADEN PROJECTS

("Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq. Selected contractor/developer shall have experience with the construction of public school facilities and complying with the requirements of the Office of Public School Construction ("OPSC"), the Division of the State Architect ("DSA"), and Title 24 of the California Code of Regulations.

To submit a proposal, Respondents must be properly licensed by the California Contractors State License Board and registered with the Department of Industrial Relations ("DIR") as required by law. Only Respondents who have been prequalified by the District in accordance with Public Contract Code section 20111.6 are eligible to respond to this RFP.

The selected contractor/developer will be required to comply with the prevailing wage requirements, the skilled and trained workforce requirements, and the District's bonding and insurance requirements. The selected contractor/developer shall be required to work cooperatively with District staff, the Governing Board, all other technical consultants, the architect, the project inspector, and any program and/or construction manager, if any, retained by the District for the Project, citizens' oversight committee, other District committees, and the community at large to deliver a timely and professional completion of

the Project.

Only person, firms, partnerships, corporations, associations, or professional organizations that were approved by the South San Francisco Unified School District Board of Trustees on May 8, 2025, as part of the lease-leaseback contractor pool associated with RFQ#25-001 will be permitted to submit proposals. Proposals received by entities not within this category will not be opened.

The Project is further defined in the attached **APPENDIX A**, along with the District's construction budget and preliminary schedule for the Project. Respondents' Proposal shall include Respondent's proposed fees and costs to perform the Project if the Respondent is awarded the contract.

After reviewing the RFP Submittals, the District intends to select one Respondent that best meets the District's needs to perform on the Project. The criteria on which the District makes its determination will be based on the District's adopted best value methodology and criteria provided in this RFP.

B. Scope of Work & Combined Summary Cost Form

The proposal request encompasses two distinct projects being procured under a single Request for Proposal. The entire award of this project will encompass both sites with one GC.

Los Cerritos Elementary School (LC)	210 West Orange Avenue, South San Francisco, 94080
Baden Campus Utility and Modular (BC) Building(s) and Temporary Campus at Baden	825 Southwood Drive, South San Francisco, CA 94080

The broad scope of work for both projects will include:

Los Cerritos ES

1. Preliminary Construction Services, with associated various subsets of scope
2. Construction for the Modernization of Los Cerritos Elementary School, with associated various subsets of scope.
3. Refer to the Appendix A Project Description for the Los Cerritos Modernization.

Baden HS:

1. Preliminary Construction Services, with associated various subsets of scope
2. Construction of the Baden Campus Site Utilities, with associated various subsets of scope.
3. Construction of the Baden Campus Modular Building(s), with associated various subsets of scope at
4. Construction & Coordination of the Temporary Campus at Baden, with associated various subsets of scope.
5. Refer to Appendix A Project Description for the Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden.

Proposers will complete Project Preliminary Services Cost Form for:

1. Los Cerritos Preliminary Services;
2. Baden Campus Utility and Modular Building(s) and Temporary Campus Preliminary

Services;

3. Combined Preliminary Construction Services Summary Cost Form representing the arithmetic sum of the two projects preliminary services cost forms and is provided solely for evaluation and award purposes.

Each project will maintain separate funding sources, allowances, contingencies, budgets, and accounting requirements and funds shall not be transferred between projects except through written Owner authorization.

Although the final scope of work will be negotiated in separate project executed Agreements (defined below at subparagraph G), the selected contractor/developer shall be responsible for performing the following scope of work, at a minimum:

Preliminary Construction Services

1. Refer to Preliminary Construction Services for each project, in the Facilities Lease, Exhibit L, Preliminary Services Agreement, Attachment A, and the Refer to Appendix A, Project Description for a more detailed scope of work.

2. Review design and support documentation for content, constructability, completeness, scheduling, clarity, consistency, and coordination.

3. Undertake value-engineering analysis and prepare reports with recommendations to District and Architect of Record to maintain established program budget and specifications.

4. Provide detailed cost estimates at DD and CD Phases and participate in formal cost reconciliation with the Architect of Record and the District to align estimates and scope or work to align with the District's tight construction budgets.

5. Expedite design reviews, including modifications, if any, based on value analysis.

6. Provide detailed phasing concepts for completing the Project, site logistics plans, interim housing ideas and concepts, and correlated schedules to assist the BMT and AOR in delivering a Project that is feasible given the campus is occupied, and under high use by students/facility/community members at all times during the year.

7. Demonstrate your firm's experience and technical expertise with prefabricated, manufactured, and factory-fabricated building systems that support accelerated project delivery. Describe your approach to evaluating, procuring, and integrating panelized wall, floor, roof, structural, and modular building components into education and public works projects. Include examples of completed projects where prefab or off-site manufacturing reduced construction duration, improved quality control, enhanced safety, minimized campus disruptions, or provided cost certainty.

8. Provide details regarding your relationships with manufacturers and suppliers, coordination of design and fabrication processes, logistics planning, quality assurance/quality control procedures, and installation methodologies. Discuss how your team identifies project elements suitable for prefabrication, manages design tolerances and interfaces between factory-built and site-built components, and mitigates schedule and supply chain risks.

9. Include lessons learned, measurable outcomes, and innovations that demonstrate your ability to leverage modern methods of construction to achieve efficient, high-quality project delivery while maintaining flexibility to meet project-specific requirements.

10. Attend bi-weekly design meetings during design phases.

11. Include allowances for Owner-directed site investigative and destructive testing allowance for work with a NTE value as defined in the Preliminary Services Agreements and Project Descriptions for each of the two schools.

12. Include flat fee allowances for Owner-directed Long Lead Item early procurement as

defined in the Preliminary Services Agreements and Project Descriptions for each of the two schools.

13. Include flat fee contingencies for Owner directed needs, as defined in the Preliminary Services Agreements and Project Descriptions for each of the two schools.

14. Provide a proposed Guaranteed Maximum Price ("GMP") for the construction of the project with identified subcontractor bids and self-performed work.

Construction Administration and Closeout Services

(these costs are part of the GMP Phase):

1. Construction of the Project.
2. Coordination of dual construction sites: Los Cerritos ES and Baden HS and
3. Maintain active campuses while under construction.
4. Management of Project document controls
5. Coordination of record drawings and specifications.
6. Compilation of operations and maintenance manuals, warranties/guarantees, and certificates.
7. Obtaining occupancy permits and coordinating testing, documentation, and governmental inspections and approvals.
8. Preparation of accounting and closeout reports and occupancy plan reports.
9. Other responsibilities as necessary for the completion of the program.
10. Refer to Appendix A, Project Description, Item 2. Construction Administration and Close Out Services for each project.

C. Lease-Leaseback Structure

The Projects will be funded from various sources, and any agreement reached will conform to the statutory framework for the lease-leaseback delivery method pursuant to Education Code section 17406 et seq. Financing, for a portion of the construction of the Project, will be included in the Agreement attached to this RFP as **APPENDIX B**. During construction, the District shall pay tenant improvement payments. Once the Project is complete, the contractor/developer shall lease the completed facilities back to the District for a predetermined monthly lease payment amount. However, the District intends that the lease will include an early termination payment option for the District.

D. District Project Management Description

District's Board of Trustees will be responsible for making final decisions, but the Superintendent will be responsible for day-to-day decisions and may designate a project manager who will be the primary point of contact between the selected contractor/developer and the District.

E. Prequalification of Designated Subcontractors

If used, contractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses (collectively, "MEP subcontractors") must be prequalified *prior to the time* subcontractor bids are submitted. Prequalification must occur through PQ Bids to perform electrical, mechanical and/or plumbing construction work as a first-tier subcontractor on the Project pursuant to Public Contract Code section 20111.6.

Please use the link to PQ Bids at (https://pqbids.com/ssfusd/), or located on the district website at https://www.ssfusd.org/departments/business-services/facilities-

department/business-with-ssfusd, under the district's Facilities Construction page.

F. Registration of Respondent and All Tiers of Subcontractors

The selected contractor/developer(s) shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of registration with the Department of Industrial Relations required of the contractor/developer or subcontractor has been provided to and accepted by the District.

G. Form of Agreement

Selected contractor/developer must be able to execute the District's standard form of Site Lease and Facilities Lease ("Agreement"), attached to this RFP as **APPENDIX B**. After the plans and specifications have been approved by DSA, the Facilities Lease will be amended to include the agreed upon Guaranteed Maximum Price, and other updates as required.

H. Indemnity

Respondents to this RFP must acknowledge that they have reviewed the District's indemnity provision set forth in the Facilities Lease (**APPENDIX B**) and must agree to the indemnity provision and confirm in writing that, if given the opportunity to contract with the District, the Respondent has no substantive objections to the use of the District's standard indemnity provision.

I. Insurance

The District requires at least the following insurance coverage from the selected contractor/developer:

COMMERCIAL GENERAL LIABILITY	Product Liability and Completed Operations, Fire Damage Liability – Split Limit	$5,000,000 per occurrence; $10,000,000 in aggregate
AUTOMOBILE LIABILITY – ANY AUTO	Combined Single Limit	$5,000,000
WORKERS' COMPENSATION		Statutory limits pursuant to State law
EMPLOYER'S LIABILITY		$1,000,000
BUILDER'S RISK (COURSE OF CONSTRUCTION)		Issued for the value and scope of Work.
POLLUTION LIABILITY		$1,000,000 per claim; $2,000,000 aggregate

The limits of insurance for those subcontractors whose scope of work does not exceed One million dollars ($1,000,000) shall not be less than the following amounts:

Subcontractor Insurance Requirements Chart		
COMMERCIAL GENERAL LIABILITY	Product Liability and Completed Operations,	$2,000,000 per occurrence;

	Fire Damage Liability – Split Limit	$4,000,000 in aggregate
AUTOMOBILE LIABILITY - ANY AUTO	Combined Single Limit	$1,000,000
WORKERS' COMPENSATION		Statutory limits pursuant to State law
EMPLOYER'S LIABILITY		$1,000,000

Selected contractor/developer shall provide to the District certificate(s) of insurance and endorsements satisfactory to the District. Insurance policy(ies) shall not be amended or modified and coverage amounts shall not be reduced without thirty (30) days' written notice to District prior to modification and/or cancellation. For Commercial General Liability and Automobile Liability, the District, Architect, Construction Manager, Inspector, and other consultants shall be named as an additional insured on all policies. Selected contractor/developer's policy(ies) shall be primary; any insurance carried by the District shall only be secondary and supplemental. Selected contractor/developer shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of insurance required of the contractor/developer or subcontractor has been provided to and accepted by the District.

J. SOLE SOURCE

Designation of Certain Products as the Only Acceptable Materials, Products, or Things for the Project. The District has determined several specific acceptable materials, products, or things for the Project because, among other things, it is necessary to match other products in use throughout the District. Note that the list of providers and products is under review, and additions may be incorporated. Accordingly, Public Contract Code section 3400, subdivision (b), is not applicable to the designation of the Product. Specific products or system are as follows:

1. Energy Management System, Allerton
2. Door Hardware, Schlage/Ingersoll Rand
3. Fire Detection and Alarm System Notifier, Siemens AG
4. Telephone System, Cisco Call Manager
5. Security Card Readers, HID Global
6. Security Control Pads and Equipment, Sonitrol
7. Security Door Contracts, Sonitrol

III. FULL OPPORTUNITY

No respondent will be discriminated against on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, reproductive health decision making, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or veteran or military status in any consideration leading to the award of the contract. The District also affirmatively ensures that Disadvantaged Business Enterprises ("DBE"), Small Local Business Enterprises ("SLBE"), Small Emerging Local Business Enterprises ("SELBE"), and Disabled Veterans Business Enterprises ("DVBE") shall be afforded full opportunity to respond to this RFP.

IV. LIMITATIONS

This RFP is neither a formal request for bids, nor an offer by the District to contract with any

party responding to this RFP. The District reserves the right to add additional prequalified Respondents for consideration after distribution of this RFP if it is found to be in the best interest of the District. All decisions concerning selection of the contractor/developer will be made in the best interests of the District. The awarding of the contract pursuant to this RFP, if at all, is at the sole discretion of the District.

The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any RFP Submittal in response to this RFP.

RFP Submittals and any other supporting materials submitted to the District in response to this RFP will not be returned and will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not bind the District to protect the designated matter from disclosure. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, RFP Submittals shall be held confidential by the District and shall not be subject to disclosure under the California Public Records Act until after either: (1) the District and the successful Respondent have completed negotiations and entered into an Agreement, or (2) the District has rejected all Proposals. Furthermore, the District will have no liability to the Respondent or other party as a result of any public disclosure of any RFP Submittal. 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 Firm 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.

V. RESTRICTIONS ON LOBBYING AND CONTACTS

From the period beginning on the date of the issuance of this RFP and ending on the date of the award of the contract, no person, or entity submitting in response to this RFP, nor any officer, employee, representative, agent, or consultant representing such a person or entity shall contact through any means or engage in any discussion regarding this RFP, the evaluation or selection process/or the award of the contract with any member of the District, Board of Trustees, selection members, or any member of the Citizens' Oversight Committee. Any such contact shall be grounds for disqualification of the Respondent submitting an RFP Submittal.

VI. VOLUNTARY SITE WALKS

Each Respondent may attend one of the two voluntary information site walk meetings which include walking both Baden HS and Los Cerritos ES. The walk will begin at Los Cerritos ES, 210 West Orange Avenue, South San Francisco, CA. 94080 We will meet at the main entrance to the Los Cerritos ES campus on West Orange Avenue and then drive to Baden HS to complete the site walk listed below.

- **Voluntary Site Walk #1 at 3:30 PM, Tuesday, October 6, 2026.**
- **Voluntary Site Walk #2 at 3:30 PM, Thursday, October 8, 2026.**

Site walks are voluntary and are not a requirement for RFP submittal eligibility. There will be no access to the campus beyond these dates. The site walk meeting will start/meet at the administration office at the front of Los Cerritos ES at 210 West Orange Avenue, South San Francisco, Ca 94080 at 3:30pm. The site walk will then proceed to Baden High School at 825 Southwood Dr., South San Francisco, Ca 94080 and meet under the solar array panels in the

parking lot. At this meeting, District representatives may distribute information and materials to further describe the Project, the scope of work, and walk the proposed Project site. Respondents shall consider and address the materials and information distributed at the meeting in their RFP Submittals.

VII. SUBMITTAL FORMAT

A. Format

Material must be in 8½ x 11-inch format with font no less than Arial, 11-point font size. RFP Submittal shall be submitted via email, indexed/bookmarked PDF bundle with boldface headers. Each submittal shall not contain more than twenty (20) single-sided pages.

Items that may go in the appendix, and may be excluded from the page count, include:

Table of contents, insurance documents, surety letter and notarizations, resumes, detailed organizational charts, front and back covers, certificates of insurance, detailed schedule charts (e.g.,11" X 17"), links and barcodes, certifications, identification and explanation of any objections to the Form of Agreement, other supplemental information can all be included in the appendix.

Submittals containing more than the authorized number of twenty (20) pages will not be considered.

1. In general, the District requires legible 11-point arial font in the RFP Submittal content.
2. Exceptions: The District will make exceptions for marketing materials or pre-existing documents like resumes/charts as long as the original fonts are clear and legible. For pre-printed, pre-set marketing materials, if included, they may be provided within the Appendix section only section only.

B. General Guidance

The proposal request encompasses two distinct projects being procured under a single Request for Proposal. The District is procuring two separate projects under a single Request for Proposals ("RFP"). The entire award of this project will encompass both sites with one GC. While the projects are being procured together, each project shall maintain separate budgets, funding sources, allowances, contingencies, and accounting throughout the term of the Project.

The District is not requesting a guaranteed maximum price (GMP) or final construction cost proposal at this stage. Contractor/Developers shall provide pricing for Preliminary Construction Services in accordance with Exhibit L of the Facilities Lease and Preliminary Services Agreement ("PSA").

For evaluation purposes, pricing shall be submitted using the following preliminary construction service cost forms:

1. **Los Cerritos Modernization Project Cost Form (SD design phase)**
2. **Baden High School + Los Cerritos Elementary School Temporary Village Cost Form (Project Assessment Phase)**
3. **Combined Preliminary Construction Services Summary Cost Form**

The Combined Preliminary Construction Services Summary Cost Proposal Form shall reflect the arithmetic sum of the two individual project cost proposals and shall be used solely for proposal

evaluation and award purposes. The District intends to award the combined dual sites as a project to one GC.

Some of the complexities we envisions pertain to managing a three-part phasing and logistics program, multiple project phasing, sequencing and staged scheduling, constrained staging areas, early procurement for long lead items. Share you knowledge and experience with occupancy transitions, and maintain utility continuity on active school campuses. We need help anticipating the level of responsibility regarding occupant move coordination, furniture relocation, technology relocation, and move management services. How can your team help us to manage restrictions on work hours, parking impacts, student circulation, and school access are important experience factors, as well. On the modulars that will remain on the Baden campus after the temporary village is removed, what kind of unknowns regarding scope evolution should we be anticipating during the preconstruction phase?

Submittal shall include a project-focused description of the project staffing, technical expertise, project pricing, and if requested, in-person interviews. The description shall show that the firm possesses the demonstrated skills and the professional experience to perform the general functions of the Project and fulfill the goals and vision of the District as its contractor/developer for the Project.

We already know you are qualified, through sharing your approach, show us what makes your company a better fit for this specific dual site project.

If selected, Respondent will be precluded from negotiating changes that have not been previously identified in the GC Pool qualification packet. The District will review, but is not obligated to accept any proposed changes.

C. Contents

Respondents shall comply with the following requirements for in their RFP Submittal:

1. Cover Letter Identifying Respondent (max. two (2) pages)
   This should be a letter of introduction signed by an authorized officer of the Respondent. If the Respondent is a joint venture, duplicate the signature block and have a principal or officer sign on behalf of each party to the joint venture. The letter shall also include:
   a. Respondent's name.
   b. Address, including branch office address, if any, and point of contact.
   c. Telephone number.
   d. E-Mail address.
   e. Identify team.
   f. Overview:
      i. Summarize what makes your company a better fit for this specific dual project (share details/examples, etc. in Staffing and Technical Expertise sections below).
      ii. Summarize for this specific project, provide Respondent's approach on delivering this Project, identify your methodology, share potential scenarios, and/or uses of technology that can benefit this project.
   g. Clearly identify the individual(s) who are authorized to speak for the Respondent during the evaluation process.
   h. And, the following statement:
      i. "[RESPONDENT'S NAME] received a copy of the District's Site

Lease and Facilities Lease ("Agreement") attached as Appendix B to the RFP. [RESPONDENT'S NAME] has reviewed the indemnity provisions and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, [RESPONDENT'S NAME] has no objections to the use of the Agreement."

i. Respondent 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 contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.
j. Provide Non-Collusion Declaration. (APPENDIX C-1.)
k. Provide Iran Contracting Act Certification. (APPENDIX C-2.)

2. Project Staffing.
    a. Based on the project type and schedule, please provide your project specific team structure staffing this dual site project for both preliminary construction and construction phases. Examples include GC's proposed staffing levels regarding dedicated versus shared staffing between Los Cerritos and Baden during both PSA and construction phases.
    b. If your RFP Submittal is determined to be the best value for the District, Team members identified as part of the team are expected to be on the project, and attend an interview (if requested).
    c. Share with us your team, management, and staffing approach and roles for this specific project.
    d. Share with us why the team you are proposing for this project have been selected.
    e. Provide resumes of any proposed team members that were not included in the SOQ submission document (Appendix).

3. Technical Expertise.
    a. Tell us what your team brings to the table that is a differentiator.
    b. Discuss your team/company's relevant technical experience for this specific project including cost estimating/reconciliation, constructability reviews, value added services, self-performed work, GMP delivery, etc.
    c. Demonstrate your team's understanding of the Project by identifying and sharing key challenges, and risks, and outline practical, project-specific solutions and strategies to address them. For example Los Cerritos modernization depends on opening the Baden temporary campus on time. What happens if the time slips?
    d. For this specific project, share your team's approach on delivering this Project including managing a three -part phasing and logistics program, multiple project phasing, phased and staged scheduling, constrained staging areas, and early procurement for long lead items. Tell us about your sequencing experience, occupancy transitions, and maintain utility continuity on active school campuses.
    e. Identify your methodology, share potential scenarios, and/or uses of technology that can benefit this project.
    f. Demonstrate your firm's experience and technical expertise with prefabricated, manufactured, and factory-fabricated building systems

that support accelerated project delivery. Describe your approach to evaluating, procuring, and integrating panelized wall, floor, roof, structural, and modular building components into education and public works projects. Include examples of completed projects where prefab or off-site manufacturing reduced construction duration, improved quality control, enhanced safety, minimized campus disruptions, or provided cost certainty.

g. Provide details regarding your relationships with manufacturers and suppliers, coordination of design and fabrication processes, logistics planning, quality assurance/quality control procedures, and installation methodologies. Discuss how your team identifies project elements suitable for prefabrication, manages design tolerances and interfaces between factory-built and site-built components, and mitigates schedule and supply chain risks.
h. Include lessons learned, measurable outcomes, and innovations that demonstrate your ability to leverage modern methods of construction to achieve efficient, high-quality project delivery while maintaining flexibility to meet project-specific requirements.
i. Interim Housing and Site Utilities.

4. Pricing, etc.
    a. The pricing will be evaluated based on the: (1) Combined Preliminary Construction Services Summary Cost Proposal Form; (2) Respondent's preliminary construction services fee, which includes profit and overhead; (3) general conditions cost; (4) bonds and insurance percentage; (5) owner-directed preliminary construction services contingency; other contingencies, if any, and (6) allowances for Exploratory Site Investigations & Destructive Testing, Early Procurement of Long Lead Items.
    b. Preliminary Construction Services Cost Proposal Requirements. The District is procuring two separate projects under a single Request for Proposals ("RFP"). The entire award of this project will encompass both sites with one GC.
    c. While the projects are being procured together, each project shall maintain separate budgets, funding sources, allowances, contingencies, and accounting throughout the term of the Project.
    d. The District is not requesting a guaranteed maximum price (GMP) or final construction cost proposal at this stage. Contractor/Developers shall provide pricing for Preliminary Construction Services in accordance with Exhibit L of the Facilities Lease and Preliminary Services Agreement ("PSA").
    e. For evaluation purposes, pricing shall be submitted using the following preliminary construction services forms:
        1. Los Cerritos Modernization Project Preliminary Services Cost Form
        2. Baden High School + Los Cerritos Elementary School Temporary Village preliminary Services Cost Form
        3. Combined Preliminary Construction Services Summary Cost Form
    f. The Combined Preliminary Construction Services Summary Cost

Proposal Form shall reflect the arithmetic sum of the two individual project cost proposals and shall be used solely for proposal evaluation and award purposes.

g. Allowances, contingencies, budgets, and funding allocations associated with each project shall remain separate and shall not be combined, transferred, or utilized for the benefit of the other project except with prior written authorization from the District.
h. The District is not asking in this RFP that Contractor/Developers provide a final price to construct a specific Project. At this time, Contractor/Developers must provide the following information for Preliminary Construction Services. Refer to Exhibit L of the Facilities Lease, Preliminary Services Agreement.
i. Allowances and Contingency:: Include an allowance for the following:
    i. Each school has an Owner-directed site investigative and destructive testing allowance for work with a NTE value that needs to be filled in the Preliminary Services Cost Form. The District is currently budgeting a stipulated allowance budget for this scope; however, the Respondent shall propose the allowance amount deemed necessary based on its review of the anticipated investigative requirements. The allowance shall be used only at the sole discretion of the District and shall be billed on a T&M basis utilizing Prevailing Wage rates and fees, markups, and insurance cost contained in the fee proposal. Provide detailed PSA support documentation, for inclusion in GMP when generated.
    ii. Each school has an Owner-directed Long Lead Item early procurement allowance for a flat fee value that needs to be filled in the Preliminary Services Cost Form.
    iii. Each school has an Owner-directed contingency for a flat fee that needs to be filled in the Preliminary Services Cost form.
j. After the Agreement is awarded and DSA approves the plans and specifications, the selected contractor/developer will be required to provide a Guaranteed Maximum Price ("GMP") for the Project. As part of the District review of the GMP, the District will expect to have access to detailed Preliminary Construction Services back up and support to evidence the total allowance allocated using the PSA Cost Form as the organization of the backup documentation, as a separate bundle of documents supporting the GMP (reflected as a line item in the GMP), as well as the all subcontractor bids, contingency breakdown and tracking documents, general conditions breakdown and tracking documents, and Respondent's fees. The GMP shall include all of Respondent's costs for labor, materials, equipment, overhead and profit, general conditions, but shall specifically exclude the amount of the District contingency. In the event the selected contractor/developer realizes savings on any aspect of the Project, such savings shall be added to the District contingency and expended consistent with the District contingency. The Facilities Lease will be amended to include the agreed upon GMP, if the District proceeds with the construction phase of the

Project.

k.

Please fill in all three (3) Preliminary Construction Services Cost Form:

1. Los Cerritos Modernization Project Preliminary Services Cost Form
2. Baden High School + Los Cerritos Elementary School Temporary Village preliminary Services Cost Form
3. Combined Preliminary Construction Services Summary Cost Form

Project 1 Name: Los Cerritos Elementary School Modernization	**RFP #: 27-005**
Item	**Amount**
I. Preliminary Construction Services Fee	$_____
II. On-site Evaluation of Existing Conditions/Site Investigations	See Below for Total
a. Potholing Locations	$_____
b. Electrical & low voltage system investigations	$_____
c. Asphalt/Concrete/Landscape Coring	$_____
d. Water POC & Pressure Testing locations	$_____
e. Natural Gas pressure test locations	$_____
f. Exploratory Demolition and Investigation	$_____
g. Window Investigation	$_____
Total Allowance for On-site Evaluation of Existing Conditions/Site Investigations (a thru g above) Not to Exceed (NTE) $200,000:	$_____ (Total lines a+b+c+d+e+f+g)
III. Long Lead Item Allowance (flat fee)	$250,000
IV. District Controlled Contingency (flat fee)	$50,000
V. Total Preliminary Construction Services Fee (Fee + Allowance(s)+ Contingency)	$_____ (total lines I + II+III+ IV above)
Staff that would be part of General Conditions	
Project Executive (hourly rate)	$_____
Project Manager (hourly rate)	$_____
Project Superintendent (hourly rate)	$_____

	Project Engineer (hourly rate)	$_____
	Safety Officer (hourly rate)	$_____
	Estimator (hourly rate)	$_____
	Scheduler (hourly rate)	$_____
Mark-up on Subcontractor change order work (Inclusive of OH&P)		_____%
Mark-up on self-performed change order work (Inclusive of OH&P)		_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)		_____%
Bond cost* (as a percentage of direct costs)		_____%
Insurance Cost* (as a percentage of direct costs)		_____%
Builder's Risk* (percentage)		_____%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)		$_____or_____%

**Provide a supplemental sheet for explanations, notes, comments to these percentages. At the PSA stage, qualified estimates are acceptable as GMP value is still TBD.*

Project 2 Name: Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden		**RFP #: 27-005**
Item		**Amount**
I. Preliminary Construction Services Fee		$_____
II. On-site Evaluation of Existing Conditions/Site Investigations		See Below for Total
a. Potholing Locations		$_____
b. Electrical & Low Voltage system investigations		$_____
c. Asphalt/Concrete/Landscape Coring		$_____
d. Water POC & Pressure Testing		$_____
e. Natural Gas pressure Testing		$_____
Total Allowance for On-site Evaluation of Existing Conditions/Site Investigations (a through e above) Not to Exceed (NTE) $50,000:		$_____ (Total lines a+b+c+d+e)
III. Long Lead Item Allowance (flat fee)		$50,000
IV. District Controlled Contingency (flat fee)		$50,000
V. Total Preliminary Construction Services Fee (Fee + Allowance(s) + Contingency)		$_____ (total lines I + II+III+ IV above)
Staff that would be part of General Conditions		
	Project Executive (hourly rate)	$_____
	Project Manager (hourly rate)	$_____
	Project Superintendent (hourly rate)	$_____
	Project Engineer (hourly rate)	$_____
	Safety Officer (hourly rate)	$_____
	Estimator (hourly rate)	$_____
	Scheduler (hourly rate)	$_____
Mark-up on Subcontractor change order work (Inclusive of OH&P)		_____%

Mark-up on self-performed change order work (Inclusive of OH&P)	_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)	_____%
Bond cost* (as a percentage of direct costs)	_____%
Insurance Cost* (as a percentage of direct costs)	_____%
Builder's Risk* (percentage)	_____%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)	$_____or_____%

**Provide a supplemental sheet for explanations, notes, comments to these percentages. At the PSA stage, qualified estimates are acceptable as GMP value is still TBD.*

Combined Preliminary Construction Services Cost Form			
Cost Component	**Los Cerritos**	**Baden HS**	**Combined Total**
I. Preliminary Construction Services Fee	$ -	$ -	$ -
II. Site Investigation Allowance	$ -	$ -	$ -
III. Long Lead Item Allowance	$ 250,000.00	$ 50,000.00	$ 300,000.00
IV. District Controlled Contingency	$ 50,000.00	$ 50,000.00	$ 100,000.00
V. TOTALS (I + II + III + IV)	**$ 0.00**	**$ 0.00**	**$ 0.00**

Staff that would be part of the General Conditions			Linked Summary
Title	**Hourly Rate (fill in hourly rate)**		
Project Executive	$ -		
Project Manager	$ -		
Superintendent	$ -		
Project Engineer	$ -		
Estimator	$ -		
Scheduler	$ -		
Safety Officer	$ -		
Total Hourly Rates	**0**		
Avg Hourly Rate Total	0		

Rates Section		
Item	**Percentage (Fill in %)**	
Fee / Overhead & Profit as part of the GMP (as a percentage of direct costs)	_____%	_____%

Bond Rate (as a percentage of direct costs)	_____%	_____%
Insurance Rate (as a percentage of direct costs)	_____%	_____%
Builder's Risk Rate (percentage of direct costs)	_____%	_____%
Subcontractor Change Order Markup (Inclusive of OH&P)	_____%	_____%
Self-Performed Change Order Markup (Inclusive of OH&P)	_____%	_____%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero **(0) here.)**	_____% $_____	_____% $_____

The Combined Preliminary Construction Services Cost Form shall be used solely for evaluation purposes. Respondents shall separately complete a detailed Preliminary Construction Services Cost Form for each project. The Combined Preliminary Construction Services Cost Form shall automatically summarize the arithmetic total of the two project proposals. Allowances, contingencies, budgets, and funding sources shall remain project-specific and shall not be transferred between projects without written authorization from the District.

Provide a supplemental sheet for explanations, notes, comments to these percentages. At the PSA stage, qualified estimates are acceptable as GMP value is still TBD.

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VIII. SELECTION CRITERIA

A. Best Value Evaluation

The following scoring will be used in evaluating the Respondent's RFP Submittal responses to the following criteria, which will be determined by reviewing all relevant portions of the Submittal. The Submittals will be evaluated based on the District's adopted criteria and rating system to determine the qualified Respondent(s) providing the best value to the District.

The Best Value Evaluation scoring will rank the final Respondents.

CRITERIA ITEM	DESCRIPTION	MAXIMUM POINTS
Project Staffing	Site Specific Project Staffing, refer to Content, Item 2, for details.	25 points
Technical Expertise	Relevant technical experience, refer to Contents, Item 3, for details.	25 points
Pricing, etc.	All aspects of the Respondent's Preliminary Construction Services Cost Form fee proposals for both schools and the Combined Preliminary Construction Services Summary Cost Form. Refer to Pricing, etc., Item 4, for details.	30 points
Interviews	In Person, Project Site Team + Pre Construction Lead + Cost Estimating	20 points
		TOTAL: MAXIMUM 100 POINTS

After the negotiations are completed, the District's Governing Board may consider awarding the Project to the responsive proposer whose RFP Submittal is determined to be the best value to the District.

B. District Investigations

The District may perform investigations of Respondents that extend beyond contacting the references identified in the proposals.

C. Interview = 20 points

The District will invite some of the finalists to meet with the District. Key proposed Project Site staff and team + Preconstruction Lead + Cost Estimator are mandatory to attend the interview. The interview will be an opportunity for the District to hear the project team's project-specific delivery ideas, suggestions, and feasible solutions to move this project

forward. Considerations include but are not limited to: project site constraints, site geography, managing dual sites effectively and related document controls, active school schedule during the modernization, site utility infrastructure coordination, coordinating interim housing villages installations/restorations, phasing solutions to limit interim housing, slab-on-grade, prefabricated engineered-wood structural panel systems, etc. Experience with products that enable rapid field assembly, delivering component-based buildings systems. Continuous site and student/faculty safety, proactively minimizing impacts to school activities, classes, administration, facility team processes, and identifying ways to generally help reduce risk exposure.

The interview will start with the firm presenting its Project team and feasible project solutions. Broadly, the focus of the interviews, if held, would be how the project team would manage, phase, and deliver the components of this Project across dual sites. District may choose to request interviews from any or none of the best value Respondents. Please note the "pre-selected" interview dates/times identified in the RFP Schedule at the District's request.

Any comments or objections to the form of Agreement attached hereto as **APPENDIX B** to this RFP shall be provided in writing in the RFP Submittal and may be the subject of inquiry at the interview. District reserves the right to accept, reject or negotiate requested revisions. Any comments or objections to the form of Agreement not provided in writing before the interview will not be entertained by the District.

D. Selection Process

RFP Submittals shall be evaluated and the Project awarded in the following manner:

1. All RFP Submittals received shall be reviewed to determine those that meet the format requirements and the standards specified in RFP.

2. District shall evaluate the qualifications of the Respondents based solely upon the adopted best value criteria and evaluation methodology and shall assign a best value score to each RFP Submittal. Once the evaluation is complete, all responsive RFP Submittals shall be ranked from the highest best value to the lowest best value to the District.

3. District shall Award the Project to the responsive Respondent whose proposal is determined, in writing by the Board of Trustees, to be the best value to the District.

4. If the selected contractor/developer refuses or fails to execute the tendered proposed contract, the Board of Trustees may award the contract to the Respondent with the second highest best value score if it deems it to be in the best interest of the District. If the second selected contractor/developer refuses or fails to execute the tendered instrument, the Board of Trustees may award the instrument to the Respondent with the third highest best value score if it deems it to be for the best interest of the District.

5. Notwithstanding any other law, upon issuance of a contract award, the District shall publicly announce its award, identifying the entity to which the award is made, along with a statement regarding the basis of the award. The statement regarding the District's contract award and the contract file shall provide

sufficient information to satisfy an external audit.

E. Final Determination and Award

The awarding of contract(s) is at the sole discretion of the District.

The District reserves the right to contract with any entity responding to this RFP for all or any portion of the work described herein and/or in an agreement offered to the entity, to reject any proposal as non-responsive, and/or not to contract with any firm for the services described herein. The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any RFP Submittal in response to this RFP.

The RFP Submittal, and any other supporting materials submitted to the District in response to this RFP will not be returned and will become the property of the District, unless portions of the materials are designated as proprietary at the time of submittal and are specifically requested to be returned. This RFP does not commit the District to negotiate an agreement with any proposing firm or individual.

IX. SUBMISSION GUIDELINES

The District will only receive RFP Submittals submitted electronically. RFP Submittals will be received until **4:00 p.m., Monday, November 2, 2026,** only at the following email addresses: clwong@ssfusd.org and gdemartini@ssfusd.org. Any RFP Submittal that is submitted after this time shall be nonresponsive and returned to the Respondent. Each respondent is solely responsible for timely submission of its RFP Submittal; the District is not responsible for any technological issues in a respondent's ability to timely submit its RFP Submittal or portion thereof.

Each RFP submittal must conform and be responsive to the requirements set forth in this RFP. The District reserves the right to waive any informalities or irregularities in the RFP Submittal. The District also reserves the right to reject any and all RFP Submittals and to negotiate contract terms with one or more Respondents. The District retains the sole discretion to determine issues of compliance and to determine whether a respondent is responsive, responsible, and qualified.

END OF SECTION

APPENDICES

Appendices are posted at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/bids-and-rfps/rfps-rfqs-rfos-rfis

Los Cerritos Elementary School

Appendix A, Project Description
- Los Cerritos Elementary School

Appendix B, Form of Agreement
- Site Lease - Los Cerritos Elementary School
- Facilities Lease - Los Cerritos Elementary School

Appendix C-1, Non-Collusion Declaration

Appendix C-2, Iran Contracting Act Certification

Drawings and the Basis of Design
- Schematic Design Drawings – Dated 8/11/2026
- Basis of Design – Dated 8/11/2026
- Outline Specifications – Dated 8/11/2026

Baden High School

Appendix A, Project Description
- Baden High School

Appendix B, Form of Agreement
- Site Lease - Baden High School
- Facilities Lease - Baden High School

Appendix C-1, Non-Collusion Declaration

Appendix C-2, Iran Contracting Act Certification

Drawings and the Basis of Design
- Pending