

## NOTICE INVITING REQUEST FOR PROPOSALS

RFP No. 21/22-1607 Pre-Construction and Lease-Leaseback Services for  
Sierra Lakes Elementary School New Classroom Building and Kindergarten Renovation

NOTICE IS HEREBY GIVEN that the Fontana Unified School District of San Bernardino County, California, (“District”), acting by and through its Governing Board, is seeking proposals from prequalified firms for Lease-Leaseback (“LLB”) Construction Services and related pre-construction services including, but not limited to, constructability review, and value engineering, for the District's **RFP No. 21/22-1607 Pre-Construction and Lease-Leaseback Services for Sierra Lakes Elementary School New Classroom Building and Kindergarten Renovation (the “Project”)**.

All proposals shall be made and presented on the forms presented by the District. **Proposals must be received no later than 2:00 P.M. on May 20, 2022, at the Office of the Purchasing Department at 9680 Citrus Avenue, Building No. 30, Fontana, California, 92335** Attn: Director of Purchasing. Any proposals received after the time specified above or after any extensions due to material changes shall be returned unopened.

The Request for Proposals (the “RFP”) Documents are available online with ARC (American Reprographics Company), Phone: (714) 424-8525, Fax: (714) 424-8526. To order RFP Documents from ARC as a download, CD or hardcopy/paper, visit: [www.crplanwell.com](http://www.crplanwell.com) then click on Public Planroom, and search Fontana Unified School District in the dropdown list or call ARC and request the Planwell Department for orders. Downloads are available at no charge. Hardcopy/paper or CD cost will be available with project information. The costs for all project documents are nonrefundable. Any mailing costs are direct with reprographic company. Bidders shall be responsible for monitoring the website to obtain information regarding any revisions for this solicitation. Failure to respond to required updates may result in determination of a nonresponsive bid. As further described in the RFP, the District will select a firm using the “best value” competitive procurement process under Education Code section 17400 et seq.

Upon selection of the best value firm, the District will negotiate a LLB agreement with the selected firm. In the event that the District is unable to reach an agreement, the District may proceed, at its sole discretion, to negotiate with the firm with the next highest best value rank as determined by the District in accordance with the RFP. The District reserves the right to waive any minor or immaterial deviations in the RFP or the proposals received, and/or to reject all proposals if so determined to be in the District’s best interest by the District's governing board.

There will be a **mandatory project site walk-through meeting at 2:30 P.M. on May 4, 2022**, at Sierra Lakes Elementary School, located at 5740 Avenal Place, Fontana, CA 92336. Failure to attend the mandatory meeting and entire job walk may result in the disqualification of the proposal of the non-attending proposer.

Each bidder shall be a **licensed B contractor** pursuant to the California Business and Professions Code and properly licensed by the California Contractors State License Board and registered with the Department of Industrial Relations (“DIR”) as required by law. The selected bidder will be required to comply with the Labor Code prevailing wage requirements and the District’s bonding and insurance requirements. The selected bidder 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 to facilitate timely and professional completion of the Project.

Lease-Leaseback Contractor and Subcontractor Prequalification - All Firms submitting a proposal to this RFP must be prequalified with the District pursuant to Public Contract Code section 20111.6 (b)-(m) without exception prior to submitting a proposal. Any Firm that submits a proposal and is not prequalified will be deemed non-responsive. The District uses and will accept prequalification documents through PQBids only. The link to PQBids can be accessed by going to the Fontana USD website [www.fusd.net](http://www.fusd.net),

clicking on “Notice Inviting Bids,” and visiting the Purchasing page. The link to PQBids will be under the “Electronic Prequalification Tool” field. You will be directed to the PQBids pr-qualification page, or you may enter the following link in your search engine: <https://pqbids.com/fontana/>. The last day to submit prequalification applications through PQBids is May 5, 2022 at 4:00 p.m. Contractors will be notified by email of their prequalification status within a reasonable period of time after submission of their prequalification documents, but not less than five business days prior to the proposal submission deadline. Contractors currently prequalified with the District will not need to submit another prequalification package. Please provide a copy of your current prequalification status e-mail received from PQBids, on behalf of the District, with your proposal. Any questions or technical support inquiries in submitting the required documents may be directed to PQBids at [info@pqbids.com](mailto:info@pqbids.com) or by calling 888-218-4173.

All mechanical, electrical, or plumbing ("MEP") subcontractors (defined as contractors that hold a C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 or C-46 license) must also be prequalified. This prequalification requirement applies even if the subcontractor will perform, or is designated and identified to perform, work that does not require one of the licenses listed above, but the subcontractor holds one of the licenses listed above.

MEP subcontractors (as defined above) must be prequalified prior to the award of their respective subcontract, not less than five business days prior to proposal submission deadline. A list of prequalified MEP subcontractors is available on the District website. It is the responsibility of the Contractor to ensure that all MEP subcontractors holding any of the licenses listed above are properly prequalified.

DIR Registration. Contractors and their subcontractors (of any tier) shall not be qualified to submit or be listed on a proposal, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code. It is not a violation of this section for an unregistered contractor to submit a proposal that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded.

Prevailing Wages. The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. Pursuant to Labor Code section 1770 et seq., the District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the contract. Copies are available from the District to any interested party on request and are also available from the Director of the Department of Industrial Relations. Wage rates can be obtained from the Director of the Department of Industrial Relations at <http://www.dir.ca.gov/OPRL/dprowagedetermination.htm>. All contractors bidding on a public works project must be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. <http://www.dir.ca.gov/Public-Works/PublicWorks.html>

The District has elected to implement an Owner Controlled Insurance Program (“OCIP”). The District will provide certain insurance coverages to all eligible enrolled contractors. The OCIP coverage includes general liability, worker’s compensation, contractor’s pollution liability and builder’s risk. Keenan & Associates, hereinafter called “Program Administrator”, shall administer the OCIP on behalf of the District. All contractors/subcontractors are required to participate and enroll in the OCIP unless they are deemed Ineligible.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process and to be sole judge as to the merit, quality and acceptability of materials proposed.

No bidder may withdraw any proposal for a period of ninety (90) calendar days after the date set for the opening of proposals. Refer to the formal RFP documents for additional information, terms and conditions.

Fontana Unified School District Board of Education  
Ad Dates: 4/26/22 & 5/3/22 / Trade Journals: 4/26/22