

# MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT

## NOTICE OF REQUEST FOR PROPOSALS FOR LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES FOR THE MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

NOTICE IS HEREBY GIVEN that the Mountain Empire Unified School District ("District") is seeking proposals from pre-qualified firms for Lease-Leaseback Construction Services ("LLB") including, but not limited to, pre-construction services including design assist/design review, constructability review, and value engineering, as well as construction services for the District's proposed Mountain Empire High School Reconstruction Project (the "Project"). The District will receive sealed proposals at **Mountain Empire Unified School District Office, 3291 Buckman Springs Rd., Pine Valley, CA 91962, at the Facilities Department Office**, no later than **1:00 p.m. on April 24, 2026** ("due date"). Proposals received after this time will be returned unopened. Proposals shall be valid for at least ninety (90) calendar days after the due date. No proposer may withdraw its proposal for a period of ninety (90) calendar days after the due date.

The scope of work for the Project and the proposal requirements are set forth in the Request for Qualifications/Proposals (the "RFQ/P") available on the District's website at: <https://www.meusd.org/Departments/Facilities/MEHS-Renovation/index.html>, on or after **March 13, 2026**, or by email request to Melinda Pure, Facilities Consultant at [mpure@mgt.us](mailto:mpure@mgt.us). Proposals must follow the format described in the RFQ/P and be submitted in sealed envelopes as directed in the RFP.

Proposers and any mechanical, electrical, and plumbing subcontractors must be Prequalified. The District uses Quality Bidders electronic Prequalification system. The link to Quality Bidders electronic Prequalification system is provided in the RFQ/P document.

**A MANDATORY Pre-Proposal Site Inspection/Job Walk** will be held at the Project site, located at **Mountain Empire High School, 3305 Buckman Springs Rd., Pine Valley, CA, 91962, at 10:00 a.m. on March 18, 2026.** Prospective proposers should **meet at the Flagpole in the front parking lot.** Prospective proposers MAY NOT visit the Project Site without making arrangements through the Project Manager.

The proposer must submit its contact information and intent to propose by **March 23, 2026**. The last day to submit Prequalification information is **March 27, 2026**. All questions must be submitted by **March 31, 2026**.

The successful proposer will be required to furnish the District with a Performance Bond and a Payment Bond each equal to 100% of the Guaranteed Maximum Price, prior to the start of construction services. All bonds are to be secured from a surety that meets all of the State of California bonding requirements, as defined in Code of Civil Procedure Section 995.120, and is admitted by the State of California.

Pursuant to Public Contract Code Section 22300, the successful proposer may substitute certain securities for funds withheld by District to ensure its performance under the Contract. At the

request and expense of the successful proposer, securities equivalent to any amount withheld shall be deposited at the discretion of District, with either District or a state or federally chartered bank, as the escrow agent, who shall then pay any funds otherwise subject to retention to the successful proposer. Upon satisfactory completion of the Contract, the securities shall be returned to the successful proposer.

The Director of Industrial Relations has determined the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the Contract which will be awarded to the successful proposer, copies of which are on file and will be made available to any interested party upon request at the office of the Project Manager or online at <http://www.dir.ca.gov/dlsr>. A copy of these rates shall be posted by the successful proposer at the job site. The successful proposer and all subcontractor(s) under the successful proposer, shall comply with all applicable Labor Code provisions, which include, but are not limited to the payment of not less than the required prevailing rates to all workers employed by them in the execution of the Contract, the employment of apprentices, the hours of labor and the debarment of contractors and subcontractors.

Each proposer shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the following appropriate classification(s) of contractor's license(s), for the work bid upon, and must maintain the license(s) throughout the duration of the Contract: **Class B General Building Contractor**.

Award of Contract: The District shall award the Contract for the Project to the proposer submitting the best value proposal as determined by the District pursuant to the evaluation criteria in the RFQ/P. The District reserves the right to reject any or all proposals and to waive any irregularities or informalities in any proposals or in the proposal process.

For further information, proposers may contact the District's Facilities Director, Jacob Mann, at (619)473-9022 ext 130 or via email at [jacob.mann@meusd.org](mailto:jacob.mann@meusd.org).

Publication Dates: March 6, 2026 and March 13, 2026