

REQUEST FOR QUALIFICATIONS/PROPOSALS

LEASE-LEASEBACK SERVICES FOR
MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT

MOUNTAIN EMPIRE HIGH SCHOOL
RECONSTRUCTION PROJECT



MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT

**3305 Buckman Springs Road
Pine Valley, CA 91962**

RFP Issued: March 13, 2026

Proposals Due Date: April 24, 2026 @ 1:00 PM

**MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS/PROPOSALS
FOR
LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR THE
MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT**

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MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT
REQUEST FOR PROPOSALS
FOR
LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR THE
MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

1. INTRODUCTION

Pursuant to the procedures set forth in Education Code Section 17400 *et seq.*, the **MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT** ("District") is seeking proposals from pre-qualified Lease-Leaseback Construction Services ("LLB") entities to provide the District with comprehensive LLB services including, but not necessarily limited to, pre-construction services including design review, constructability review, and value engineering, as well as construction services by entering into a set of LLB contract documents with the District for the construction of the **MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT** ("Project").

The Project work may include, but is not necessarily limited to, the construction of the following: The project will reconstruct the high school campus on the existing combined high school/junior high school site, with improvements spanning approximately five acres. The scope includes demolition of several existing single-story wood-framed buildings totaling roughly 53,760 square feet—including classroom, gymnasium/food service/shop, and wrestling/weight facilities—as well as removal of existing paving and landscaping. Photovoltaic panel arrays will be relocated, and the site will undergo regrading and new improvements such as walkways, a central courtyard, a kitchen service yard, and parking areas. New construction (approximately 71,715 sf) will include multiple single-story buildings: an administration building (approximately 4,480 sf), a classroom building (21,385 sf), a gymnasium with support spaces (21,375 sf), an agricultural classroom building (7,300 sf), and a kitchen/cafeteria/commons/band/black box facility (17,175 sf). The buildings are anticipated to feature slab-on-grade foundations, masonry exterior walls, wood-framed roofs with a mix of pitched standing seam and low-slope single-ply roofing, and stud wall interior partitions. Mechanical systems will consist of rooftop packaged heat pumps. The project also includes utility upgrades—new electrical service, well water storage and pumps, fire service, storm drainage, an SDG&E main power upgrade, and propane gas service improvements—along with new landscaping and irrigation. Construction will be phased to avoid temporary student housing and will take place on an active school campus.

This work, as further described below, is anticipated to be funded by multiple sources, including State School Facility Program funding. The District estimates the direct cost of construction, not including the LLB entity costs (contingency, general conditions, special conditions, overhead/profit, bonds/insurance), for the Project to be approximately **Twenty-Four Million, Nine Hundred Thousand Dollars (\$24,900,000.00)**.

Based on the response to this Request For Proposals ("RFP"), the District intends to select an LLB entity for the Project described above based on the best value criteria set forth in Section

8 below. The successful proposer will be one that provides the best value to the District, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required. A more detailed description of the potential components of the Project and Scope of Services is set forth in Section 3 below.

This RFP describes the Project, the required Scope of Services, the selection process, and the minimum information that must be included in the proposal. This RFP will request each proposer to concisely state its qualifications and its concept for how the LLB Entity and the District will develop a constructive and effective partnership.

In order to submit a proposal, prospective proposers must be prequalified in accordance with the District's prequalification process for LLB entities as required by Education Code section 17400 et seq. and Public Contract Code section 20111.6. The District requires that the proposer use Quality Bidders for electronic submittal of its prequalification information. For information Contractor Bids and Prequalification, please go to the District's website at the following link:

<https://www.meusd.org/Departments/Facilities/Contractors---Bids--Prequalifications/index.html>

The link to the Quality Bidders website is posted on the District's website at:

<https://www.meusd.org/documents/Pre-Qualification.pdf>

2. DISTRICT BACKGROUND

The Mountain Empire Unified School District is the Southeastern most school district in San Diego County, bordering the Mexican State of Baja California on the South and Imperial County on the East. The District is in mountainous terrain, which varies in elevation from 2,500 to 6,000 feet above sea level. Mountain Empire Unified School District encompasses over 660 square miles.

The District began educating students in 1923 and was composed of seven elementary schools and one union high school. Unification of the District took place in 1952. The District now consists of four (4) elementary schools, Pre-K through 6th grade; two (2) middle schools, 7th through 8th grade; one (1) high school; and an Alternative Education Program, 7th through 12th grade. The Governing Board is composed of seven members, who are elected at large and represent the trusteeship in which the member resides.

The rural setting and the sparsely populated area requires extensive bussing of students; however, it also provides a healthy, cheerful surrounding, which strengthens educational opportunities.

In order to facilitate the education of its students, the District intends to construct the Project, as described below.

3. PROJECT DESCRIPTION

The District intends to incorporate the maximum number of improvements possible within the Final Guaranteed Maximum Price consistent with funding available. Specific Project work will likely include, but not be limited to, the following improvements:

SCOPE OF WORK

1. The high school campus buildings on the existing combination high school / junior high school site will be reconstructed.
2. The area of high school campus improvements on site will be approximately 5 acres.
3. Demolition of an existing single story wood framed classroom building, approximately 26,500 sf.
4. Demolition of an existing single story wood framed gymnasium/ food service/shop classroom building, approximately 25,100 sf.
5. Demolition of an existing single story wood framed wrestling/weight building, approximately 2,160 sf.
6. Demolition of existing site improvements, including paving and landscaping.
7. Relocation of existing photovoltaic panel arrays on site.
8. Site grading and new site improvements, including walkways, central courtyard, kitchen service yard, and parking.
9. Construction of a new single story admin building, approximately 4,480 sf.
10. Construction of a new single story classroom building, and associated support spaces, approximately 21,385 sf.
11. Construction of a new single story gymnasium building with retractable bleachers, locker rooms, weight room, wrestling room, storage, and associated support spaces, approximately 21,375 sf.
12. Construction of a new single story ag classroom building, and associated support spaces, approximately 7,300 sf.
13. Construction of a new single story kitchen/cafeteria/commons/band/ black box building, and associated support spaces, approximately 17,175 sf.
14. Construction of the new buildings is anticipated to be slab on grade foundation systems with masonry exterior walls, wood framed roof structures, a combination of pitched roofs with standing seam roofing and low sloped single ply roofing, along with wood framed stud wall interior partitions.
15. Mechanical systems are anticipated to be rooftop packaged heat pumps.
16. Installation of new utility services including electrical power, well water storage and pumps, fire service, and stormwater drainage.

17. SDG&E main electrical power service upgrade is anticipated.
18. Upgrade of the on-site propane gas service is anticipated.
19. New landscaping and irrigation at high school portion of site.
20. Construction of the project is to occur in multiple phases to eliminate the need for temporary housing of students. Construction will be on an active school campus.

See attached “**Exhibit B**” for Preliminary Schedule.

See attached “**Exhibit C**” for Design documents.

The selected LLB Entity for the Project will perform all required LLB services for the Project, starting first with design input and the design/constructability review and value engineering pursuant to the LLB contract documents (Preconstruction Services). If the District proceeds with the Construction Phase of the Project, the selected LLB Entity will be acting as a General Contractor pursuant to the LLB contract documents, consisting of a Construction Services Agreement, Pre-Construction Services Agreement, a Site Lease Agreement, and a Facilities Lease Agreement (collectively, the “LLB Contract”), and may contract with separate specialty subcontractors to perform the various trades comprising the entire Scope of Work described above. The District’s required form LLB contract documents are attached hereto as “**Exhibit A.**”

The LLB Entity shall work under the direction of District staff. The District has independently retained **Alpha Studio Design Group** as the Project Architect of Record (the “Architect”) to prepare the design, plans, and specifications for the Project. The LLB Entity shall work with the Architect as directed by the District to complete the value engineering/constructability reviews and assist in the incorporation of any District approved modifications into the plans for the Project, at the direction of District staff.

4. **SCHEDULE OF EVENTS**

The District anticipates the following timeline for the process of selecting the LLB Entity:

Item	Action	Day / Date
1	Advertisement 1	Friday, March 6, 2026
2	Advertisement 2 - Release of Request for Proposals	Friday, March 13, 2026
3	Mandatory Pre-Proposal Site Inspection at <u>10:00 a.m.</u>	Wednesday, March 18, 2026
4	Last Day to Submit Intent to Propose Information	Monday, March 23, 2026
5	Last Day to Submit Prequalification Information	Friday, March 27, 2026
6	Last Day to Submit Questions for Clarification received by the District on or before 2:00 p.m.	Tuesday, March 31, 2026
7	Final Responses/Addendum Issued by District	Tuesday, April 7, 2026
8	Prequalified Contractor List Issued	Tuesday, April 14, 2026
9	Deadline for Receipt of Proposals Submitted on or before <u>1:00 p.m.</u>	Friday, April 24, 2026
10	Completion of Evaluation	Friday, May 8, 2026
11	Notification to Finalists	Tuesday, May 12, 2026
12	Interviews	Monday, May 18, 2026
13	Interviews	Tuesday, May 19, 2026
14	Notification of Recommended Entity for Award/ (Notice of Intent to Award Ltr)	Thursday, May 21, 2026
15	Submit Placeholder Board Item/ <u>Send Contracts</u>	Thursday, May 21, 2026
16	Proposer to Return Contracts	Thursday, May 28, 2026
17	Submit Final Board Item/ <u>Signed Contracts</u>	Thursday, May 28, 2026
18	Consideration of the Board for Selection of the LLB Contractor	Tuesday, June 9, 2026
19	Send Fully Executed Contracts	Thursday, June 11, 2026

5. PRE-SUBMITTAL ACTIVITIES

5.1 Mandatory Intent to Propose List

An LLB Entity that intends to submit a proposal in response to this RFP must provide contact information, including the name of the person to whom any responses to questions and/or clarifications or revisions to this RFP should be sent, together with such person's title, e-mail address, and telephone number ("Intent to Propose email"). The District will maintain a list of all LLB Entities that have provided such contact information ("Proposer's List"). The LLB Entity should promptly provide such contact information by the date required in Section 5, above, to ensure that it receives all responses to questions and/or clarifications or revisions to this RFP (including, without limitation, any changes in the anticipated Schedule of Events set forth above. Such contact information should be sent by e-mail to Melinda Pure: mpure@mgt.us .

5.2 Questions Concerning Request for Proposal

LLB Entities interested in submitting proposals must make personal contact only with the individuals identified below and should not contact members of the District's Governing Board, the Superintendent, Assistant Superintendents, or any other official or staff of the District:

Melinda Pure, Facilities Consultant
mpure@mgt.us
(909) 904-7112

Any LLB Entities who violate this directive will be disqualified from further consideration.

All written questions will be answered in writing and conveyed to all firms on the Proposers List. Oral statements regarding this RFP by any persons should be considered unverified information unless confirmed in writing. To ensure a response, questions must be received in writing by the scheduled date given in the anticipated Schedule of Events set forth above.

Documentation associated with this RFP may be viewed at:

<https://www.meusd.org/Departments/Facilities/MEHS-Replacement-Project/index.html>

5.3 Mandatory Pre-proposal Site Inspection/Job Walk

All LLB Entities that intend to propose shall attend the mandatory Pre-Proposal Site Inspection/Job Walk and sign in at the beginning and sign out at the end of the Pre-Proposal Site Inspection/Job Walk. LLB Entities that do not attend the Pre-Proposal Site Inspection/Job Walk,

do not sign in and out as required, or that leave prior to the completion of the Pre-Proposal Site Inspection/Job Walk will be disqualified from proposing.

5.4 Revision to the Request for Proposal

The District reserves the right to revise the RFP at any time, including the Schedule of Events and any other provisions of the RFP. Revisions to the RFP shall be emailed to all proposers that have submitted their Intent to Propose. The District expressly reserves the right to extend the date by which proposals are due.

6. PROPOSAL REQUIREMENTS

6.1 General

Each proposal shall include a description of the type, technical experience, background, qualifications, and expertise of the proposer's firm. The description shall show that the firm possesses the demonstrated skills and professional experience to perform the general functions of the Project and fulfill the goals and vision of the District as its LLB Entity.

Describe in detail the firm's methods and plan for carrying out the Scope of Work. Include in this information a detailed description of the construction scheduling, staging, and logistics based on the timelines and information provided by the District, including any information distributed at the pre-proposal meeting. Describe the firm's approach to the LLB delivery method and proposed Project, including any creative methodology or technology that the firm uses or unique resources that the firm can offer.

6.2 Contents

A. Table of Contents (Limit: 1 Page)

Include a complete and clear listing of headings and pages to allow easy reference to key information. Sections should be separated by tabs. Pages should be consecutively numbered.

B. Letter of Introduction (Limit: 2 Pages plus Surety Letter)

Please provide a letter of introduction signed by a person with official authority to bind the Respondent. The letter should include a brief history of the Respondent's experience constructing K-12 public school facilities in California via the lease-leaseback delivery method.

The letter should include the name, address, telephone number, and email address for the Respondent's primary contact; the location of the Respondent's offices and their distance in proximity to the District's Facilities Planning & Construction Offices; a statement verifying the Respondent has prequalified with the District and the date the prequalification expires. Attach a letter or statement from an admitted California Surety attesting to the Respondent's total and available bonding capacity.

C. **K-12 Lease-Leaseback Experience (Limit: 3 Pages per project, 6 pages total)**

The proposer shall provide a description of two (2) relevant school facilities construction project contracts held by the firm within the last six (6) years. The description of relevant experience should include, but not be limited, to the following:

- Project's name and description;
- Firm's role;
- Award and completion dates;
- Project's total value;
- Amount of fees received (also include any other type of compensation);
- Amount of general conditions, special conditions, and any similar costs;
- Staffing, including firm's team members, major trade subcontractors, and consultants;
- Relationship with client;
- Client entity name, contact name, position, telephone number, fax number, and e-mail address for each project;
- Challenges that arose during the project and how the LLB entity solved them
- Discussion of claims, demands, and/or litigation arising from the project and involving the proposer, and resolution of same.

D. **Logistics Plan and Project Methodology (Limit: 7 Pages plus attachments: resumes, schedule, logistics plan)**

Describe in detail your methods and plan for carrying out a Project, and to the extent possible, this project in particular. Include a sample construction schedule and sample logistics plan. Be sure to address student and staff safety and campus circulation throughout the project duration. As part of this section, the District would like to learn what challenges the Respondent may face while constructing a Project, and what solutions to those challenges Respondent would propose.

Discuss your plan to maintain a safe worksite. In your discussion, include any Injury and Illness Prevention Programs you will implement and whether you will provide full time or part time personnel dedicated to job-site safety.

Discuss the methodology to be used for subcontractor bidding and award of contracts. Describe scopes of work that the Respondent may or typically does self-perform.

Identify the four (4) people in the following positions who will be principally responsible for working with the District and who will be assigned to the Project:

- Project Manager
- Superintendent
- Project Engineer
- Project Executive

Indicate the role and responsibility of each individual. If interviews are conducted and the proposer is chosen as a finalist, those principal individuals must attend the interview and in-person presentation if such meetings are necessary and required. Attach a one (1) page resume for each identified person.

E. **Compliance (Limit: 5 Pages, plus needed attachments)**

(1) Respondents must hold and maintain a General Building Contractor's "B" License, which is current, valid, and in good standing with the California Contractor's State License Board, for the duration of the project. Provide a copy of contractor's state license. If license has been suspended or revoked during the past 5 years, provide a letter of explanation.

(2) Respondents must hold and maintain a valid California Department of Industrial Relation's ("DIR") Registration number for the duration of the project. Provide a copy of Respondent's DIR registration.

(3) Respondent must demonstrate it can maintain adequate insurance coverage for the duration of the project, in accordance with the requirements identified in Section K herein. Provide a letter from Respondent's insurance carrier or a current certificate of insurance substantiating compliance.

(4) Respondent must demonstrate its aggregate experience modification rate (EMR) for the past 5 years. Include a comparison to the national construction incident rate.

(5) Respondent must advertise, solicit, and secure subcontractor bids when setting the guaranteed maximum price (GMP). Provide a statement describing your approach to subcontractors bid and what the basis of award shall be; whether lowest price or best value. If best value award basis, describe the criteria for ranking bid responses.

(6) Respondent must comply with Public Contract Code §2600-2602 Skilled and Trained Workforce. Describe your approach to implement a plan which complies with these requirements.

(7) Respondent must comply with the statutory requirements for payment of Prevailing Wages. Describe your ability to comply with these requirements, including the monitoring and enforcement of subcontractors. Provide copies of any DIR Civil Wage and Penalty

Assessments against Respondent during the past 3 years; include an explanation of assessment(s) and the final resolution(s). Legal name and address of firm.

F. **Disputes (Limit: Unlimited)**

If any of the following has occurred within the last 5 years, please describe in detail, the circumstances for each occurrence:

1. Failure to enter into a contract once selected.
2. Termination for cause.
3. Debarment by any municipal, county, state, federal or local agency.
4. Litigation, arbitration or mediation history between your firm and a project owner within the last five (5) years.
5. Conviction of the Respondent or its principals for violating a state or federal anti-trust law by bid-rigging, collusion, or restrictive competition between bidders; or conviction of violating any other federal or state law related to bidding or contract performance.
6. Knowing concealment of any deficiency in the performance of a prior contract.
7. Falsification of information or submission of deceptive or fraudulent statement in connection with a contract.
8. Willful disregard for applicable rules, laws, or regulations.

G. **Pricing and Contingency (Limit: 1 Page of narrative/information Plus 5 Pages of the excel form Cost Workbook (to include all costs))**

Proposers are required to describe their pricing methodology for the LLB project in the proposal, including, but not limited to the proposer's anticipated price for all fees and charges for the various components of the Project.

This price information should include enough information for the District to understand how the proposer establishes an estimated preliminary guaranteed maximum price for the Project using the LLB delivery method and what contingencies if any are typically recommended.

The proposer is to provide all costs and fees that will be included in its proposal for services to be provided. Any costs or fees not included in the proposal will not be considered by the District if presented at a later date. The District wants an all-inclusive price. The attached **Cost Workbook (Exhibit "D") in excel format** has been developed to standardize proposer's costs and fees proposals. The attached Cost Workbook (excel) must be completed and submitted in pdf/printed form as part of the proposal. If the proposer intends to make subcontractors responsible for any costs other than those typically found in a direct contractor bid (i.e., costs that would typically be considered general or special conditions or general requirements), the proposer shall identify these

costs and their value and include these costs as part of the proposer’s costs in the “Sub Bids & Other Costs” tab (Tab 5) of the Cost Workbook for purposes of the proposal.

If the District proceeds with the Construction Phase of the Project, proposers will be required to provide the GMP for the Project based upon the DSA-approved plans and specifications consistent with the Construction Services Agreement and in accordance with the provisions of Education Code section 17406. As part of the District review of the GMP, the District will expect to have access to all subcontractor bids, contingency breakdown and tracking documents, general conditions and special conditions breakdown and tracking documents, and LLB Entity fees. The GMP shall include all of LLB Entity's cost for labor, materials, equipment, overhead and profit, bonds, and insurance, including, if applicable, Preconstruction Services Fees, General Conditions, Special Conditions, Contractor Contingency, Errors and Omissions Allowance, District Contingency, and any other cost category. The selected LLB Entity must provide the District with objectively verifiable information of its costs to perform all services required under the Construction Services Agreement. In the event the selected LLB Entity realizes a savings on any aspect of the Project, such savings shall be added to the District Contingency and be expended if and as needed consistent with the District Contingency. The District does not typically establish a Contractor Contingency Allowance and/or an Errors and Omissions Allowance. However, if a Contractor Contingency Allowance and/or Errors and Omissions Allowance is established, any remaining amounts after completion of the Project shall be added to the District Contingency.

H. **Required Forms-Attachments**

1. **“REQUEST FOR PROPOSALS CERTIFICATION” FORM**
2. **“NON-COLLUSION DECLARATION” FORM**
3. **“ACKNOWLEDGEMENT OF ADDENDA” FORM**
4. **“CERTIFICATION OF LLB AGREEMENTS REVIEW & EXCEPTIONS/NO EXCEPTIONS “ FORM”**

I. **Appendices** (No Limit)

7. **SUBMITTAL REQUIREMENTS**

7.1 **General**

The proposers must submit proposals in the format identified in this section to allow the District to fully evaluate and compare the proposals. All requirements and questions in the RFP must be addressed and all requested data shall be supplied. The District reserves the right to request additional information which, in the District's opinion, is necessary to ensure that the proposer's competence, number of qualified employees, business organization and financial resources are adequate to perform according to contract.

7.2 Preparation

Proposals should be prepared in such a way as to provide a straightforward, concise delineation of capabilities to satisfy the requirements of this RFP. Responses should emphasize the proposer's demonstrated capability to perform work of this type. Expensive bindings and promotional materials, etc., are not necessary or desired. However, technical literature that supports the Project approach and work plan should be forwarded as part of the proposal appendices. Emphasis should be concentrated on completeness, approach to the work, and clarity of proposal.

7.3 Format

Proposals shall adhere to this required format for organization and content. Proposal must be divided into the individual sections and organized as set forth in Section 6 above. Tabs should be provided for each of the sections listed above. The Proposal shall not exceed the page limits noted in the RFP, excluding front and back covers, tabs, appendices and supporting documentation. Proposal scoring may be downgraded for responses that exceed page limits. The proposal shall be signed by an individual or individuals authorized to execute legal documents on behalf of the proposer.

7.4 Date, Time, and Place of Submission

The proposal must be received **no later than 1:00 p.m. on April 24, 2026**, at the office of:

MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT
Facilities Department
Attn: MEUSD LLB RFP-MEHS Reconstruction Project
3305 Buckman Springs Road
Pine Valley, CA 91962

A map of the location for personal hand-delivery of proposals is attached as Exhibit "E." Exhibit "E" also shows the location of the Job Walk.

Submission of proposals by facsimile or e-mail is not acceptable. **It is STRONGLY recommended that submittals be HAND-DELIVERED DIRECTLY TO THE DISTRICT!** The Submitter is entirely responsible for the means of delivering the Proposal to the appropriate office on time. Internal sorting and delivery of District mail may add at least one day to delivery time frames. Delivery and courier services sometimes do not deliver to the correct building, and this can cause delays. Delays due to internal routing, misdirected proposals, incorrect verbal directions given by District staff, or for any other reason, shall be the responsibility of the Submitter and the District will not be responsible for any delays. Each Proposal must be completed and delivered in sufficient time to avoid disqualification for lateness due to difficulties in delivery or any other reason. **LATE SUBMITTALS WILL NOT BE ACCEPTED.**

Modifications of proposals received after the deadline specified in this section will not be considered. Incomplete submittals or incorrect information may be cause for immediate

disqualification. However, the District reserves the right to request additional information or clarification during the evaluation process.

7.5 Number of Copies

One (1) electronic copy and five (5) printed and bound copies of the proposal shall be submitted to the District addressed as identified above.

7.6 Packet Submission

Proposals shall be submitted in sealed packages with the following information clearly marked on the outside of the package:

- a. Name of Proposer; and
- b. RFP Identification: **MEUSD LLB RFP-MEHS Reconstruction Project**

7.7 Form of LLB Contract

The Proposer shall carefully review the Template Form of LLB Contract (Exhibit “A”). This is the District’s standard form of contract approved by legal counsel and the District will not agree to changes in the form of contract unless the changes are to the benefit of the District and are approved by legal counsel. If the Proposer takes exception to any contract provision, the Proposer shall provide a “redline” version of its requested changes in an Appendix to its Proposal. During the Proposal review process, the District will review requested changes, and approve or deny them. If changes are not approved, and the Proposer does not agree to the Districts final contract terms, then the Proposer will not continue in the selection process.

8. EVALUATION AND AWARD OF CONTRACT

8.1 Responsiveness to RFP

All proposals shall be reviewed to verify that the proposer has met the minimum requirements of the RFP. Proposers are required to follow the format of the RFP in order to facilitate District review.

8.2 Evaluation and Award of Contract.

A. The District intends to select an LLB Entity that provides the best value to the District by presenting the best combination of responsiveness, price, and qualifications pursuant to Education Code section 17400 et seq. and in accordance with the best value criteria set forth below. A review and selection committee will review and evaluate all submittals received by the District, and a proposer may be requested to clarify the contents of its proposal. Each proposal shall be evaluated according to the best value criteria listed below.

B. The best value determination shall be made as follows. All responsive proposals will be evaluated by the District evaluation committee.

H. METHODOLOY AND WEIGTING SYSTEM

The District's rating system includes the following criteria and maximum possible scores:

CRITERIA ITEM	EXPLANATION	MAXIMUM POINTS
Bonding Capacity ¹	Must Have Bonding Capacity of 4 Times Construction Estimate of a potential project budget of ~\$30M	Pass/Fail
Pre-Qualification Score ²	Based on District's 3 rd Party Prequalification System	20
Locality	If proximity to District's Facilities Planning & Construction Office is within 50 miles	10
K-12 Experience		20
Logistics Plan		30
Compliance		20
Disputes		10
Price	Evaluated at time of RFP for an identified project	40
Base Score	Maximum Possible	150
Top Scored Proposers Invited to Interview		
Interview, if scheduled	Mandatory attendance by proposed team including Project Manager, Project Engineer, Project Executive, Superintendent	50
TOTAL / BEST VALUE	Total Possible Points	200

1. Bonding Capacity requirement is pass/fail. If the proposer does not have a bonding capacity of 4 times the construction estimate, the proposal will be rejected as non-responsive/non-responsible.
2. All proposers submitting a response to RFQ's for Lease Lease-back must be prequalified with the District in accordance with Public Contract Code §20111.6. The District is not responsible for late submissions, incomplete prequalification packets, or failure of proposers to prequalify prior to the statutory deadline.

If the District elects to conduct interviews, the top three (3) LLB Entities with the highest scores as determined from the evaluation criteria above will be selected to participate in an interview. Following the interview, the interviewed firms will be ranked based on total scoring. The highest ranked firm will then be selected as the best value LLB Entity for the Project. The

District reserves the right to increase or decrease the number of firms interviewed in its sole discretion.

D. The District reserves the right to reject all proposals, select an LLB Entity by proposal review only, or interview proposers as needed. The District shall not be required to interview each and every proposer.

E. Upon selection of an LLB Entity as the best value for the Project, the District will endeavor to negotiate a mutually agreeable Lease-Leaseback Contract with that firm. In the event the parties are unable to reach agreement, the District, at its sole discretion, may proceed to negotiate with the second highest scoring firm. In the event the District and the second highest scoring firm are unable to reach agreement, the District, at its sole discretion, may proceed to negotiate with the third highest scoring firm. The District reserves the right to contract for LLB services in the manner that most benefits the District, including, without limitation, awarding more than one contract if desired.

9. GENERAL PROVISIONS

9.1 Additional Services

The District may elect, at any time, to amend any contract awarded hereunder to require the selected firm to provide additional services. In this case, the selected firm and the District will agree mutually on the scope and fees associated with any additional services.

9.2 Addenda

The District may modify this RFP or any of its deadline dates set forth in Section 5 of the RFP prior to the date fixed for submission of proposals by issuance of an addendum to all firms who have submitted their Intent to Propose.

9.3 Alternative Proposals

Only one final proposal is to be submitted by each proposer. Multiple proposals will result in rejection of all proposals submitted by the proposer.

9.4 Withdrawal of RFP

The proposer may withdraw its Proposal by submitting a written or facsimile request signed by the proposer's authorized representative, prior to the time and date specified for proposal submission, to the contact person set forth above. Proposals may be withdrawn and resubmitted in the same manner if done so before the proposal submission deadline. Withdrawal or modification offered in any other manner will not be considered.

9.5 Reservations

The District reserves the right to cancel this RFP at any time prior to contract award without obligation in any manner for proposal preparation, interview, fee negotiation or other marketing costs, and any other costs associated with this RFP.

The District may reject any or all proposals and may waive any immaterial deviation in a proposal. The District's waiver of an immaterial defect shall in no way modify the RFP documents or excuse the proposer from compliance with the other provisions of this RFP.

9.6 Disposition of Proposals

Proposals become the property of the District and may be returned only at the District's option and at the proposer's expense. Information contained therein, shall become public documents subject to the Public Records Act.

9.7 Exceptions to this RFP

The proposer shall certify that the proposer takes no exceptions to this RFP, including but not limited to the District's proposed form of LLB contract documents attached hereto as "Exhibit A."

9.8 Non-Discrimination

The District does not discriminate on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status or any other classification protected by federal or state law in consideration for an award of contract. Proposer represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status or any other classification protected by federal or state law. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, or termination. Proposer shall also comply with all relevant provisions of the District's minority business enterprise program, affirmative action plan or other related programs or guidelines, if any, currently in effect or hereinafter enacted.

9.9 Subcontractors.

The successful LLB Entity will be required to provide the District's Governing Board with an enforceable commitment that it and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the Project in accordance with Education Code section 17407.5.

9.10 Prevailing Wages.

LLB Entities are advised that the Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. The District will obtain 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. These rates will be available to any interested party upon request. Alternatively, LLB Entities may obtain copies of such rates from the website of the Division of Labor Statistics and Research of the Department of Industrial Relations located at www.dir.ca.gov/dlsr/. Any Respondent to which a contract is awarded must pay the prevailing rates, post copies thereof at the job site, and otherwise comply with applicable provisions of state law.

The successful LLB Entity shall be responsible for complying with all applicable labor laws, including the standard provisions requiring payment of prevailing wages, maintenance, and submission of weekly certified payrolls, and hiring of apprentices as appropriate. The successful LLB Entity shall be required to attend, and invite its contractors and subcontractors to attend, a pre-construction meeting at which a representative of the District shall discuss labor law requirements. The LLB Entity shall ensure the full compliance with all applicable labor law.

In addition, the LLB Entity shall, at all times, ensure that it and all of its subcontractors, regardless of tier, are appropriately registered with the Department of Industrial Relations in accordance with Labor Code section 1771.1. The contractor shall provide evidence of such registration information upon request of the District.

9.11 Fingerprinting

The District anticipates that the firm's employees or subcontractors may have contact with District students. If this is the case, the firm will be responsible for ensuring compliance with all applicable fingerprinting and criminal background investigation requirements described in Education Code Section 45125.1. The contractor's responsibility shall extend to all of its staff, consultants, and subcontractors, regardless of whether such individuals are paid or unpaid, concurrently employed by the District, and/or acting as independent contractors of the firm. Verification of compliance with this section shall be provided in writing to the District prior to the firm permitting such individuals to come in contact with District pupils. The firm shall, at commencement of any agreement with the District and prior to permitting employees, consultants, and subcontractors to come in contact with District pupils, provide to the District a list of the names of all such Individuals who may come in contact with District pupils during the terms of any agreement.

9.12 Tobacco-Free and Drug-Free Workplace Policy.

The District and all District projects are "tobacco-free" and "drug-free" workplaces and, as such, require that all the consultants and/or contractors be subject to the requirements mandated by California Government Code section 8350, et seq. when on the Project site.

10. FORMS AND EXHIBITS.

The four (4) following Forms must be completed and included with the Proposal submitted.

Exhibits A through E follow the Forms. Exhibit D – Cost Workbook must be completed and submitted as part of the Proposal.

1 - REQUEST FOR PROPOSALS CERTIFICATION

Board of Trustees
Mountain Empire Unified School District

**RE: LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR THE MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT**

Dear Members of the Board of Trustees:

The undersigned, doing business under the firm name of

_____, having
carefully examined the Request for Proposals (RFP) and the Instructions, certifies that it is
competent to perform all of the duties required therein, that it takes no exceptions to the RFP,
and that it is willing and able to contract for the performance of the required services as specified
in the RFP and as required by law.

I certify that all information contained in this Proposal/RFP Response is true and correct to the best of my
knowledge and that I am authorized to submit this Response on behalf of the firm.

SUBMITTED BY:

COMPANY

ADDRESS

CITY/STATE/ZIP

SIGNATURE

PLEASE TYPE OR PRINT NAME

TITLE

DATE

PHONE

2 - NON-COLLUSION DECLARATION FORM

**RE: LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR THE MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT**

I, _____, being duly sworn,

declare that I am the _____

of _____, the party making the foregoing submittal, that the submittal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the submittal is genuine and not collusive or sham; that the Submitter has not directly or indirectly induced or solicited any other Submitter to put in a false or sham submittal, and has not directly or indirectly colluded, conspired, connived, or agreed with any other Submitter or anyone else to put in a sham submittal, or that anyone shall refrain from submitting; that the Submitter has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the prices of the Submitter or any other Submitter, or to fix any overhead, profit, or cost element of the submittal prices, or of that of any other Submitter, or to secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in the submittal are true; and further, that the Submitter has not, directly or indirectly, submitted his or her submittal prices 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, proposal depository, or to any member or agent thereof to effectuate a collusive or sham submittal.

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

Dated this _____ day of _____ 20____, at _____ California.

Signature

3 - ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

**RE: LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES
FOR THE MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT**

The undersigned acknowledges receipt of the following Addenda, all as listed below. The cost, if any, of such Addenda revisions has been included in the rates and prices of your submittal.

A. Addenda Number _____ Dated _____

B. Addenda Number _____ Dated _____

C. Addenda Number _____ Dated _____

D. Addenda Number _____ Dated _____

E. Addenda Number _____ Dated _____

Name of Submitter _____

Name of Authorized Signer: _____

Signature: _____

Date: _____

4 - CERTIFICATION OF REVIEW OF LLB AGREEMENTS & CERTIFICATION OF EXCEPTIONS/NO EXCEPTIONS

Board of Trustees
Mountain Empire Unified High School District

RE: LEASE-LEASEBACK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES FOR THE MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

Dear Members of the Board of Trustees:

The undersigned, doing business under the firm name of

_____,
certifies it has carefully examined the RFP and the Template Form of the Lease-Leaseback Contract Documents (RFP Exhibit "A"), specifically, the Site Lease Agreement, the Sublease Agreement, and the Construction Services Agreement (including Pre-construction and Design-assist Services), and that:

Check one of the following:

The firm _____ **takes no exception** to the RFP and the Template Form of LLB Contract Documents, OR

The firm _____ **takes no exception to the RFP, but requests changes** to the Template Form of LLB Contract Documents, and the requested changes are detailed in "redline" format in an Appendix to the Proposal.

The Proposer understands that during the Proposal review process, the District will review requested changes, and approve or deny them. If changes are not approved, and the Proposer does not agree to the District's final contract terms, then the Proposer will not continue in the selection process.

Name of Submitter _____

Name of Authorized Signer: _____

Signature: _____

Date: _____

EXHIBIT A - TEMPLATE FORM OF LLB CONTRACT DOCUMENTS

MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

[SEE ATTACHMENTS – FOUR (4)]

These agreements are available for download along with the RFP document on the District website:

<https://www.meusd.org/Departments/Facilities/MEHS-Replacement-Project/index.html>

The agreements will be available for download on or after April 7, 2026

1. Construction Services Agreement
2. Preconstruction Services Agreement
3. Site Lease Agreement
4. Facilities Lease Agreement

EXHIBIT B - PRELIMINARY SCHEDULE

MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

Construction start is planned for Spring 2027

Construction duration is estimated to be phased over 36 months, with project completion mid-2030.

EXHIBIT C - ARCHITECT'S DESIGN DOCUMENTS

MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

[SEE ATTACHMENT]

The Construction Documents will be submitted to the Division of the State Architect (DSA) for approval. The site plan showing the location of the project is shown below.

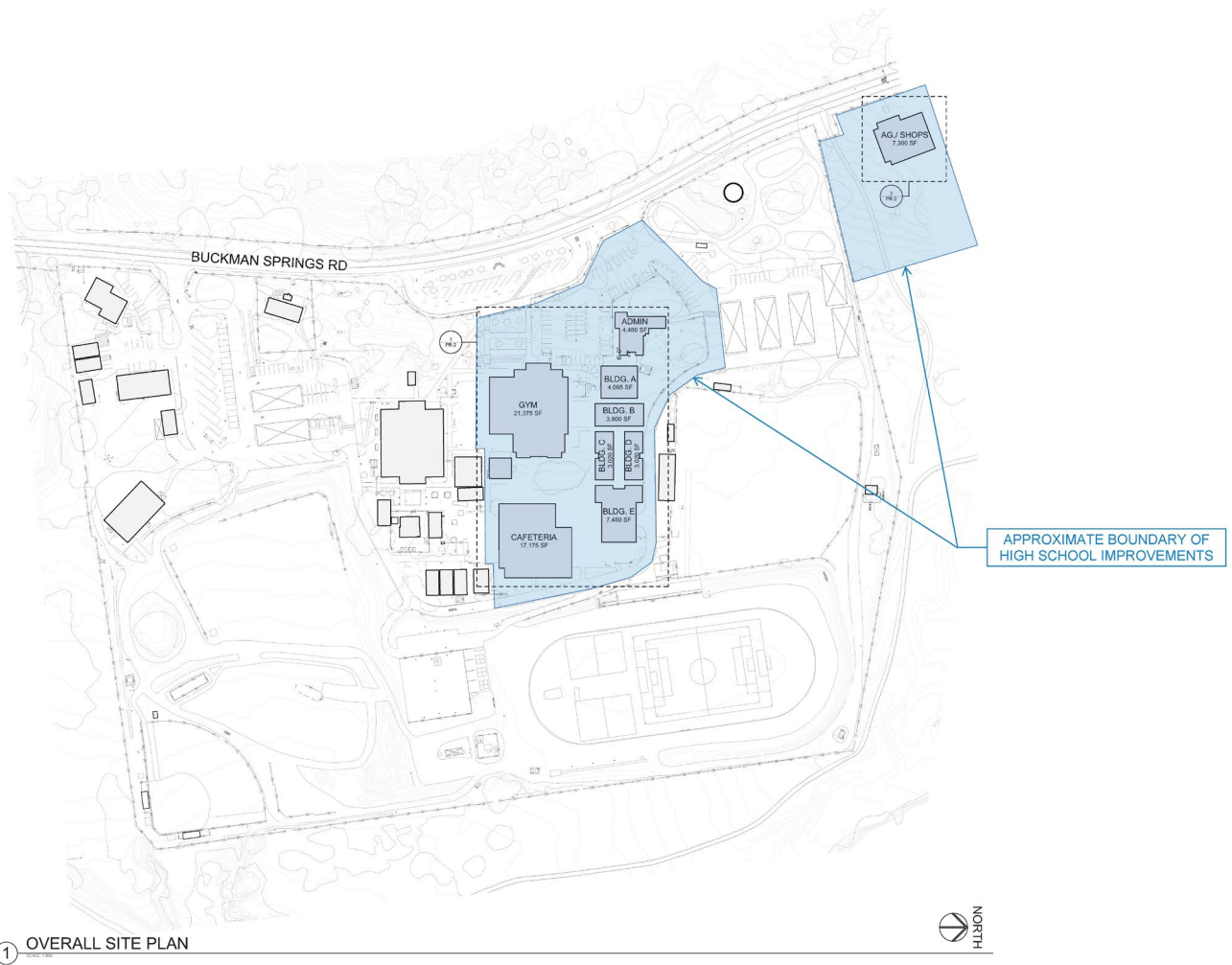


EXHIBIT D - COST WORKBOOK

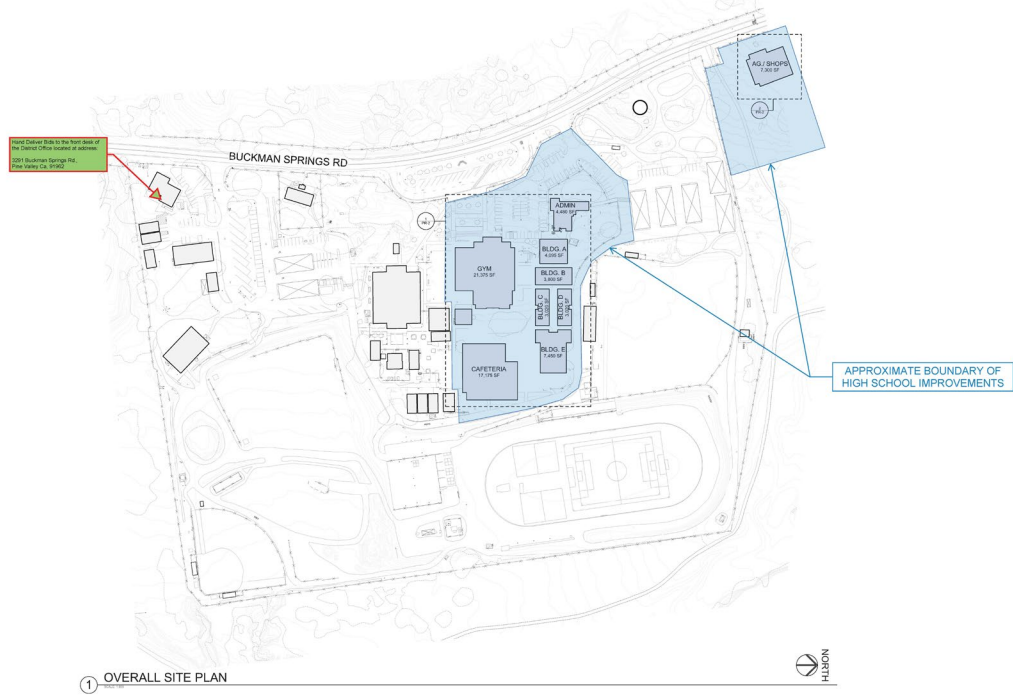
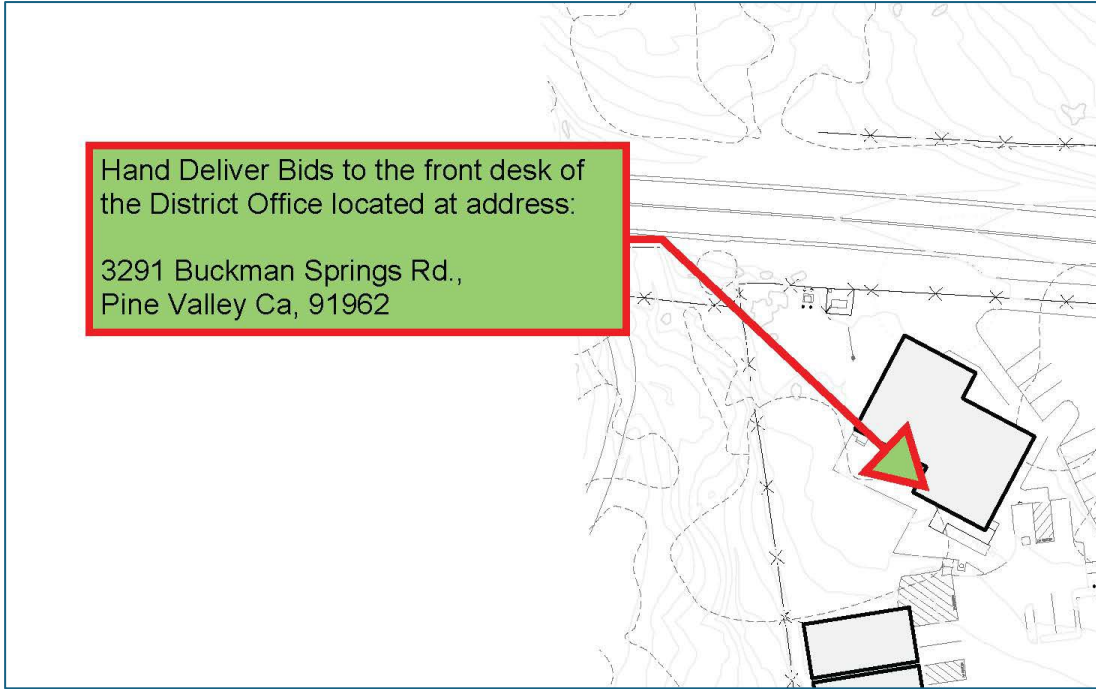
MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

[SEE ATTACHMENT]

This **excel document** is available for download along with the RFP document on the District website: <https://www.meusd.org/Departments/Facilities/MEHS-Replacement-Project/index.html>

EXHIBIT E - MEUSD FACILITIES OFFICE LOCATION FOR HAND-DELIVERY OF PROPOSALS and JOB WALK LOCATION

MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT



JOB WALK MEETING LOCATION

