

NO. LB25-0181-08-00-G1 WSM

NO. LB25-0181-08-00-G2 JUF

NO. LB25-0181-08-00-G3 PV

SAN DIEGO UNIFIED SCHOOL DISTRICT

Facilities Planning and Construction



Central Elementary



Logan Memorial Educational Complex



Wilson Middle



Emerson Elementary



Hoover High

REQUEST FOR PROPOSALS (RFP)

LB25-0181-08-00-G1

LB25-0181-08-00-G2

LB25-0181-08-00-G3

Paradise Hills Elementary School Whole Site
Modernization, Joint Use Field & Solar
Photovoltaic Construction Services

LEASE-LEASEBACK (LLB)

ADVERTISEMENT DATES:

July 18, 2024

July 23, 2024

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**Request for Proposals (RFP) for
 Construction Services
 Paradise Hills Elementary School
 Whole Site Modernization \ Joint Use Field \ Solar Photovoltaic
 Lease-Leaseback (LLB)**

The San Diego Unified School District (“District”) is requesting sealed proposals for construction services through this document (“RFP”) for **Paradise Hills Elementary School (“Project”)** and as further described in **Attachment No. 1 (“Project Description and Scope of Work”)**.

Paradise Hills Elementary School	
Type of LLB: GMP No. 1 Whole Site Modernization (WSM) GMP No. 2 Joint Use Field (JUF) GMP No. 3 Solar Photovoltaic (PV)	Construction Services
Estimated Construction (Hard Cost) Budget: Whole Site Modernization Joint Use Field Solar Photovoltaic	\$27,423,967 \$2,792,065 \$996,825
Estimated Total Amount Contractor will Finance for the Project:	5% of hard construction costs
Anticipated Duration: Wholes Site Modernization Joint Use Field Solar Photovoltaic	Twenty-three (23) months of Construction Six (6) months of Construction Two (2) months of Construction
Anticipated Schedule:	Construction beginning on or about October 23, 2024 and upon issuance of a written Notice to Proceed (NTP).
Contract Number(s):	LB25-0181-08-00-G1 WSM LB25-0181-08-00-G2 JUF LB25-0181-08-00-G3 Solar PV

Through this RFP, the District intends to select one (1) Contractor for the Projects and intends that each of the Projects will have a separate contract with that one Contractor. Furthermore, each of the Projects will be issued a separate Notice to Proceed (NTP) with that one Contractor. Therefore:

- By submitting a Proposal, a Contractor shall commit to performing both Project(s) if selected by the District and will enter into separate contracts for each of the Project(s).
- The District reserves the right to award the **Paradise Hills Elementary School Whole Site Modernization** to one Contractor, **Paradise Hills Elementary School Joint Use Field and Paradise Hills Elementary School Solar Photovoltaic** to another Contractor.

Your firm was one of the qualified Contractors that responded to the District’s Request to Prequalify and for Statement of Qualifications (“RFPQ”) for Preconstruction and Construction Services for Certain District Projects (Lease-Leaseback) solicitation, dated **October 26, 2023 (“Groups H & J”)** (“Firm” or “Contractor” or “Proposer”). As indicated in the RFPQ, the District intends to award this Project utilizing the lease-leaseback delivery method (Education Code §17406).

Contract Documents: The RFP Documents are available at Crisp Imaging, 8375 Camino Santa Fe, Unit B, San Diego, CA 92121 (858-535-0607) or online at sandiegousdplans.com. Contractors may purchase printed documents at Crisp Imaging for a refundable payment of Five Hundred Dollars (\$500) per set or CD/USB drives for a non-refundable payment (\$2 - \$10). Payments shall be made by check payable to San Diego Unified School District. If the deposit for the RFP Documents is refundable, refunds will be processed

by the District only if the RFP Documents, including all addenda, are returned intact and in good order to Crisp Imaging within ten (10) days of submitting proposal.

Mandatory Pre-Proposal Conference and Site Walk: A mandatory pre-proposal meeting and site walk will be held at the date/time indicated in the RFP Schedule. **All participants are required to meet at**

Paradise Hills Elementary School, 5816 Alleghany Street, San Diego, CA 92139, Meet at main entrance. The meeting will begin in **Building 3 Room 16** for a general project overview, followed by a tour of the school site. The pre-proposal meeting and site walk is expected to take approximately two (2) hours. Failure to attend, extreme tardiness, or to sign in will render a Contractor's Proposal ineligible.

Proposal Submission: Contractors interested in submitting a Proposal must go to <https://www.planetbids.com/portal/portal.cfm?CompanyID=43764> then search under "Bid Opportunities" for "Invitation number" **LB25-0181-08-00-G1 Paradise Hills Elementary School Whole Site Modernization LB25-0181-08-00-G2 Paradise Hills Elementary School Joint Use Field & Paradise Hills Elementary School Solar Photovoltaic LB25-0181-08-00-G3**. For new vendors, register under "New Vendor Registration".

A. Submit Your Proposal through PlanetBids with the following documents and by the date in the RFP Schedule:		Partial	Completed
RFP Response	One (1) electronic copy in PDF with bookmarks (NOTE: 50 MB size limit)		✓
Attachment No. 3	Contractor Statement of EBE Commitment		✓
	DVBE Bidders Declaration Form *	✓	
	Subcontractors List *	✓	
Attachment No. 4	GMP and Other Cost Components	✓	
B. Within 24-Hours of Proposal Due Date submit by email to nethridge@sandi.net:		Partial	Completed
Attachment No. 3	DVBE Bidders Declaration Form		✓
	Subcontractors List		✓
Attachment No. 4	GMP and Other Cost Components (refer to RFP section 2.2.3.1 information)		✓
Attachment No. 5	Schedule of Values		✓

**Adheres to Public Contract Code §4100 et seq. Subletting and Subcontracting Fair Practices Act for listing requirements. Reference Attachment No. 3 for more information.*

District / Contract Specialist: The Contract Specialist for this RFP is **Natalie Ethridge**. The Contract Specialist is the only individual authorized to make any modifications via addenda or otherwise to this RFP and the resulting contract(s), if any. All correspondence to the Contract Specialist shall be via email to nethridge@sandi.net. The Contract Specialist is the ONLY individual to contact regarding this RFP. See Cone of Silence below.

If you do not intend to submit a proposal for this Project, inform the Contract Specialist immediately.

Questions: Questions regarding this RFP must be in writing and directed only to the Contract Specialist by the date indicated in the RFP Schedule. Contractors with questions or comments about this RFP or the project should not contact any other district representative, board member, consultant, employee, or

person. Attempts by a Contractor to contact any other person may result in disqualification of that Contractor.

RFP Addenda: Contractors are solely responsible for checking the District’s online planroom at sandiegousdplans.com to determine if the District has issued any addenda to this RFP. Contractors will be prompted to acknowledge all addenda when submitting electronic proposals through PlanetBids. Failure to acknowledge and respond to any addenda issued by the District may, at the District’s sole discretion, render the Contractor’s Proposal non-responsive or incomplete and may be rejected.

Subcontractor’s Prequalification (MEP): Every subcontractor to the Contractor seeking to perform work on this bid, regardless of trade, tier, or value of the work, is required to be prequalified with the District. Bids will not be accepted from non-prequalified subcontractors. Visit sandiegounified.org/contractor-prequalification or email prequal@sandi.net for more information. Reference **Attachment No. 2** (“**District’s Subcontractor Prequalification Information**”).

- **MEP (Mechanical/Electrical/Plumbing):** Subcontractors performing work under one or more of the following license classifications, including any contractor holding A or B licenses and/or performing work of C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 and C-46, should submit their prequalification application on PlanetBids. Go to tinyurl.com/SDUSD-PlanetBids, login as a vendor, then click the menu on the left, and select prequalification to get started. MEP prequalifications must be renewed annually on the approval anniversary.

RFP Schedule: Contractors must adhere to the following RFP Schedule that the District has established. The District reserves the right to modify this RFP Schedule and will issue an addendum if it modifies this RFP Schedule.

Event	Time / Date / Deadline
District Issues RFP and Contract Documents Available	July 18, 2024
Mandatory Pre-Proposal Conference and Site Walk	July 25, 2024 at 9:00 a.m.
Deadline for Contractors to submit RFI questions regarding this RFP	August 8, 2024
Prequalifications due to District	August 8, 2024
District to respond to Contractors’ questions regarding this RFP	August 16, 2024
District to publish prequalified list	August 16, 2024
Deadline for Contractors to submit Proposal	August 22, 2024
Potential Contractor Interviews	September 10, 2024
District Negotiations with Contractor	September 12, 2024
District Board approves successful Contractor	October 22, 2024

This RFP is a formal request for proposal. This is not an offer by the District to contract with any party responding to this RFP. The District reserves the right to amend this RFP as necessary, and to reject any and all proposals if deemed in the best interest of the District. No employee, officer, agent, or representative of the District is authorized to provide oral clarifications or modifications to the RFP and Contractors shall not rely on any oral clarification or modification to the RFP. All Proposals and attachments submitted to the District in response to this RFP shall remain property of the District.

1. **GENERAL INSTRUCTIONS, REQUIREMENTS AND INFORMATION**

- 1.1. **License:** Contractor is required to possess one or more of the following State of California Contractor License(s): **B**. The Contractor's license(s) must be active and in good standing at the time of submitting its Proposal and must remain so throughout the term of the Contract.
- 1.2. **Labor Code Requirements:** Pursuant to Labor Code §1773, the Director of the Department of Industrial Relations (DIR) of the State of California has determined the generally prevailing rates of wages in the locality in which the Work is to be performed. To perform work on this project, Contractor and all of its subcontractors are required to be registered as public works contractors with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5. Only contractors with an active registration may perform work on a public works project. The rates are set forth in a schedule which may be found on the DIR website <http://www.dir.ca.gov>. Any Contractor to which a contract is awarded must pay the prevailing rates, post copies thereof at the job site, provide payroll records when required, and otherwise comply with applicable provisions of state law.
- 1.3. **Prevailing Wages:** Prevailing wage requirements apply to all public works projects and must be followed per Article 17 of the General Conditions of the Request for Proposals. The applicable prevailing wage determination during preconstruction is the one in effect on the date the GMP is first published in a newspaper of general circulation. Here, the applicable prevailing wage determination for construction services referenced in the published GMP advertisement is **2024-1**. The **first** bid advertisement date for each District defined GMP phase shall establish the applicable prevailing wage determination, regardless of how many times the Prime Contractor published an advertisement. That first bid advertisement to subcontractors shall state the applicable prevailing wage determination for construction services for the duration of that District defined GMP phase. Each District defined GMP phase for construction services may have a different prevailing wage determination based on its separate publication of the **first** bid advertisement date. Contractors should review the Labor Compliance Bulletin issued September 4, 2021, for further details. The following is a link to the Department of Industrial Relations (DIR) website to obtain rate information, and any applicable predetermine increases www.dir.ca.gov/opri/dprevagedetermination.htm.
- 1.4. **Project Stabilization Agreement (PSA):** As mentioned in RFPQ Solicitation **LB24-0496-42-00-00**, this project is subject to the Project Stabilization Agreement (PSA) adopted by the Board of Education on July 28, 2009, and as subsequently amended. The complete agreement is available for viewing and downloading at <https://sandiegounified.org/PSA>. The successful Contractor and all Subcontractors regardless of tier, will be required to execute a PSA Letter of Assent (LOA) prior to starting work, whereby Contractor and Subcontractors agree to conform to all terms and conditions set forth in the PSA.
- 1.5. **Skilled and Trained Workforce:** Contractors performing on District projects must comply with the District's PSA, which alleviates the Contractor's statutory reporting requirement regarding the employment of a "skilled and trained workforce" as defined in Public Contract Code section 2601 and required by Education Code §17407.5. Contractors should review the "**Project Stabilization Agreement and Skilled and Trained Workforce**" section of the Master Facilities Lease in the **Sample Master Site Lease and Master Facilities Lease Agreements**.
- 1.6. **Withdrawal of Proposals:** Proposals may not be withdrawn by any Contractor for a period of **ninety (90) days after** the opening of Proposals. During this time, all Contractors shall guarantee prices quoted in their respected Proposals.

- 1.7. **Examination of Contract Documents:** Each Contractor shall become fully acquainted with conditions relating to the Work to fully understand the facilities, difficulties, and restrictions related to the execution of the Work. Contractors shall thoroughly examine and be familiar with the Drawings and Specifications and all other Contract Documents. The failure of any Contractor to receive or examine any of the Contract Documents, forms, instruments, addenda, or other documents or to visit the site(s) and be acquainted with the existing conditions shall in no way relieve any Contractor from obligations with respect to its Proposal or to the contract. The submission of a Proposal shall be taken as prima facie evidence of compliance with this section.
- 1.8. **Project Geotechnical Report:** Geotechnical reports have been prepared for the Project(s) and are available for information and reference only with the rest of the digital Contract Documents. The report, in its entirety, is not part of the Contract Documents. The geological boring logs and boring site location plan are a part of the Contract Documents (See Appendix of the Technical Specifications). The opinions expressed in the report are those of the geotechnical engineer and represent interpretations of the subsurface soil conditions, text, and results of the analyses conducted by the geotechnical engineer. The District (Owner) will not be responsible for interpretations or conclusions drawn from this data by the Contractor.
- 1.9. **Interpretation of Contract Documents:** If any person contemplating submission of a Proposal for the proposed Project is in doubt as to the true meaning of any part of the Drawings, Specifications, or other portions of the Contract Documents, or finds discrepancies in, or omissions from the Drawings, Specifications, or other portions of the Contract Documents, a written request for an interpretation or correction thereof shall be submitted as a request for information (“RFI”) to the District as indicated in the RFP Schedule. Any Contractor submitting such a request is solely responsible for its prompt delivery. Any interpretation or correction, or other modification of any portion of the Contract documents will be made only by Addendum duly issued by or on behalf of the District and the District will provide a copy of each Addendum, if any, to each Contractor that has obtained a set of the Contract Documents. The District will not be responsible for any other explanations or interpretations of the Contract Documents. No Contractor may rely upon any oral interpretation, correction or modification. Failure of a Contractor to request interpretation, correction or modification of known discrepancies in, or omissions in the Drawings, Specifications or other portions of the Contract Documents shall be deemed an acknowledgment by the Contractor that if awarded the Contract for the Work, the Contractor will remedy any discrepancies and omissions at no additional cost to the District.
- 1.10. **Addenda and Amendments:** This document and any attachments, appendices and addenda will be available online from Crisp. Contractors are responsible for ensuring that electronic communication is functioning and that online documents are accessible. Should there be any questions or uncertainty that documents cannot be accessed or questions are not being received, Contractors are responsible for following up with the District by e-mail at nethridge@sandi.net. Contractor is responsible for obtaining and verifying all addenda issued by the District. Failure of a Contractor to obtain and acknowledge all addenda in its Proposal may result in its proposal being deemed as non-responsive or incomplete. Addenda issued pursuant to the above shall be made a part of the Contract Documents.
- 1.11. **Delivery of Bonds and Certificates:** Unless otherwise specified, the successful Contractor shall, within five (5) business days after written notification by the District, sign and deliver to the District: the Labor and Material Payment Bond, Performance Bond, certificates of insurance, and other required documents. In the event the successful Contractor fails or refuses to so deliver such documents by the deadline date, the District may award the work to the next qualified Contractor. *The penal sums of the Labor and Materials Payment Bond and the Performance Bond shall each be in an amount equal to the Total Direct Cost of the GMP (GCs, GRs, and Divisions 02-33). The District will*

- 1.12. *determine if the amount of a particular bond can be less than the total Contract Price depending on the phases of each of the Projects, but the successful Contractor must be prepared to provide bonds in an amount equal to the Total Direct Cost of the GMP (GCs, GRs, and Divisions 02-33). Bonds required by the Contract Documents shall be accepted by the District on District provided forms, only if issued and duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California, and financially secured through an authorized agent with an office in California.*

NOTE: *Bonds will be required for each construction GMP phase of the Project(s).*

- 1.13. **Inspection of Facilities:** The District reserves the right to inspect the facilities of the Contractor, including but not limited to its office located within seventy-five (75) miles of District's main offices, prior to award of the contract. If the District determines that after such inspection the Contractor is not capable of performance within the District's standards, its proposal will not be considered. The findings and decisions of the District shall be final.
- 1.14. **DVB Participation Program Policy:** All Proposers must comply with the District's Disabled Veteran Business (DVB) Participation Program attached hereto as Attachment No. 3.
- 1.15. **EBE Participation Program Policy:** All Proposers must comply with the District's Emerging Business Enterprise (EBE) Program attached hereto as **Attachment No. 7**.
- 1.16. **Public Records:** All Proposals and other documents responding to the RFP will become the exclusive property of the District and subject to the California Public Records Act (PRA), Government Code §6250, *et seq.* Those elements in a Proposal that are trade secrets as that term is defined in Civil Code §3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" may not be subject to disclosure. The District shall not be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of the Court. A Contractor that indiscriminately identifies all or most of its RFP or subsequent proposal as exempt from disclosure without justification may be deemed non-responsive. In the event the District is required to defend an action on a PRA request for any of the contents of an RFP or subsequent proposal marked "Confidential," "Proprietary," or "Trade Secret," the Contractor agrees, by submission of Proposal, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the PRA. ***The District will no longer provide a courtesy letter allowing contractors an additional opportunity to redact a submitted proposal. If the contractor would like to submit a redacted proposal for the District to produce in response to a potential future PRA request, email a copy of the redacted proposal (including Attachments No. 3, 4, and 5) to the Contract Specialist within seven calendar days of the proposal submission due date/time. If the District does not receive a redacted proposal by that deadline, the District will produce the original RFP proposal submission, subject to applicable exceptions, if we receive a PRA request for this RFP.***
- 1.17. **Cone of Silence:** During the evaluation of the Responses and at any point leading up to award of a contract, contact shall only be through the Contract Specialist identified in the RFP. Contractors shall neither contact (directly or indirectly) nor lobby (directly or indirectly; *for example, mentioning a District-pending award in a proposal submission*) evaluators, Board of Education Trustees, District Management, or anyone else at the District during the process. Attempts to contact, lobby, and/or influence the District, in any form, are strictly prohibited and may result in disqualification of that Contractor.

- 1.18. **Contractor Debriefs:** Effective January 13, 2022, the District will no longer perform proposal debriefs for LLB construction projects.

2. CONTENTS OF PROPOSAL

Contractors must review this RFP and especially this section carefully to understand how to prepare the separate components of their Proposal. Each Proposal must include **three (3)** components:

- **Paradise Hills Elementary School Whole Site Modernization:** Final Guaranteed Maximum Price (“GMP”)
- **Paradise Hills Elementary Joint Use Field:** Final Guaranteed Maximum Price (“GMP”)
- **Paradise Hills Elementary Solar Photovoltaic:** Final Guaranteed Maximum Price (“GMP”)

2.1. GENERAL REQUIREMENTS

- 2.1.1. **Cover Letter:** Provide a cover letter for the proposal. Letter to include the following:

2.1.1.1. License Number and a copy of CSLB license status

2.1.1.2. DIR Number and a copy of DIR registration status

- 2.1.2. **Proposed Contractor Team:** Include all key and support personnel and other members of your team that will be involved in this Project. Include specifically the résumés of all personnel who would be performing services for construction related to the Project. Define the role of each person and outline his or her availability, individual experience, responsibilities, and relevant similar project experience. Indicate personnel who will serve as primary contact(s) for the District. Include the name(s), résumé(s), project experience summary, addresses, telephone numbers, email addresses of the company manager and staff member(s) in your organization who will be assigned to work with the District and who will be authorized to make recommendations and decisions regarding work.

- 2.1.3. **Current Work Commitments / Project Limitations.** Specify the current and projected workload of Contractor for the duration of this project. Provide a statement of all recent, current, or anticipated contractual obligations with general anticipated schedules and values.

2.1.3.1. **Contractor’s limitation or surety restrictions:** Provide a letter from the Contractor’s Surety that indicates Contractor’s bonding capacity, limitations, and/or Surety restrictions related to the value of Project that Contractor can contract for and can effectively perform.

- 2.1.4. **Exceptions to the LLB Contract Documents:** Pursuant to the Contractor Acknowledgement of Master Site and Facilities Leases for RFPQ LB24-0496-42-00-00, each Contractor has agreed to be bound by the terms and conditions set forth in the District’s standard lease-leaseback contract form, and is only permitted to negotiate, if needed, related to Project-specific scope items in this RFP. **NOTE: The District will not consider any changes to the Contract Documents.**

- 2.1.5. **Emerging Business Enterprise (EBE) Program:** The District has an Emerging Business Enterprise (EBE) Program, attached hereto as part of **Attachment No. 7** that recognizes Small Business Enterprises (SBEs) and Minority- (MBE), Women- (WBE), Disabled Veteran (DVB) business enterprises, and other broadly

recognized designations. EBE goals and requirements are listed in the Request for Proposals and Qualifications.

2.1.5.1. Contractors are required to provide an EBE Participation Plan as indicated in **Attachment No. 7**, listing the following:

2.1.5.1.1. Contractors own EBE designation (if applicable) and any EBE sub-consultants and teaming partners.

2.1.5.1.2. Identify Contractor's EBE Small Business Liaison Officer (SBLO) and provide contact information and résumé. Contractor shall inform the District of any personnel changes in advance of the meetings and/or deliverables described below.

2.1.5.1.3. Contractor's proposed EBE outreach and participation strategy specific to meeting the EBE goals for this Project. This Plan should also include a project specific schedule of outreach activities.

2.1.5.1.4. Signed Contractor Statement of EBE Commitment form, provided in **Attachment No. 3**.

2.2. CONSTRUCTION SERVICES

2.2.1. **Detailed Guaranteed Maximum Price:** Provide a Guaranteed Maximum Price ("GMP") on **Attachment No. 4** to include all materials, labor, and all other costs to perform all work to construct the Projects. Contractors must completely fill out the following information (2.2.1.1. and 2.2.1.2.), including all pricing components required on the form. If any lines are left blank, the District will calculate that line at the highest category rate submitted by the Contractor. Contractor may enter zero (\$0.00 / 0%), however, Contractor will not be allowed to modify this value at the GMP submission or a later date. **To be determined "TBD", Not Applicable "N/A", "To Be Negotiated", or a range of values will not be accepted. NOTE: The District has revised the GMP structure of incorporating Allowance(s) and a Contractor Contingency (if used) without any mark-up at Contract initiation. Contractors will request mark-up during the construction phase of the Project, using predetermined District-directed values.**

2.2.1.1. **Interest Charge for Financing Portion of the GMP:** Contractors must be prepared to finance a portion of the GMP for a period of time. Although the exact amount and duration may be adjusted at the District's discretion, it is anticipated that the financing for each Project GMP will be for twelve (12) months, after completion of each Project GMP, during which time the District will make monthly Lease Payments of 1/12 of the total financed amount, plus an agreed-upon interest charge. Provide the District with your proposed interest charge for the amount financed in **Attachment No. 4**.

2.2.1.2. **Designated Subcontractors List:** Contractors must submit one copy with the Proposal, of the Designated Subcontractors List attached hereto as **Attachment No. 3** for those subcontractors that will perform services in excess of one half of one percent ($\frac{1}{2}$ of 1%) of the GMP for any portion of the Project, including labor, rendering of service, or specially fabricating and installing a portion of the Project or improvement. Failure to submit this list when required shall result in the Proposal being deemed non-responsive or incomplete and the Proposal will not be considered. The identified subcontractors shall be afforded the protections of the Subletting

and Subcontracting Fair Practices Act. (Public Contract Code §4100, et seq.).

2.2.1.3. DVB Contractor Declaration: Contractors must submit a complete “DVB Contractor Declaration” element of Attachment No. 3, to list the Disabled Veteran Businesses (DVBs) at all tiers that the Contractor and its subcontractors are committing to use on the Project. The Declaration must include the DVB subcontractor/suppliers' full addresses, contact information, work to be performed or supplies to be provided, California DVBE Certification Numbers or Small Business Administration SDVOSB Certification Numbers, and estimated dollar value and corresponding percentage of the Total GMP at the time of submitting its GMP Submittal(s).

2.2.2. **Schedule of Values:** Contractors must submit their proposed preliminary Schedule of Values attached hereto as **Attachment No. 5**. The District expects your Schedule of Values to include the information indicated in the attached form.

2.2.3. **Value Engineering:** Provide a list of potential Value Engineering (VE) and or enhancement items for each Project GMP as part of the Proposal, as referenced in **Attachment No. 4**. The District is seeking a Contractor that has direct experience and ability to demonstrate an aptitude to “value engineer” or analyze a project’s plans, components, and features, and find more efficient and cost-effective means, methods or alternatives. Provide costs for each item included within the VE list. **NOTE: To be determined “TBD”, Not Applicable “N/A”, “To Be Negotiated”, or a range of values will not be acceptable** in the “Cost Savings” column.

2.2.3.1. **Accessories, Additional Components, and Upgrades:** Provide your pricing list/catalogue of optional accessories, additional components and enhancements available to the District for each of the Projects as referenced in **Attachment No. 4**.

2.2.4. **Construction Schedule:** Provide a preliminary construction schedule for the Project, indicating significant milestones, all critical path items, and durations for scopes of work. Include in your Proposal a detailed written statement of the proposed methodology and timeline for providing the full spectrum of construction services required to successfully implement and support the scope of work and services detailed in this RFP. Describe your method of communication to District staff concerning progress of the implementation. Contractors shall state their responsibilities and state any requirements of the District necessary for the successful execution and completion of the scope of work and services to the acceptance of the District. Contractor to provide, at a minimum, the following information:

2.2.4.1. Statement of understanding related to the scope of work.

2.2.4.2. Timeline and description of implementation process and key milestones. Reference Specification Section 01 10 00 “Summary” and phasing plan for additional information on proposed key milestone dates.

2.2.4.3. Description of how the Project will be managed according to priority of work and identified sequencing and phasing.

2.2.4.4. Describe any challenges/obstacles associated with the implementation of the Project scope.

2.2.4.5. Provide Suggestions to the timeline or obstacles that could benefit the overall cost to implement the Project. Provide suggestions to key milestone dates to phases that appear difficult to achieve.

2.2.4.6. Provide Gantt chart (or similar) proposed schedule for construction. Provide enough detail to identify significant milestones, all critical path items, durations, sequencing and/or phasing for major scope of work components.

3. DISTRICT'S EVALUATION CRITERIA

3.1 The Contractor will be selected based on the "best value" as determined by the District based on the following factors:

Paradise Hills Elementary School Whole Site Modernization, Joint Use Field, and Solar Photovoltaic		
Contents of Proposal	Item	Possible Proposal Points
2.1.2	Proposed Contractor Team	25
2.1.3	Current Work Commitments / Project Limitations	25
2.1.5	Emerging Business Enterprise (EBE) Program	15
2.2.1 – 2.2.2	Compensation (Attachment No. 4)	75
2.2.3	Value Engineering	15
2.2.4	Schedule/Timeliness	50
Total Possible Points		205

District intends to select one (1) contractor for the Project(s) and will base the Best Value award on the above evaluation and by the following weights given to each of the Projects:

Paradise Hills Elementary – Whole Site Modernization – GMP #1	70%
Paradise Hills Elementary – Joint Use Field GMP #2	25%
Paradise Hills Elementary – Solar Photovoltaic GMP #3	5%

- 3.2 The District may, at its sole discretion, interview some or all of the Contractor(s) that submit a Proposal.
- 3.3 If the District elects to conduct interviews, the method of determining the awarded Contractor will be based solely on the interview score. In other words, the District will NOT combine the scores of the proposal and the interview evaluations.
- 3.4 If the District elects to conduct interviews, the criteria for the interview will be at the District's discretion, based upon the proposals received. Contractors will be notified in writing of the topic(s) to be included in the interview evaluation. Contractor(s) can expect the format to be question and answer, no presentation will be permitted.
- 3.5 Scoring for the interview will be provided at the interview.
- 3.6 The District reserves the right to investigate the qualifications of all Contractors under consideration and to confirm any part of the information furnished by the Contractor, or to require other evidence of managerial, financial or technical capabilities which are considered necessary for the successful performance of the work. Proposals will be evaluated according to the entire responses provided.
- 3.7 Once the Proposals have been reviewed, District staff may choose to begin negotiations with the Contractor that District staff, in its opinion, believes offers the best value to the District based on receiving the highest best value score, and may commence negotiations of services with that Contractor. The scope specific final exceptions for this project will be mutually agreed upon by both parties and will be memorialized in the Master Site Lease and Master Facilities Lease within the specific item as well as documented in **Exhibit H, Supplementary Conditions (including Negotiated Changes and Clarifications to the Contract)**.
- 3.8 If the District is unable to successfully negotiate a satisfactory contract with terms and conditions the District determines to be fair and reasonable, the District may then commence negotiations with the next Contractor that it believes offers the next best value, in sequence, until a contract is reached or determination is made to reject all Proposals.
- 3.9 Final selection of a Contractor shall be at the sole discretion of the District's Board of Education at a public meeting after recommendation from District staff. A single Contractor will be selected for delivery and financing of the Project.
- 3.10 If a commitment is made, it will be to the most qualified respondent meeting the evaluation criteria of this RFP, and with whom the District is able to successfully negotiate the terms and conditions of the required Contract, as **Attachment No. 6** to this RFP.

ATTACHMENT NO. 1 – PROJECT DESCRIPTION AND SCOPE OF WORK

1. BACKGROUND

San Diego Unified School District's capital improvements are funded by four General Obligation bond measures, Propositions S, and Z, and Measures U and YY. In an effort to provide a quality school in every neighborhood, the district is using Propositions S and Z, and Measures U and YY funds to repair, renovate, and revitalize district schools. As part of the General Obligation bond measures, Paradise Hills Elementary School has been identified and approved for the Whole Site Modernization & Joint Use Field.

2. PROJECT NAMES AND GMPS

This Project involves three (3) DSA packages:

2.1 Paradise Hill Elementary School Whole Site Modernization, 04-121567 – GMP #1

- a. Construction of one new 17,000 square foot two-story building, general alteration to (5) existing classroom buildings, and demolition of (1) existing classroom building.

2.2 Paradise Hills Elementary School Joint Use Field, 04-122959 – GMP #2

- a. This project involves two and one-quarter acres (2.25) of field improvements.

2.3 Paradise Hill Elementary School Photovoltaic Solar, 04-123619 – GMP #3

- a. Construction of solar photovoltaic (PV) system.

3. PRELIMINARY ANTICIPATED PROJECT SCHEDULE (Subject to change at the District's discretion prior to issuance of construction NTP)

Construction Services WSM GMP 1	Start: 10/2024 - Completion: 02/2026
Construction Services JUF GMP 2	Start: 09/2026 - Completion: 03/2027
Construction Services Solar PV GMP 3	Start: 06/2025 - Completion: 08/2025

Project: Completed Work – For Information Only

The construction documents for Project are divided into Increments 1 and 2. Increment 1 work includes primarily demolition and grading for the Project where the buildings A, B, C & D are located. Increment 1 work has been completed recently. Record information for Increment 1 work is available upon request.

PARADISE HILLS ELEMENTARY SCHOOL

4. CONSTRUCTION AND POST-CONSTRUCTION SERVICES:

The LLB Contractor shall not proceed with any work unless and until the GMP is approved by the Board of Education at a public meeting and a Notice to Proceed with Construction Phase work is issued by the District. No work for which a contractor is required to be licensed in accordance with Article 5 (commencing with Section 7065) of Chapter 9 of Division 3 of the Business and Professions Code, and for which Division of the State Architect approval is required, can be performed before receipt of the required Division of the State Architect approval.

The construction phase is anticipated to be **twenty-nine (29)** months, followed by a post-construction occupancy phase of twelve (12) months.

- 4.1. **GMP #1:** Construction of a new two-story administration building with classrooms and administrative space (building 100), (3) shade structures, and (1) marquee sign. General alteration to (5) existing classroom buildings (buildings 200, 300, 400, 800 and 900). Demolition of (1) existing permanent classroom building (700), abatement and demotion of (10) portable classrooms and (1) portable restroom building. Campus-wide ADA access, fire alarm, security camera upgrade and playground re-striping.
- 4.2. **GMP #2:** Construction of (1) Joint Use Field, restroom alterations to (2) existing buildings (700 and 800) and site access improvements.
- 4.3. **GMP #3:** Construction of solar photovoltaic (PV) system utilizing pre-check ("PC") approved structural canopy system installation; additional electrical infrastructure related to PV system in building 200. Demolition of existing play equipment. Off-site utility connections for domestic water, and irrigation water, sidewalk, curb and gutter improvements along Alleghany Street and Westport Street.

Construct off/onsite work as necessary to support the buildings and associated improvements. Services generally required are execution of subcontracts, provide on-site support and logistics including but not limited to temporary construction office trailers and equipment, supervise and direct the work, ensure a safe project/site, participate in project meetings, manage the construction costs, coordinate the work with the different subcontractors in an efficient manner, update the monthly construction schedule, coordinate equipment start-up and acceptance testing, training, prepare record construction documents, and close-out of the project. Reference Division 1 Specification Requirements. The school site will be occupied during the construction phase.

5. PROJECT DESIGN SCOPE OF WORK DESCRIPTION

- 5.1 **GMP #1:** The Whole Site Modernization includes the renovation of existing buildings 300, 800 and 900. There will also be the construction of a new 2-Story Classroom and Administration Building. The kindergarten classroom of Building 400 will be renovated. Other upgrades on the site will include fire alarm & security upgrades to all buildings. The eleven existing portables on site will be demolished and removed to make room for the permanent 2-Story Classroom Building.
- 5.2 **GMP #2:** The natural turf Joint Use Field at Rowan Elementary School is funded, designed and constructed by the District according to the City Parks and Recreation Design Guide. The field is approximately 1.16 acres, replacing a decomposed granite field. The project is part of the City's "Play All Day" parks program, coordinated through its Planning Department. Features to be incorporated include a natural turf field, asphalt walking path, trees and plants, drinking fountain, and fencing to separate school from public during exclusive school use periods. The field will be used by students during the day and the neighborhood in the evenings and on weekends.
- 5.3 **GMP #3:** The site improvements include hard surface upgrades, play equipment, shade structures, solar PV array and a new parking lot and drop off area for the school. The work includes new sidewalks and repairs throughout the site to improve accessibility and satisfy California Building Code requirements. The parking lot will provide parking for staff and visitors during school and for the public using the Joint Use Field after school.

ATTACHMENT NO. 2 – DISTRICT’S SUBCONTRACTOR PREQUALIFICATION INFORMATION

PREQUALIFICATION REQUIREMENTS. Every subcontractor to the Contractor seeking to perform work for this Contract, regardless of trade, tier, or value of the work, is required to be prequalified. Prequalification Applications must be received by the respective dates indicated in the RFP Schedule and remain in good standing throughout the duration of this RFP. **Applications submitted after the date and time indicated in the RFP Schedule may not be approved in time for this solicitation.** Visit sandiegounified.org/contractor-prequalification or email Prequal@sandi.net for more information.

PREQUALIFICATION STATUS. Subcontractors are solely responsible to verify their current prequalification status. Subcontractors may verify their prequalification status by sending an email to the contact below, by logging into the SDUSD PlanetBids Vendor Portal (Prime/MEP contractors), or by going to the contractor prequalification site (above) to see a current list of prequalified contractors.

MEP SUBCONTRACTORS: Mechanical, electrical, or plumbing (“MEP”) subcontractors, regardless of value of their work, with the following license classifications are required to be prequalified by the District: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46.

NEW OR RENEWAL OF EXISTING PREQUALIFICATIONS FOR MEP SUBCONTRACTORS. Subcontractors must be a registered SDUSD PlanetBids vendor to complete the prequalification process. Go to tinyurl.com/SDUSD-PlanetBids and login as a vendor, then click the menu on the left, and select prequalification to get started.

PREQUALIFICATION CONTACT: All prequalification inquiries must be submitted to the Construction Contracts Assistant at Prequal@sandi.net. Note in your email the specific project you are interested in.

NOTE: *Subcontractor prequalification is not required at the preconstruction phase. However, subcontractor prequalification will be required for each Guaranteed Maximum Price (GMP) phase of the Project(s).*

**ATTACHMENT NO. 3 – DVB PARTICIPATION DOCUMENTATION AND DESIGNATED
SUBCONTRACTORS LIST**

**DISABLED VETERAN BUSINESS (DVB)
PARTICIPATION PROGRAM OVERVIEW AND RESOURCES**

1. **Disabled Veteran Businesses (DVBs).** DVBs include Small Business Administration (SBA) certified Service-Disabled Veteran-Owned Small Businesses (SDVOSBs) and California Department of General Services (DGS) certified Disabled Veteran Business Enterprises (DVBEs).
2. **DVB Participation Program Policy.** Through the DVB participation program, the District encourages contractors to ensure maximum opportunities for the participation of DVBs in the Work of the Contract.

Pursuant to the board-approved resolution in support of DVBs approved on May 10, 2011, the District has replaced the good faith effort with a mandatory requirement of 3% for DVB participation in all construction related contracts, including Master Facilities Leases. Contractor must meet or exceed 3% DVB participation. The failure of any Contractor to strictly comply with the District's DVB Participation Program Policy will result in rejection of a Contractor's Guaranteed Maximum Price (GMP) submittal(s) for non-responsiveness or incompleteness. Businesses that act as Brokers, Fronts and Pass-throughs are not permitted; all DVBs must provide a Commercially Useful Function.

The District's commitment to the achievement of DVB Participation Requirement for the Work of the Contract shall not, however, result in the District's discrimination in the award of the Contract on the basis of ethnic group identification, ancestry, religion, age, sex, race, color, or physical or mental disability.

Information regarding the DVB participation program, including links to find certified DVBEs and certified SDVOSBs is available at www.sandiegounified.org/DVB.

3. **Definitions.** Definitions for terms and acronyms used in this DVB Participation Program Policy are included in Exhibit K of the Master Facilities Lease.
4. **Participation Requirement**
 - 4.1 **Participation Requirement Defined.** The term "Participation Requirement" is a numerically expressed condition of DVB participation in performing the Work of the Contract.
 - 4.2 **DVB Participation.** The Proposal of a Contractor shall be deemed responsive only if the Contractor commits to achieving or exceeding the DVB Participation Requirement of three percent (3%) across the Project. The Contractor's commitment to achieving or exceeding the Participation Requirement will not by itself render the proposal of such Contractor to be qualified.
DVB participation may be achieved using DVBs at any contractor tier and may include subcontractors, suppliers, manufacturers, equipment providers, certain types of professional services like Building Information Modeling (BIM), Stormwater Pollution Prevention Plan (SWPPP) and/or Right of Way consultants, and other ancillary services related to the completion of the contract like utility locating services, site security, trailer cleaning services, trucking companies, and others.
DVBEs are required to have a current and valid certification from the DGS for the business type and classification as listed on the proposal. SDVOSBs are required to have a current and valid certification from the SBA relevant to the bid (e.g., NAICS Code); self-certification will not be accepted.
 - 4.3 **Exclusions.** The District expressly prohibits brokers, pass-throughs and fronts.
 - 4.4 **DVB Specific Substitution Requirements.** See Exhibit G Article 5 for DVB specific substitution process requirements.

5. **DVB Program Reporting**

5.1. **DVB Contractor Declaration.** Contractors must submit a complete “DVB Contractor Declaration” element of Attachment No. 3, to list the DVBS at all tiers that the Contractor and its subcontractors are committing to use on the Project. The Declaration must include the subcontractor/suppliers’ full addresses, contact information, work to be performed or supplies to be provided, California DVBE Certification Numbers or federal Small Business Administration SDVOSB Certification Numbers, and corresponding percentage of the Total GMP at the time of submitting its GMP Submittal(s).

NOTE: Designated DVB Participation Documentation is not required for Preconstruction Services-only elements of the Work. However, it will be required at time of GMP development/submittal(s). If Contractor has incorporated DVB subconsultant(s) as part of their preconstruction team, submit a copy of DVB Contractor Declaration as a part of your Preconstruction RFP submittal, form available from Contract Specialist upon request.

5.2. **DVB Subcontracting Report.** Contractor will be required to submit a “Prime Contractor’s Subcontracting Report” at the culmination of each GMP. This report summarizes the DVB participation achieved throughout the Project and compares this to the original commitments made in the DVB Contractor Declaration form.

5.3. Per Master Facilities Lease, Exhibit C, 5.2.6 “Timing of the Lease Payment and Interest Due on Lease Payments”, the DVB Subcontracting Report is required to be submitted as one condition towards the execution of the Memorandum of Commencement (MOC). The District will approve the Report when the Contractor has met the DVB participation mandatory requirement. This form is included in Exhibit K of the Master Facilities Lease.

6. **SB588 DVBE Subcontracting Reporting.** Senate Bill 588 (SB588), which is codified in Mil. & Vets. Code, applies to all contracts awarded as of January 1, 2021, with a commitment to use DVBE subcontractors that involve an expenditure of state funds. State funded projects will be identified upon Contract award by the Contract Specialist. Contractor must certify all payments have been made to the DVBE subcontractors by submitting the Prime Contractor’s DVBE Subcontracting Report (DGS PD 810P) to the District.

The Report must include (1) the total amount the prime Contractor received under the Contract; (2) the name and address of the DVBE(s) that participated in the performance of the Contract; (3) the amount each DVBE received from the prime Contractor; (4) that all payments under the Contract have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.) Failure to submit this Report within 30 days’ notice from the District will result a permanent withholding of \$10,000 from the final payment or the full payment if less than \$10,000. The District accepts certified DVBS.

7. **DVB Resource Information**

District’s Disabled Veteran Business Participation Tip Sheet	http://www.sandiegounified.org/DVB
Small Business Association (SBA) Dynamic Small Business Search (DSBS) SDVOSB database	https://dsbs.sba.gov/
State of California DVBE database	https://caleprocure.ca.gov/pages/PublicSearch/supplier-search.aspx

Veterans In Business (VIB) Network	www.vibnetwork.org
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8. **Outreach Team.** The District's Business Outreach Team can also be reached for assistance:
- a. Karen Linehan, Outreach Program Manager at klinehan@sandi.net; or
 - b. Alma D. Bañuelos, Business Outreach Coordinator at abanuelos@sandi.net; or
 - c. Sidney Hucklebridge-Key, Lease-Leaseback Outreach Coordinator at shucklebridge@sandi.net.
9. **List of Attachment No. 3 Documents.** Electronic forms are available upon request by email to Outreach Team.
- 9.1. **Lease-Leaseback Contractor Statement of Emerging Business Enterprise Commitment**
 - 9.2. **DVB Contractor Declaration**
 - 9.3. **Subcontractors List**



Business Outreach, Lease Leaseback Projects
Facilities, Planning and Construction

**LEASE-LEASEBACK CONTRACTOR
STATEMENT OF EMERGING BUSINESS ENTERPRISE COMMITMENT**

Company Name: _____

Project Name: _____

INFORMATION/INSTRUCTIONS:

Pursuant to the Request for Proposal and Master Site and Master Facility Lease documents, Contractor is required to develop a project specific Emerging Business Enterprise (EBE) Participation Plan on this Agreement. EBEs include small business and woman-, minority-, and disabled veteran-owned business enterprises. Contractor shall hereby commit to the following (affirm by checking the boxes next to the statements and execute below):

- Contractor understands that the San Diego Unified School District (District) has a mandatory three percent (3%) requirement for Disabled Veteran Business (includes DVBE and SDVOSB) participation on all construction projects regardless of value.
- Contractor understands that the District's goals for Lease-Leaseback project are as follows: EBE is 50%, DVB is 5%, MBE is 8%, WBE is 7% and SBE is 40%. While EBE goals are not mandatory, Contractor understands that the District's Board of Education strongly supports and encourages engaging EBEs in District construction projects.
- Contractor commits to engaging EBE subcontractors, suppliers, equipment providers, and manufacturers in this project to the fullest extent possible.
- Contractor commits to proactively working with the District's Business Outreach Team in an effort to engage EBEs in this project.
- The Contractor's EBE participation commitment shall be based upon the anticipated net Guaranteed Maximum Price, including; Preconstruction services, all Subcontract costs, Contractor self-performed work, General Conditions, Fees, Allowances, Overhead and Profit, Bonds and Insurance, and any awarded alternatives.
- By signing this Statement of EBE Commitment, I agree to the above statements and certify under penalty of perjury that the information provided is true and correct.

Printed Name: _____

Title: _____

Signature: _____

Date: _____

**ELECTRONIC TEMPLATE AVAILABLE VIA REQUEST TO OUTREACH TEAM
FACILITIES PLANNING & CONSTRUCTION :: 4860 Ruffner Street San Diego, CA 92111**

DISABLED VETERAN BUSINESS (DVB) CONTRACTOR DECLARATION

1. **GENERAL INFORMATION:**

Prime Contractor Name: _____

Is the Prime a DVB? Yes No

Project Name: _____

2. **CERTIFICATION:** By executing and submitting this DVB Contractor Declaration, I represent to the District that each DVB identified is duly and properly certified/verified in conformity with the District's DVB Participation Program Policy and all applicable laws. I also acknowledge that the District has a mandatory requirement of **three percent (3%)** for DVB participation on all construction projects regardless of value and certify that our company **will meet or exceed 3%** DVB participation on this project. **I understand that if the District cannot verify the participation requirement with the subcontractors/suppliers listed, the proposal will be deemed non-responsive. No exceptions.**

Total GMP Including All Costs and Allowances	Total DVB Dollar Value (\$) Committed	Total DVB Percentage (%) Committed

3. **AUTHORITY TO EXECUTE:** The individual executing this DVB Contractor Declaration on behalf of the bidder warrants and represents to the District that they are duly authorized to execute this document on behalf of the Contractor.

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

Signature: _____

Printed Name: _____

Date: _____

4. **DVB SUBCONTRACTOR/SUPPLIER LIST:**

Complete all shaded columns at time of bid. You may attach additional pages if necessary. Contractor shall submit within 24 hours of the bid opening a complete DVB Contractor Declaration with ALL columns completed. Subcontractors/suppliers listed MUST possess a current and valid California Department of General Services DVBE certification or SDVOSB verification letter from the Department of Veteran's Affairs Center for Verification and Evaluation or their percentage will not count toward the participation requirement.

DVB Subcontractor/Supplier: Company Name & Address Contact Person: Phone & Email	CA DVBE Certification # or SDVOSB Verification Letter Date	Hiring Contractor	Work to be performed or <u>specific</u> supplies provided for this contract. Provide UNSPSC Classification Number(s)	Estimated DVB Dollar Value (\$)	Corresponding % of Total GMP

SUBCONTRACTORS LIST

CONTRACTOR TO PROVIDE A FINAL SUBCONTRACTORS LIST AT A LATER DATE AFTER DSA HAS APPROVED THE PLANS AND THE CONTRACTOR AND DISTRICT AGREE ON THE TIMING AND STRUCTURE TO ADVERTISE AND SOLICIT SUBCONTRACTOR PRICING.

Under Public Contract Code section 4100 et. seq. known as the Subletting and Subcontracting Fair Practices Act, all subcontractors (defined under Public Contract Code section 4113 and Business & Professions Code section 7026) to the prime contractor performing work in excess of 0.5% of the bid must be listed. **At time of bid**, Contractor must list the name and location of business, contractor's license number, trade/portion of work, and the DIR Registration Number of every listed subcontractor. **Within twenty-four (24) hours of the bid opening**, provide all required information on the Subcontractors List per Public Contract Code section 4104(a)(3)(A).

Percentage of Contract Value: The Bidder shall stipulate what percentage of work a subcontractor will perform in relation to the total bid value.

List all DVB subcontractors in the DVB bidder declaration due at time of bid as well as in this subcontractors list. If a subcontractor is performing more than one trade, please list all trades separately in case there is a need for a subcontractor substitution after awarding the contract.

PROPOSER'S COMPANY NAME: _____

Trade/Portion of the Work	Subcontractor Name and CSLB License Number	CSLB License Classification	Subcontractor Business Address	% of Total Contract Price	DIR Registration Number



Business Outreach, Lease Leaseback Projects
Facilities, Planning and Construction

**LEASE-LEASEBACK CONTRACTOR
STATEMENT OF EMERGING BUSINESS ENTERPRISE COMMITMENT**

Company Name: _____

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- Contractor commits to engaging EBE subcontractors, suppliers, equipment providers, and manufacturers in this project to the fullest extent possible.
- Contractor commits to proactively working with the District's Business Outreach Team in an effort to engage EBEs in this project.
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- By signing this Statement of EBE Commitment, I agree to the above statements and certify under penalty of perjury that the information provided is true and correct.

Printed Name: _____

Title: _____

Signature: _____

Date: _____

**ELECTRONIC TEMPLATE AVAILABLE VIA REQUEST TO OUTREACH TEAM
FACILITIES PLANNING & CONSTRUCTION :: 4860 Ruffner Street San Diego, CA 92111**

DISABLED VETERAN BUSINESS (DVB) CONTRACTOR DECLARATION

5. **GENERAL INFORMATION:**

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Is the Prime a DVB? Yes No

Project Name: _____

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Total GMP Including All Costs and Allowances	Total DVB Dollar Value (\$) Committed	Total DVB Percentage (%) Committed

7. **AUTHORITY TO EXECUTE:** The individual executing this DVB Contractor Declaration on behalf of the bidder warrants and represents to the District that they are duly authorized to execute this document on behalf of the Contractor.

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

Signature: _____

Printed Name: _____

Date: _____

8. **DVB SUBCONTRACTOR/SUPPLIER LIST:**

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DVB Subcontractor/Supplier: Company Name & Address Contact Person: Phone & Email	CA DVBE Certification # or SDVOSB Verification Letter Date	Hiring Contractor	Work to be performed or <u>specific</u> supplies provided for this contract. Provide UNSPSC Classification Number(s)	Estimated DVB Dollar Value (\$)	Corresponding % of Total GMP

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PROPOSER'S COMPANY NAME: _____

Trade/Portion of the Work	Subcontractor Name and CSLB License Number	CSLB License Classification	Subcontractor Business Address	% of Total Contract Price	DIR Registration Number



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Project Name: _____

INFORMATION/INSTRUCTIONS:

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Printed Name: _____

Title: _____

Signature: _____

Date: _____

**ELECTRONIC TEMPLATE AVAILABLE VIA REQUEST TO OUTREACH TEAM
FACILITIES PLANNING & CONSTRUCTION :: 4860 Ruffner Street San Diego, CA 92111**

DISABLED VETERAN BUSINESS (DVB) CONTRACTOR DECLARATION

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Is the Prime a DVB? Yes No

Project Name: _____

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Total GMP Including All Costs and Allowances	Total DVB Dollar Value (\$) Committed	Total DVB Percentage (%) Committed

11. **AUTHORITY TO EXECUTE:** The individual executing this DVB Contractor Declaration on behalf of the bidder warrants and represents to the District that they are duly authorized to execute this document on behalf of the Contractor.

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

Signature: _____

Printed Name: _____

Date: _____

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DVB Subcontractor/Supplier: Company Name & Address Contact Person: Phone & Email	CA DVBE Certification # or SDVOSB Verification Letter Date	Hiring Contractor	Work to be performed or <u>specific</u> supplies provided for this contract. Provide UNSPSC Classification Number(s)	Estimated DVB Dollar Value (\$)	Corresponding % of Total GMP

SUBCONTRACTORS LIST

CONTRACTOR TO PROVIDE A FINAL SUBCONTRACTORS LIST AT A LATER DATE AFTER DSA HAS APPROVED THE PLANS AND THE CONTRACTOR AND DISTRICT AGREE ON THE TIMING AND STRUCTURE TO ADVERTISE AND SOLICIT SUBCONTRACTOR PRICING.

Under Public Contract Code section 4100 et. seq. known as the Subletting and Subcontracting Fair Practices Act, all subcontractors (defined under Public Contract Code section 4113 and Business & Professions Code section 7026) to the prime contractor performing work in excess of 0.5% of the bid must be listed. **At time of bid**, Contractor must list the name and location of business, contractor's license number, trade/portion of work, and the DIR Registration Number of every listed subcontractor. **Within twenty-four (24) hours of the bid opening**, provide all required information on the Subcontractors List per Public Contract Code section 4104(a)(3)(A).

Percentage of Contract Value: The Bidder shall stipulate what percentage of work a subcontractor will perform in relation to the total bid value.

List all DVB subcontractors in the DVB bidder declaration due at time of bid as well as in this subcontractors list. If a subcontractor is performing more than one trade, please list all trades separately in case there is a need for a subcontractor substitution after awarding the contract.

PROPOSER'S COMPANY NAME: _____

Trade/Portion of the Work	Subcontractor Name and CSLB License Number	CSLB License Classification	Subcontractor Business Address	% of Total Contract Price	DIR Registration Number

ATTACHMENT NO. 4 – GMP AND OTHER COST COMPONENTS
 (To be submitted as part of each Contractor’s Proposal)

PROPOSER’S COMPANY NAME: _____

PARADISE HILLS ELEMENTARY SCHOOL WHOLE SITE MODERNIZATION

Contractor hereby submits the following **Guaranteed Maximum Price** for the construction of the project, which includes, without limitation, all necessary labor, materials, tools, equipment, apparatus, facilities, utilities, services, transportation, overhead, supervision, general conditions and administration costs, permits, fees, taxes and profit.

GMP SUMMARY.

DIRECT COSTS:		
Divisions 02 00 00 – 33 46 00	\$	-
Division 01 00 00 (General Conditions & General Requirements)	\$	-
Subtotal A (Direct Costs)	\$	-
INDIRECT COSTS:		
Fee/Profit (as a percentage of direct costs) if any, that is in addition to any mark-up	%	\$ -
Subcontractor Bond Cost (If applicable, as a percentage of direct costs)	%	\$ -
Insurance Cost (as a percentage of direct costs)	%	\$ -
Builders Risk Insurance (If applicable and, directed by District’s Risk Management, as a percentage of direct costs)		TBD
Earthquake Insurance (If applicable and, directed by District’s Risk Management, as a percentage of direct costs)		TBD
Subtotal B (Indirect Costs)	\$	-
Contractor Bond Cost (as a percentage of Subtotals A+B)	%	\$ -
Subtotal C (Subtotal A+B+ Contractor Bond Cost)	\$	-
Contractor Contingency (as a percentage of direct costs). May be used at the Contractor’s request only upon obtaining the District’s prior written approval as further defined in Exhibit C of the Master Facilities Lease. <i>Not to exceed 3%.</i>	%	\$ -
Allowances	\$	-
Subtotal D (Contractor Contingency + Allowances)	\$	-
GRAND TOTAL (SUBTOTALS A+B+C+D)	\$	-
Post-Construction Estimated Financed Amount is anticipated to be less than five percent (5%) of the GMP over twelve (12) months, financed and paid over the post construction period. State the Contractor’s proposed interest charge (financing percentage) for this Project.		%

PROPOSER'S COMPANY NAME: _____

Rebates/Benefits. Describe in detail all terms and conditions of any rebate program and/or any other offering or benefit to the District available with your proposed solution. *Provide on separate sheet if necessary.*

Name of Rebate Program	Terms and Conditions of Rebate	Savings/Benefit to the District

Value Engineering/Accessories/Optional Products/ Modifications.

Item No.	Spec Section	Description	Cost Savings
1.			\$
2.			\$
3.			\$
4.			\$
5.			\$
6.			\$
7.			\$
8.			\$
9.			\$
10.			\$
11.			\$
12.			\$
13.			\$
14.			\$
15.			\$
		Add additional pages, or catalogue of products.	

ATTACHMENT NO. 4 – GMP AND OTHER COST COMPONENTS
 (To be submitted as part of each Contractor’s Proposal)

PROPOSER’S COMPANY NAME: _____

PARADISE HILLS ELEMENTARY SCHOOL JOINT USE FIELD

Contractor hereby submits the following **Guaranteed Maximum Price** for the construction of the project, which includes, without limitation, all necessary labor, materials, tools, equipment, apparatus, facilities, utilities, services, transportation, overhead, supervision, general conditions and administration costs, permits, fees, taxes and profit.

GMP SUMMARY.

DIRECT COSTS:		
Divisions 02 00 00 – 33 46 00		\$ -
Division 01 00 00 (General Conditions & General Requirements)		\$ -
Subtotal A (Direct Costs)		\$ -
INDIRECT COSTS:		
Fee/Profit (as a percentage of direct costs) if any, that is in addition to any mark-up	%	\$ -
Subcontractor Bond Cost (If applicable, as a percentage of direct costs)	%	\$ -
Insurance Cost (as a percentage of direct costs)	%	\$ -
Builders Risk Insurance (If applicable and, directed by District’s Risk Management, as a percentage of direct costs)		TBD
Earthquake Insurance (If applicable and, directed by District’s Risk Management, as a percentage of direct costs)		TBD
Subtotal B (Indirect Costs)		\$ -
Contractor Bond Cost (as a percentage of Subtotals A+B)	%	\$ -
Subtotal C (Subtotal A+B+ Contractor Bond Cost)		\$ -
Contractor Contingency (as a percentage of direct costs). May be used at the Contractor’s request only upon obtaining the District’s prior written approval as further defined in Exhibit C of the Master Facilities Lease. <i>Not to exceed 3%.</i>	%	\$ -
Allowances		\$ -
Subtotal D (Contractor Contingency + Allowances)		\$ -
GRAND TOTAL (SUBTOTALS A+B+C+D)		\$ -
Post-Construction Estimated Financed Amount is anticipated to be less than five percent (5%) of the GMP over twelve (12) months, financed and paid over the post construction period. State the Contractor’s proposed interest charge (financing percentage) for this Project.		%

PROPOSER'S COMPANY NAME: _____

Rebates/Benefits. Describe in detail all terms and conditions of any rebate program and/or any other offering or benefit to the District available with your proposed solution. *Provide on separate sheet if necessary.*

Name of Rebate Program	Terms and Conditions of Rebate	Savings/Benefit to the District

Value Engineering/Accessories/Optional Products/ Modifications.

Item No.	Spec Section	Description	Cost Savings
1.			\$
2.			\$
3.			\$
4.			\$
5.			\$
6.			\$
7.			\$
8.			\$
9.			\$
10.			\$
11.			\$
12.			\$
13.			\$
14.			\$
15.			\$
		Add additional pages, or catalogue of products.	

ATTACHMENT NO. 4 – GMP AND OTHER COST COMPONENTS
 (To be submitted as part of each Contractor’s Proposal)

PROPOSER’S COMPANY NAME: _____

PARADISE HILLS ELEMENTARY SCHOOL SOLAR PHOTOVOLTAIC

Contractor hereby submits the following **Guaranteed Maximum Price** for the construction of the project, which includes, without limitation, all necessary labor, materials, tools, equipment, apparatus, facilities, utilities, services, transportation, overhead, supervision, general conditions and administration costs, permits, fees, taxes and profit.

GMP SUMMARY.

DIRECT COSTS:		
Divisions 02 00 00 – 33 05 00	\$	-
Division 01 00 00 (General Conditions & General Requirements)	\$	-
Subtotal A (Direct Costs)	\$	-
INDIRECT COSTS:		
Fee/Profit (as a percentage of direct costs) if any, that is in addition to any mark-up	%	\$ -
Subcontractor Bond Cost (If applicable, as a percentage of direct costs)	%	\$ -
Insurance Cost (as a percentage of direct costs)	%	\$ -
Builders Risk Insurance (If applicable and, directed by District’s Risk Management, as a percentage of direct costs)		TBD
Earthquake Insurance (If applicable and, directed by District’s Risk Management, as a percentage of direct costs)		TBD
Subtotal B (Indirect Costs)	\$	-
Contractor Bond Cost (as a percentage of Subtotals A+B)	%	\$ -
Subtotal C (Subtotal A+B+ Contractor Bond Cost)	\$	-
Contractor Contingency (as a percentage of direct costs). May be used at the Contractor’s request only upon obtaining the District’s prior written approval as further defined in Exhibit C of the Master Facilities Lease. <i>Not to exceed 3%.</i>	%	\$ -
Allowances	\$	-
Subtotal D (Contractor Contingency + Allowances)	\$	-
GRAND TOTAL (SUBTOTALS A+B+C+D)	\$	-
Post-Construction Estimated Financed Amount is anticipated to be less than five percent (5%) of the GMP over twelve (12) months, financed and paid over the post construction period. State the Contractor’s proposed interest charge (financing percentage) for this Project.		%

PROPOSER'S COMPANY NAME: _____

Rebates/Benefits. Describe in detail all terms and conditions of any rebate program and/or any other offering or benefit to the District available with your proposed solution. *Provide on separate sheet if necessary.*

Name of Rebate Program	Terms and Conditions of Rebate	Savings/Benefit to the District

Value Engineering/Accessories/Optional Products/ Modifications.

Item No.	Spec Section	Description	Cost Savings
1.			\$
2.			\$
3.			\$
4.			\$
5.			\$
6.			\$
7.			\$
8.			\$
9.			\$
10.			\$
11.			\$
12.			\$
13.			\$
14.			\$
15.			\$
		Add additional pages, or catalogue of products.	

ATTACHMENT NO. 5 – SCHEDULE OF VALUES

NOTE: “TBD”, “N/A”, “to be negotiated”, or a range of values will not be accepted. Contractors must completely fill out the information below. If any lines are left blank, the District will calculate that line at the highest category rate submitted by the Contractor. Contractor may enter zero (\$0.00 / 0%) however, Contractor will not be allowed to modify this value at a later date.

PARADISE HILLS ELEMENTARY SCHOOL WHOLE SITE MODERNIZATION

PROPOSER’S COMPANY NAME: _____

DIRECT COSTS:		
SPEC. SECTION	BUILDING 100 (ADMINISTRATION)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$
14 00 00	Conveying Systems & Equipment	\$
21 00 00	Fire Suppression	\$
22 00 00	Plumbing	\$
23 0 000	HVAC	\$
26 0 000	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 200 (COUNSELING)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$

12 00 00	Furnishings	\$
22 00 00	Plumbing	\$
23 00 00	HVAC	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 300 (CLASSROOM)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$
22 00 00	Plumbing	\$
23 00 00	HVAC	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 400 (CLASSROOMS & OFFICES)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$

22 00 00	Plumbing	\$
23 00 00	HVAC	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 500 (MPR)	
02 00 00	Existing Conditions	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
21 00 00	Fire Suppression	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 600 (CLASSROOMS)	
02 00 00	Existing Conditions	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 700 (CLASSROOMS)	
02 00 00	Existing Conditions	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 800 (CLASSROOMS)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$

09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
22 00 00	Plumbing	\$
23 00 00	HVAC	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	BUILDING 900 (CLASSROOMS & OFFICES)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
22 00 00	Plumbing	\$
23 00 00	HVAC	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	LIBRARY	
02 00 00	Existing Conditions	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
21 00 00	Fire Suppression	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Safety & Security	\$
	Subtotal	\$
SPEC. SECTION	ON-SITE SITE IMPROVEMENTS	

02 00 00	Existing Conditions	\$
05 00 00	Metals	\$
VARIOUS	Graphics & Signage per AD1-GS01 – AD1-GS12	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	OFF-SITE PUBLIC IMPROVEMENTS	
	City of SD Water and Sewer Connection Fees including wet taps, kill services, tee cut-ins and tee removals (Water meter & water/sewer capacity fees will be paid separately by District)	\$
02 00 00	Existing Conditions	\$
05 00 00	Metals	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
Subtotal Divisions 02 00 00 – 33 00 00 (Cost of Work)		\$
SPEC. SECTION	GENERAL CONDITIONS & GENERAL REQUIREMENTS	
01 31 10	Vice President	\$
01 31 10	Project Executive	\$
01 31 10	Sr. Project Manager	\$
01 31 10	Project Director	\$
01 31 10	Sr. Preconstruction Manager	\$
01 31 10	Preconstruction Manager	\$
01 31 10	MEP Preconstruction Executive	\$
01 31 10	Sr. MEP Manager	\$
01 31 10	Project Manager	\$
01 31 10	Assistant Project Manager	\$
01 31 10	Sr. Project Engineer	\$
01 31 10	Project Engineer	\$
01 31 10	Assistant Engineer	\$
01 31 10	Procurement Manager	\$
01 31 10	Procurement Agent	\$
01 31 10	Procurement Admin	\$
01 31 10	Sr. Field Engineer	\$
01 31 10	Field Engineer	\$
01 31 10	Sr. Superintendent	\$
01 31 10	General Superintendent	\$
01 31 10	Superintendent	\$
01 31 10	Assistant Superintendent	\$

01 31 10	Field Operations manager	\$
01 31 10	Project Accountant	\$
01 31 10	Sr. Project Administrator	\$
01 31 10	Project Coordinator	\$
01 31 10	Labor Compliance Admin	\$
01 31 10	Constructability Reviewer	\$
01 31 10	Safety Director	\$
01 31 10	Sr. Safety Manager	\$
01 31 10	Safety Manger	\$
01 31 10	Quality Control Manger	\$
01 31 10	Sr. Scheduler	\$
01 31 10	Scheduler	\$
01 31 10	Franchise Utility Coordinator	\$
01 31 10	Chief Estimator	\$
01 31 10	Sr. Estimator	\$
01 31 10	Estimator	\$
01 31 10	Estimating Coordinator	\$
01 31 10	Assistant Estimator	\$
01 31 10	Small Business Liaison Officer	\$
01 31 10	Small Business Liaison Officer Assistant	\$
01 31 10	Carpenter Foreman	\$
01 31 10	Carpenter	\$
01 31 10	Laborer Foreman	\$
01 31 10	Laborer	\$
01 32 04	Schedule	\$
01 32 33	Photographs / Videos	\$
01 33 00	Submittals, Shop Drawings	\$
01 50 00	Field Offices	\$
01 50 00	Equipment	\$
01 50 00	Office Supplies	\$
01 73 00	Franchise Utility Coordinator	\$
01 77 00	Close-Out Documentation	\$
01 77 00	Punch List	\$
01 78 33	O & M	\$
01 78 39	Record Documentation	\$
01 79 00	Demonstration and Training	\$
01 81 13	CHPS	\$
01 91 13	General Commissioning	\$
01 31 00	BIM	\$
01 40 02	Testing	\$
01 50 00	Fencing / Barricades	\$
01 50 00	Dust Control	\$
01 50 00	Noise Barrier	\$
01 50 00	Temporary Utilities	\$
01 50 00	Project Sign	\$
01 50 00	Support Facilities	\$
01 50 00	Temporary Toilet Facilities & Handwash	\$

01 50 00	Security and Protection	\$
01 50 10	Moving	\$
01 57 23	Storm Water Pollution Prevention Plan	\$
01 73 00	General Site / Street cleanup	\$
01 73 00	Surveyor	\$
01 74 19	Construction Waste Management	\$
01 77 00	Final Cleaning	\$
	Subtotal GCs & GRs	\$
	Subtotal A (Direct Costs)	\$
INDIRECT COSTS:		
	Fee/Profit (as a percentage of direct costs) if any, that is in addition to any mark-up	\$
	Subcontractor Bonds (If applicable, as a percentage of direct costs)	\$
	Insurance (as a percentage of direct costs)	\$
	Builders Risk Insurance Cost (If applicable and directed by District's Risk Management, as a percentage of direct costs)	\$
	Earthquake Insurance (If applicable and directed by District's Risk Management, as a percentage of direct costs)	\$
	Subtotal B (Indirect Costs)	\$
	Contractor Bond Cost (as a percentage of Subtotals A+B)	\$
	Subtotal C (Subtotal A+B+ Contractor Bond Cost)	\$
SPEC. SECTION	CONTRACTOR CONTINGENCY	
01 21 00	Contractor Contingency (as a percentage of direct cost). May be used at the Contractor's request only upon obtaining the District's prior written approval as further defined in Exhibit C of the Master Facilities Lease . <i>Not to exceed 3%.</i>	\$
SPEC. SECTION	ALLOWANCES	
01 21 00	Allowance No. 1: Unforeseen Demo	\$50,000
01 21 00	Allowance No. 2: Unforeseen Underground Utilities	\$40,000
01 21 00	Allowance No. 3: Unforeseen SWPPP	\$25,000
01 21 00	Allowance No. 4: Unforeseen Soils Conditions	\$120,000
01 21 00	Allowance No. 5: Unforeseen Hazmat	\$40,000
01 21 00	Allowance No. 6: Unforeseen Low Voltage	\$40,000
01 21 00	Allowance No. 7: Unforeseen Technology Changes	\$30,000
01 21 00	Allowance No. 8: Unforeseen Structural and Architectural	\$50,000

01 21 00	Allowance No. 9: Unforeseen Misc. District Requested Work Required prior to School Opening	\$40,000
	Subtotal Allowances	\$435,000
	Subtotal D (Contractor Contingency + Allowances)	\$
	GRAND TOTAL (SUBTOTALS A+B+C+D)	\$

ATTACHMENT NO. 5 – SCHEDULE OF VALUES

NOTE: “TBD”, “N/A”, “to be negotiated”, or a range of values will not be accepted. Contractors must completely fill out the information below. If any lines are left blank, the District will calculate that line at the highest category rate submitted by the Contractor. Contractor may enter zero (\$0.00 / 0%) however, Contractor will not be allowed to modify this value at a later date.

PARADISE HILLS ELEMENTARY SCHOOL JOINT USE FIELD

PROPOSER’S COMPANY NAME: _____

DIRECT COSTS:		
SPEC. SECTION	JOINT USE FIELD (JUF)	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics and Composites	\$
07 00 00	Thermal & Moisture Protection	\$
08 00 00	Openings; Doors and Windows	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
22 00 00	Plumbing	\$
23 00 00	HVAC	\$
26 00 00	Electrical	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	ON-SITE SITE IMPROVEMENTS	
02 00 00	Existing Conditions	\$
05 00 00	Metals	\$
VARIOUS	Graphics & Signage per AD1-GS01 – AD1-GS12	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
SPEC. SECTION	OFF-SITE PUBLIC IMPROVEMENTS	
	City of SD Water and Sewer Connection Fees including wet taps, kill services, tee cut-ins and tee removals (Water meter & water/sewer capacity fees will be paid separately by District)	\$
02 00 00	Existing Conditions	\$
05 00 00	Metals	\$

31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
Subtotal Divisions 02 00 00 – 33 00 00 (Cost of Work)		\$

SPEC. SECTION	GENERAL CONDITIONS & GENERAL REQUIREMENTS
----------------------	--

01 31 10	Vice President	\$
01 31 10	Project Executive	\$
01 31 10	Sr. Project Manager	\$
01 31 10	Project Director	\$
01 31 10	Sr. Preconstruction Manager	\$
01 31 10	Preconstruction Manager	\$
01 31 10	MEP Preconstruction Executive	\$
01 31 10	Sr. MEP Manager	\$
01 31 10	Project Manager	\$
01 31 10	Assistant Project Manager	\$
01 31 10	Sr. Project Engineer	\$
01 31 10	Project Engineer	\$
01 31 10	Assistant Engineer	\$
01 31 10	Procurement Manager	\$
01 31 10	Procurement Agent	\$
01 31 10	Procurement Admin	\$
01 31 10	Sr. Field Engineer	\$
01 31 10	Field Engineer	\$
01 31 10	Sr. Superintendent	\$
01 31 10	General Superintendent	\$
01 31 10	Superintendent	\$
01 31 10	Assistant Superintendent	\$
01 31 10	Field Operations manager	\$
01 31 10	Project Accountant	\$
01 31 10	Sr. Project Administrator	\$
01 31 10	Project Coordinator	\$
01 31 10	Labor Compliance Admin	\$
01 31 10	Constructability Reviewer	\$
01 31 10	Safety Director	\$
01 31 10	Sr. Safety Manager	\$
01 31 10	Safety Manger	\$
01 31 10	Quality Control Manger	\$
01 31 10	Sr. Scheduler	\$
01 31 10	Scheduler	\$
01 31 10	Franchise Utility Coordinator	\$
01 31 10	Chief Estimator	\$
01 31 10	Sr. Estimator	\$
01 31 10	Estimator	\$

01 31 10	Estimating Coordinator	\$
01 31 10	Assistant Estimator	\$
01 31 10	Small Business Liaison Officer	\$
01 31 10	Small Business Liaison Officer Assistant	\$
01 31 10	Carpenter Foreman	\$
01 31 10	Carpenter	\$
01 31 10	Laborer Foreman	\$
01 31 10	Laborer	\$
01 32 04	Schedule	\$
01 32 33	Photographs / Videos	\$
01 33 00	Submittals, Shop Drawings	\$
01 50 00	Field Offices	\$
01 50 00	Equipment	\$
01 50 00	Office Supplies	\$
01 73 00	Franchise Utility Coordinator	\$
01 77 00	Close-Out Documentation	\$
01 77 00	Punch List	\$
01 78 33	O & M	\$
01 78 39	Record Documentation	\$
01 79 00	Demonstration and Training	\$
01 81 13	CHPS	\$
01 91 13	General Commissioning	\$
01 31 00	BIM	\$
01 40 02	Testing	\$
01 50 00	Fencing / Barricades	\$
01 50 00	Dust Control	\$
01 50 00	Noise Barrier	\$
01 50 00	Temporary Utilities	\$
01 50 00	Project Sign	\$
01 50 00	Support Facilities	\$
01 50 00	Temporary Toilet Facilities & Handwash	\$
01 50 00	Security and Protection	\$
01 50 10	Moving	\$
01 57 23	Storm Water Pollution Prevention Plan	\$
01 73 00	General Site / Street cleanup	\$
01 73 00	Surveyor	\$
01 74 19	Construction Waste Management	\$
01 77 00	Final Cleaning	\$
	Subtotal GCs & GRs	\$
	Subtotal A (Direct Costs)	\$
INDIRECT COSTS:		

Fee/Profit (as a percentage of direct costs) if any, that is in addition to any mark-up		\$
Subcontractor Bonds (If applicable, as a percentage of direct costs)		\$
Insurance (as a percentage of direct costs)		\$
Builders Risk Insurance Cost (If applicable and directed by District's Risk Management, as a percentage of direct costs)		\$
Earthquake Insurance (If applicable and directed by District's Risk Management, as a percentage of direct costs)		\$
Subtotal B (Indirect Costs)		\$
Contractor Bond Cost (as a percentage of Subtotals A+B)		\$
Subtotal C (Subtotal A+B+ Contractor Bond Cost)		\$
SPEC. SECTION	CONTRACTOR CONTINGENCY	
01 21 00	Contractor Contingency (as a percentage of direct cost). May be used at the Contractor's request only upon obtaining the District's prior written approval as further defined in Exhibit C of the Master Facilities Lease . <i>Not to exceed 3%.</i>	\$
SPEC. SECTION	ALLOWANCES	
01 21 00	Allowance No. 1: Unforeseen Demo	\$10,000
01 21 00	Allowance No. 2: Unforeseen Underground Utilities	\$20,000
01 21 00	Allowance No. 3: Unforeseen SWPPP	\$20,000
01 21 00	Allowance No. 4: Unforeseen Soils Conditions	\$50,000
01 21 00	Allowance No. 5: Unforeseen Agency Requirements	\$10,000
Subtotal Allowances		\$110,000
Subtotal D (Contractor Contingency + Allowances)		\$
GRAND TOTAL (SUBTOTALS A+B+C+D)		\$

ATTACHMENT NO. 5 – SCHEDULE OF VALUES

NOTE: “TBD”, “N/A”, “to be negotiated”, or a range of values will not be accepted. Contractors must completely fill out the information below. If any lines are left blank, the District will calculate that line at the highest category rate submitted by the Contractor. Contractor may enter zero (\$0.00 / 0%) however, Contractor will not be allowed to modify this value at a later date.

PARADISE HILLS ELEMENTARY SCHOOL SOLAR PHOTOVOLTAIC

PROPOSER’S COMPANY NAME: _____

DIRECT COSTS:		
SPEC. SECTION	SOLAR ARRAY	
02 00 00	Existing Conditions	\$
03 00 00	Concrete	\$
05 00 00	Metals	\$
07 00 00	Thermal & Moisture Protection	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
26 0 000	Electrical	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
	Subtotal	\$
SPEC. SECTION	ON-SITE SITE IMPROVEMENTS	
02 00 00	Existing Conditions	\$
05 00 00	Metals	\$
VARIOUS	Graphics & Signage per AD1-GS01 – AD1-GS12	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
	Subtotal	\$
Subtotal Divisions 02 00 00 – 33 00 00 (Cost of Work)		\$
SPEC. SECTION	GENERAL CONDITIONS & GENERAL REQUIREMENTS	
01 31 10	Vice President	\$
01 31 10	Project Executive	\$
01 31 10	Sr. Project Manager	\$
01 31 10	Project Director	\$
01 31 10	Sr. Preconstruction Manager	\$
01 31 10	Preconstruction Manager	\$
01 31 10	MEP Preconstruction Executive	\$
01 31 10	Sr. MEP Manager	\$
01 31 10	Project Manager	\$

01 31 10	Assistant Project Manager	\$
01 31 10	Sr. Project Engineer	\$
01 31 10	Project Engineer	\$
01 31 10	Assistant Engineer	\$
01 31 10	Procurement Manager	\$
01 31 10	Procurement Agent	\$
01 31 10	Procurement Admin	\$
01 31 10	Sr. Field Engineer	\$
01 31 10	Field Engineer	\$
01 31 10	Sr. Superintendent	\$
01 31 10	General Superintendent	\$
01 31 10	Superintendent	\$
01 31 10	Assistant Superintendent	\$
01 31 10	Field Operations manager	\$
01 31 10	Project Accountant	\$
01 31 10	Sr. Project Administrator	\$
01 31 10	Project Coordinator	\$
01 31 10	Labor Compliance Admin	\$
01 31 10	Constructability Reviewer	\$
01 31 10	Safety Director	\$
01 31 10	Sr. Safety Manager	\$
01 31 10	Safety Manger	\$
01 31 10	Quality Control Manger	\$
01 31 10	Sr. Scheduler	\$
01 31 10	Scheduler	\$
01 31 10	Franchise Utility Coordinator	\$
01 31 10	Chief Estimator	\$
01 31 10	Sr. Estimator	\$
01 31 10	Estimator	\$
01 31 10	Estimating Coordinator	\$
01 31 10	Assistant Estimator	\$
01 31 10	Small Business Liaison Officer	\$
01 31 10	Small Business Liaison Officer Assistant	\$
01 31 10	Carpenter Foreman	\$
01 31 10	Carpenter	\$
01 31 10	Laborer Foreman	\$
01 31 10	Laborer	\$
01 32 04	Schedule	\$
01 32 33	Photographs / Videos	\$
01 33 00	Submittals, Shop Drawings	\$
01 50 00	Field Offices	\$
01 50 00	Equipment	\$
01 50 00	Office Supplies	\$
01 73 00	Franchise Utility Coordinator	\$
01 77 00	Close-Out Documentation	\$
01 77 00	Punch List	\$
01 78 33	O & M	\$

01 78 39	Record Documentation	\$
01 79 00	Demonstration and Training	\$
01 81 13	CHPS	\$
01 91 13	General Commissioning	\$
01 31 00	BIM	\$
01 40 02	Testing	\$
01 50 00	Fencing / Barricades	\$
01 50 00	Dust Control	\$
01 50 00	Noise Barrier	\$
01 50 00	Temporary Utilities	\$
01 50 00	Project Sign	\$
01 50 00	Support Facilities	\$
01 50 00	Temporary Toilet Facilities & Handwash	\$
01 50 00	Security and Protection	\$
01 50 10	Moving	\$
01 57 23	Storm Water Pollution Prevention Plan	\$
01 73 00	General Site / Street cleanup	\$
01 73 00	Surveyor	\$
01 74 19	Construction Waste Management	\$
01 77 00	Final Cleaning	\$
	Subtotal GCs & GRs	\$
	Subtotal A (Direct Costs)	\$
INDIRECT COSTS:		
Fee/Profit (as a percentage of direct costs) if any, that is in addition to any mark-up		\$
Subcontractor Bonds (If applicable, as a percentage of direct costs)		\$
Insurance (as a percentage of direct costs)		\$
Builders Risk Insurance Cost (If applicable and directed by District's Risk Management, as a percentage of direct costs)		\$
Earthquake Insurance (If applicable and directed by District's Risk Management, as a percentage of direct costs)		\$
	Subtotal B (Indirect Costs)	\$
Contractor Bond Cost (as a percentage of Subtotals A+B)		\$
	Subtotal C (Subtotal A+B+ Contractor Bond Cost)	\$
SPEC. SECTION	CONTRACTOR CONTINGENCY	

01 21 00	Contractor Contingency (as a percentage of direct cost). May be used at the Contractor's request only upon obtaining the District's prior written approval as further defined in Exhibit C of the Master Facilities Lease . <i>Not to exceed 3%.</i>	\$
SPEC. SECTION	ALLOWANCES	
01 21 00	Allowance No. 1: Unforeseen Underground Utilities	\$25,000
01 21 00	Allowance No. 2: Unforeseen Soils Conditions	\$25,000
	Subtotal Allowances	\$50,000
	Subtotal D (Contractor Contingency + Allowances)	\$
	GRAND TOTAL (SUBTOTALS A+B+C+D)	
		\$

ATTACHMENT NO. 6 – LEASE-LEASEBACK CONTRACT DOCUMENTS

MASTER SITE LEASE

EXHIBIT A Aerial Description of the School Site

EXHIBIT B Description of Project Site

MASTER FACILITIES LEASE

EXHIBIT A Aerial Description of the School Site

EXHIBIT B Description of Project Site

EXHIBIT C GMP, Other Project Cost, Funding, and Payment Provisions

EXHIBIT D RFP/GMP Attachment No. 4 GMP and Other Cost Components

EXHIBIT E RFP/GMP Attachment No. 5 Schedule(s) of Values for Each of the Project Site(s)

EXHIBIT F RFP/GMP Attachment No. 3 Designated DVB Participation Documentation and Designated Subcontractors List

EXHIBIT G General Conditions

EXHIBIT H Supplementary Conditions (Including Negotiated Changes and Clarifications to the Contract)

EXHIBIT I Terms and Conditions for Preconstruction Services

EXHIBIT J RESERVED

EXHIBIT K Emerging Business Enterprise (EBE) Program

EXHIBIT L Memorandum of Commencement Date

EXHIBIT M Construction Schedule(s) for the Project Site(s)

EXHIBIT N Executable Documents, Insurance Certificates, and Bonds to LLB Documents:

EXHIBIT O Division 1 Table of Contents

CONSTRUCTION DOCUMENTS

Plans, Technical Specifications, and Drawings and Appendices are Incorporated Under Separate Cover

ATTACHMENT NO. 7 – EBE PARTICIPATION PROGRAM POLICY

1. **EBE Participation Program Policy.** The District has an Emerging Business Enterprise (EBE) Program that recognizes Small Business Enterprises (SBE), Minority Business Enterprises (MBE), Women Business Enterprises (WBE), Disabled Veteran Businesses (DVBs) which includes certified Disabled Veteran Business Enterprises (DVBs) and certified Service-Disabled Veteran-Owned Small Businesses (SDVOSBs), and other broadly recognized designations.

EBE participation can be achieved using subcontractors, lower tier subcontractors, suppliers, equipment providers, manufacturers, types of professional services like Building Information Modeling (BIM), Stormwater Pollution Prevention Plan consultants and Right of Way consultants, and other ancillary services related to the completion of the contract like utility locating services, site security, trucking companies, and others. EBE participation is based on the Total Contract Value, including; Preconstruction services, all Subcontract costs, Contractor self-performed work, General Conditions, Fees, Allowances, Overhead, and Profit, Bonds, and Insurance, and any awarded alternatives, and change orders.

Businesses that act as brokers, fronts, and pass-throughs are not permitted; all EBEs and DVBs must provide a Commercially Useful Function.

XBE. The term EBE is being phased out for the more modern industry standard term XBE. The new abbreviation XBE - X (any/diverse) B (Business) E (Enterprise) is being used instead to encompass a broader range of diverse business ownership. The terms EBE and XBE are interchangeable.

2. **EBE Participation Plan.** Prospective Contractors are required to provide an EBE Participation Plan listing its own EBE designation (if applicable), any EBE subconsultants and teaming partners, and describing the method for meeting the District's EBE participation goals throughout the Project. The Plan must include the following:

- 2.1. Contractor's own EBE designation (if applicable) and any EBE sub-consultants and teaming partners.
- 2.2. Identify Contractor's EBE Small Business Liaison Officer (SBLO) and provide contact information and résumé. Contractor shall inform the District of any personnel changes in advance of the meetings and/or deliverables described below.
- 2.3. Contractor's proposed EBE outreach and participation strategy specific to meeting the EBE goals for this Project. This Plan should also include a project specific schedule of outreach activities.
- 2.4. Signed Contractor Statement of EBE Commitment form, provided in Attachment No. 3.

3. **EBE Program Reporting**

- 3.1. **Monthly EBE Report.** Contractor will submit each month with its Pay Application a completed, up-to-date, Monthly EBE Report with the most current award values in PDF and Excel format, sample provided in Exhibit K of the Master Facilities Lease, excel version available upon request to Business Outreach team. Data to be provided will include, but not be limited to, current project information, EBE name(s) and information, EBE tier, EBE contract award value(s), description of EBE's Work, EBE certification designation(s), contract amendments, and EBE participation values (\$ and %).
- 3.2. **EBE Reports Back-up Documentation.** Contractor will submit each month to the Business Outreach Team back-up documentation for the Monthly EBE Report including copies of EBE Notice to Proceed cover pages, or relevant portions of Subcontract or Purchase Order Acknowledgements, or financial statements clearly identifying the EBE Contract

Values/existence of bona fide professional relationships, proof of EBE certification(s), and proof of contract amendments.

4. EBE Program Meetings

4.1. District Business Outreach staff will attend the project preconstruction meeting and present information about the reporting schedule, EBE Participation goals and requirements, review the Contractor’s proposed outreach Plan and methods, and identify any areas/trades where District Business Outreach staff could provide assistance in helping the Contractor meet its goals.

4.2. The following meetings will be held if the Contractor is not meeting or is not on track to meet its EBE participation goals.

4.2.1.50% completion EBE Status meeting with District Business Outreach staff to review Contractor’s EBE Participation results to date, subcontractors and/or suppliers proposed to complete the project, project schedule and subcontractors timing, and identify any areas/trades that require support from the District Business Outreach staff to meet Contractor’s goals.

The Contractor will conduct an audit at 50% completion. This audit must demonstrate actual EBE spend to date and is to be presented at the 50% completion EBE Status meeting. The 50% completion audit must also verify that EBEs listed on the Monthly EBE Report are still being used and confirm that the original DVB commitments made in the DVB Contractor Declaration during bid time are being met.

4.2.2. Substantial completion EBE Status meeting with District Business Outreach staff to review Contractor’s EBE Participation results, goals, and proposed outreach efforts; and identify any areas/trades that require support from the District Business Outreach staff to meet Contractor’s goals. A follow-on meeting may be set as deemed necessary and at the convenience of District Business Outreach staff to provide the Contractor with every opportunity to meet its EBE participation goals.

5. EBE Goals and Requirements

5.1. The District EBE Participation Goals for Lease-Leaseback Program procurements with bid advertisement dates after August 24, 2020, and until further notice are as follows:

EBE Business Classification	EBE Participation Goals
Overall EBE Goal*	50%
Disabled Veteran Business (DVB)	5% <i>3% minimum requirement</i>
Minority-Owned Business Enterprise (MBE)	8%
Women-Owned Business Enterprise (WBE)	7%
Small Business Enterprise (SBE)	40%
<i>*District tracks each EBE certification held; therefore, the total EBE goal may differ from the sum of the EBE categories</i>	

6. **EBE Definitions.** “Emerging Business Enterprise” (EBE) is the term used to include the small and diverse business classifications the District monitors and sets goals for. These include minority-, women-, disabled veteran, and small business enterprises. Definitions of these EBEs are included in Exhibit K of the Master Facilities Lease.