

Santa Monica-Malibu Unified School District
2828 4th Street, Santa Monica, CA 90405
October 2, 2017

**REQUEST TO PREQUALIFY AND FOR STATEMENT OF QUALIFICATIONS
FOR CONSTRUCTION SERVICES (LEASE-LEASEBACK)
AND REQUEST FOR PROPOSALS
FOR
MALIBU MIDDLE HIGH SCHOOL CAMPUS IMPROVEMENTS PHASE 3 PROJECT**

Request for Qualifications (“RFQ”)/Request for Proposals (“RFP”). The Santa Monica-Malibu Unified School District (“**District**”) is requesting submission of:

- A prequalification application (“**Prequalification Application**”), if Contractor is not currently prequalified with the District; and
- A statement of qualifications (“**SOQ**”); and
- A proposal (“**Proposal**”)

from qualified firms, partnerships, corporations, associations, persons, or professional organizations (“**Contractor**” or “**Firm**”) to perform construction services for the **MALIBU MIDDLE HIGH SCHOOL CAMPUS IMPROVEMENTS PHASE 3 PROJECT (“Project”)** as described in **Attachment 1 (“Project Description”)** pursuant to a Lease Leaseback structure in accordance with Education Code section 17406.

Contractors that intend to submit a response (“**Response**”) to the RFQ/RFP must:

- Hold a Class B Contractors License which is current, valid, and in good standing with the California Contractors State License Board;
- Prequalify through the District’s prequalification process; and
- **Have completed at least four (4) Lease Leaseback projects with an original contract value of \$10,000,000 or more during the past seven (7) years.**

Estimated Project Cost: \$37,000,000.

Estimated Contract Time: 22 Months.

Project Labor Agreement: In accordance with Education Code section 17407.5, the Project is subject to the District’s Project Labor Agreement (“PLA”) (Exhibit L to Master Facilities Lease, attached hereto as a portion of **Attachment 6**). The PLA provides that as a condition of accepting a bid, the Contractor will abide by the terms and conditions of the PLA relating to, among other things, hiring practices, wage and rate benefits, union representation, union recognition, hours of work, overtime shifts, holidays, grievances, disputes, safety and working conditions. The PLA also provides that there will be no strikes, labor shutdown or slowdown, and no lockout. The Contractor and all Subcontractors are required to abide by the terms and conditions of the PLA.

Responses. Interested Contractors are invited to submit a Response as described below, with one (1) original and five (5) copies of requested materials as well as a digital copy on a thumb drive, to: Sheere Bishop, Facility Improvement Projects Office, Santa Monica-Malibu Unified School District, 2828 4th Street, Santa Monica, CA 90405. The District reserves the right to waive any immaterial irregularities or informalities in any Response or in this RFQ/RFP process.

Responses must be received on or before November 9, 2017, no later than 3:00 p.m.

Questions. Questions regarding this RFQ/RFP must be in writing and directed only to Sheere Bishop at smbishop@smmusd.org. Contractors are directed to not contact any other person regarding this RFQ/RFP.

Pre-Response Meeting (Mandatory). A pre-Response meeting to address the RFQ/RFP will be held at **10:00 A.M. on October 9, 2017, at the Facility Improvement Projects Office, 2828 4th Street, Santa Monica, CA 90405.** The

District anticipates this meeting will last 1.5 hours, but will continue the meeting until the District determines that it has answered all substantive questions. All participants are required to sign in. **Failure to attend or tardiness will render the Contractor ineligible to submit a Response.**

RFQ/RFP Addenda. If the District issues addenda to this RFQ/RFP, Contractors are solely responsible for and must acknowledge receipt of addenda in the Contractor’s SOQ. Failure to acknowledge and respond to any addenda issued by the District may, in the District’s sole discretion, render the Contractor’s SOQ to be deemed non-responsive and may be rejected.

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

Event / Occurrence	Date / Deadline
District issues RFQ/RFP	October 2, 2017
Pre-Response Meeting (Mandatory)	10 AM, October 9, 2017
District issues Addendum re Pre-Response Meeting	October 11, 2017
Deadline for Contractors to submit questions regarding this RFQ/RFP	3:00 PM, October 16, 2107
District to respond to Contractors’ questions regarding this RFQ/RFP	October 23, 2017
Deadline for Contractors to complete and submit Prequalification Applications (if not already prequalified with the District).	3:00 PM, October 26, 2017
Deadline for Contractors to submit Responses to this RFQ/RFP	3:00 PM, November 9, 2017
District review of Responses	Week of November 13, 2017
District to notify Contractors of qualification status	November 20, 2017
District to interview qualified Contractors	Week of November 27, 2017
District to issue notice of selection of Contractor	December 1, 2017
District Board awards Contract	January 18, 2018

Thank you for your interest in working with the **Santa Monica-Malibu Unified School District.**

1. General Information.

- 1.1. Construction Services.** The District invites qualified Contractors to submit a Response related to its ability to provide labor, materials, equipment, and services to construct the Project (“Services”), as more fully indicated herein. Contractors must have extensive experience with the Office of Public School Construction (“OPSC”), the Uniform Building Code (“UBC”), Title 24 of the California Code of Regulations, and the Division of the State Architect (“DSA”). Contractors must have extensive experience in the construction of public school facilities and successfully working with public school district representatives, architects, contractors, and other school facility related consultants. Contractors must have substantial experience with the construction of projects utilizing the Lease Leaseback project delivery method.
- 1.2. Lease Leaseback Structure.** The Project may be funded from various sources, and any agreement reached will conform to the statutory framework for the Lease Leaseback delivery method. (Education Code section 17406). The Contractor will be responsible for financing a portion of the construction of the Project. During construction, the District shall pay tenant improvement payments. Once the Project is complete, the Contractor shall lease the facilities constructed back to the District for a pre-determined monthly lease payment amount and lease period.
- 1.3.** The District intends to use the Lease Leaseback Agreement forms for the Project attached hereto as **Attachment 6 (“Agreement”)**.

2. Prequalification.

- 2.1. Contractor Prequalification.** Unless already prequalified with the District, Contractors must submit by the date indicated in this RFQ/RFP (at least 10 business days prior to the published date of receipt of Proposals), a Prequalification Application (“**Prequalification Application**”) in accordance with Public Contract Code section 20111.6. The District has contracted with Colbi Technologies, Inc. to provide a no-cost web-based process for prequalification called “QualityBidders.” Unless already prequalified with the District, Contractors must complete and submit an on-line Prequalification Application found at www.qualitybidders.com by the date indicated in this RFQ/RFP. The District maintains a list of all prequalified contractors on its website at <http://fipcontractors.smmusd.org>.
- 2.2. Subcontractor Prequalification.** Pursuant to Public Contract Code section 20111.6, all mechanical, electrical, and plumbing Subcontractors (contractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and C-46 licenses), regardless of the value of the work, must be prequalified as set forth therein. A list of those Subcontractors subject to prequalification pursuant to Public Contract Code section 20111.6 can be found on the District’s website at <http://fipcontractors.smmusd.org>.

- 3. Contractor’s Response.** Contractor’s Response must be consecutively numbered on each page and must include the following information, using the following outline structure, except as may be otherwise directed. The Contractor’s Response **shall be no longer than seventy-five (75) pages, 8½” x 11” paper**, inclusive of résumés, forms, and pictures, and tabbed according to the numbering system reflected below. Each Contractor’s Response must be concise, well organized, and demonstrate Contractor’s qualifications, and shall include the following items and information:

- 3.1. Letter of Interest.** A dated Letter of Interest must be submitted, including the legal name of the Contractor, address, telephone, emails, and the name, title, and signature of the person authorized to submit the Response on behalf of the Contractor. The Letter of Interest should provide a brief statement of the Contractor’s experience indicating the unique background and qualities of the Contractor, its personnel, and what will make the Contractor a good fit for work

in the District.

- 3.2. Table of Contents.** A table of contents of the material contained in the Response must follow the letter of interest.
- 3.3. Executive Summary.** An executive summary that outlines the Contractor's philosophy, along with a brief summary of the Contractor's qualifications.
- 3.4. Proposed Personnel/Contractor Team.** Include resumes of key personnel who would be performing Services for the District. Specifically, define the role of each person and outline his or her individual experience and responsibilities. Indicate personnel who will serve as primary contact(s) for the District. Indicate each person's availability to provide the Services and time/years with Firm/Contractor.
- 3.5. Budget.** Discuss the Contractor's ability to manage costs and stay within budgets on comparable Lease Leaseback projects, including budgeted and utilized contractor and owner contingencies.
- 3.6. Schedule.** Discuss the Contractor's ability to prepare and meet achievable construction schedules for Lease Leaseback projects, Contractor's schedule management procedures, and how the Contractor has successfully handled potential delays.
- 3.7. Contractor's Approach to Work.** Describe how the Contractor intends to work with the District's representatives, design professionals, project inspector, subcontractors, and other Project participants to develop management techniques and responses related to the Project.
- 3.8. Contractor's Experience with Lease Leaseback.** Describe the Contractor's experience performing projects pursuant to a Lease Leaseback structure. In addition, the Contractor must provide the information requested on **Attachment 3** for the **ten (10) most recent** Lease Leaseback projects Contractor has performed or is performing. **Your Firm must have completed at least four (4) Lease Leaseback projects with an original contract value of \$10,000,000 or more within the past seven (7) years to qualify for this Project with the District.**
- 3.9. Cost Savings / Value Engineering.** The District is seeking a Contractor that has direct experience and/or can demonstrate an aptitude to "value engineer" or analyze a project's plans, components, and features, and find more efficient and cost-effective methods or alternatives. Describe your Firm's experience in recommending and implementing project cost savings/value engineering.
- 3.10. Local Outreach.** Describe the Contractor's knowledge and understanding of the local environment and Contractor's local presence. Describe Contractor's plans for providing local businesses and/or local trade contractors opportunities to participate in the Project.
- 3.11. Project Labor Agreement.** Describe the Contractor's involvement on previous projects on which a project labor agreement, project stabilization agreement, community workforce agreement, or similar arrangement was in place.
- 3.12. Contractor's Current Work Commitments.** Specify the current and projected workload of Contractor. For proposed personnel, include his/her current project assignment and end date.
- 3.13. Additional Data.** Provide additional information about the Contractor as it may relate to Contractor's Response.

- 3.14. Professional Development.** Indicate ongoing commitment to professional education of staff, total number of permanent employees, and any other data that may assist the District in understanding Contractor’s qualifications and expertise.
- 3.15. Proposal: Total Guaranteed Project Cost.** Provide a total Guaranteed Project Cost (“GPC”) to perform all work to construct the Project. List qualifications or exclusions, if any. The details regarding the GPC, including the definition of that term, are stated in **Exhibit C** to the Master Facilities Lease which is found in the Lease Leaseback documents in **Attachment 6** to this RFQ/RFP. Do **not** include any Allowances or any Contingency in your GPC. Complete and submit **Attachment 4** specifying your Firm’s Guaranteed Project Cost for the Project.
- 3.16. List of Subcontractors.** Provide a list of proposed Subcontractors for the Project as required by the Subletting and Subcontracting Fair Practices Act (California Public Contract Code sections 4100 et seq.) on the form furnished (**Attachment 5**). The failure of any Bid Proposal to include the information required by the Act (Columns 1, 2, 3 and 4 of Subcontractors List) will result in rejection of the Response for non-responsiveness.
- 3.17. Form of Agreement.** If a Contractor has any comments or objections to the Agreement attached as hereto as **Attachment 6** to this RFQ/RFP, it shall provide those comments or objections in its Response. **PLEASE NOTE: The District will not consider any substantive changes to the form of Agreement if they are not submitted at or before the time the Response is due.**
- 4. District’s Evaluation / Best Value Selection Process.** The District shall evaluate Firms’ Responses based on a best value determination process.
- 4.1. Criteria for Best Value Selection Process.** The District wishes to retain Contractors that have the financial strength, management, and expertise to deliver a Project within a proposed schedule and within an established budget. The Contractor will be selected based on qualifications and demonstrated competence that include relevant experience with California public school Lease Leaseback construction, with State of California’s School Facilities Program, and a proven track record for cost-efficient and timely construction projects.
- 4.2. Scoring.** The following table indicates how the District will score steps 1 – 4. The scoring and criteria for all steps are included in **Attachment 2** to this RFQ/RFP. Only Firms that receive the minimum qualification points as required at each step will move to the next step.

STEP 1: Scoring of Prequalification Application	Only Contractors that are prequalified by the District will proceed to STEP 2.
STEP 2: Scoring of SOQ	Total maximum possible points is 290.
STEP 3: Scoring of References	Total maximum possible points is 145.
Minimum qualification points required in STEP 2 and STEP 3 <u>COMBINED</u> for Firms to proceed to STEP 4: <u>348</u>	
The District will interview only those Firms that have the required minimum score after STEPS 2 & 3.	
STEP 4: Scoring of	Total maximum possible points is 600.

Interviews	Minimum qualification points required in STEP 4 to be considered for the Project. <p style="text-align: right;"><u>480</u></p>
BEST VALUE DETERMINATION	
	<p>The District shall determine the Best Value as follows:</p> $\frac{\text{Total Guaranteed Project Cost} + \text{Total Qualification Points from STEPS 2 - 4}}{\text{Best Value Score}}$ <p>The District's Board shall select the Firm with the <u>lowest</u> best value score, if it selects any Firm and announce its award, identifying the Firm to which the award is made, along with a statement regarding the basis of the award.</p>

- 4.3. During the evaluation of the Responses, contact shall only be through the individual identified in the RFQ/RFP. Firms shall neither contact nor lobby evaluators during the evaluation process. Attempts by a Firm to contact and/or influence the District may result in disqualification of that Firm.
- 4.4. The District reserves the right to reject any Response as non-responsive, and not to contract with any Contractor for the Services described herein. The District makes no representation that participation in the RFQ/RFP process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek Responses from or to contract with any Contractor not participating in this process. The District shall in no event be responsible for the cost of preparing any Response.
- 4.5. All Responses will become the property of the District and subject to the California Public Records Act, Government Code sections 6250, et seq. Those elements in a Response that are trade secrets as that term is defined in Civil Code section 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 Response as exempt from disclosure without justification may be deemed non-responsive. In the event the District is required to defend an action on a Public Records Act request for any of the contents of a Response marked "Confidential," "Proprietary," or "Trade Secret," the Contractor agrees, by submission of its Response, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.

Attachment 1

MALIBU MIDDLE HIGH SCHOOL PROJECT DESCRIPTION

This Project is comprised of Malibu Middle High School Campus Phase 3, Phase 4 and Phase 5 scopes of work. The designated phases are not sequential in nature. All 3 scopes of work can be constructed concurrently. The work of Phase 3 was originally approved by DSA on July 13, 2012 and revised approved on June 5, 2013. The Phase 4 and 5 scopes of work are recent 2017 DSA approvals. This Project will be required to meet CHPS and commissioning requirements.

Phase 3 – DSA A# 03-113456 (Standing DSA A#)

- Complete demolition of Buildings A, B and C slabs and foundations.
- Construction of Buildings A and B, consisting of the construction of a new 47,000 SF, 2-story Library and Administrative Office Building.
- Interior & exterior LED light fixtures for Building A/B
- HVAC in Buildings A and B
- On site wastewater system
- On and off-site street improvements
- Construction of campus entrance ramp
- Middle School commons
- High School commons
- Building J shower/locker room ceiling replacement
- Construction of new parking lot D (62 parking spaces)
- Construction of new Campus Wide Fencing
- Associated site landscaping

Phase 4 – Building E – 2 Story Classroom Building DSA A# 03-117640

- Construction of a new 19,400 SF, 2-story Classroom/Toilet Rooms Modular Building (12 classrooms)
- Elevator with Exterior Stairways
- Associated site work and landscaping

Phase 5 – Building D Modernizations DSA A# 03- 118052

- Windows
- Flooring
- Paint
- Science classroom lab casework

Attachment 2

SCORING FOR BEST VALUE SELECTION PROCESS

STEP 1 – PREQUALIFICATION

- 1. Contractor must be prequalified by the District.**

STEP 2 – SOQ SCORING

The following scoring will be used in evaluating the Firm’s responses to the following criteria, which will be determined by review of all portions of the Response, including the “Contractor’s Response” section of the RFQ/RFP and the “Contractor Project References.”

Item	Description	Maximum Qualification Points	Firm’s Qualification Points
1. District Format: Letter of Interest Table of Contents Executive Summary: 3.1; 3.2; 3.3	Firm has complied with the District’s requirements for formatting, including a Letter of Interest identifying the Firm with a brief statement of the Firm’s experience, personnel, and what will make the Firm a good fit for the Project; Table of Contents; and Executive Summary outlining the Firm’s philosophy and qualifications.	5	
2. Proposed Personnel / Project Team 3.4	Firm’s team members, especially team leaders, demonstrate applicable experience and expertise to perform Services for the Project.	50	
3. Budget 3.5	Firm demonstrates past experience and expertise to manage costs and stay within budget on LLB projects.	50	
4. Schedule 3.6	Firm demonstrates ability on LLB projects to prepare and meet achievable construction schedules, schedule management procedures, and successful handling of potential delays.	50	
5. Approach to Work 3.7	Firm demonstrates how it intends to work with District representatives and other Project participants and develop management techniques related to the Project requirements.	40	
6. Prior/On-Going Lease Leaseback Projects 3.8	Firm demonstrates experience and expertise with Lease Leaseback process.	30	
7. Cost Savings / Value Engineering 3.9	Firm demonstrates past experience and expertise to perform value engineering services for the Project.	20	
8. Local Outreach 3.10	Firm demonstrates knowledge and understanding of the District’s local outreach policies and describes local outreach plan including local trade contractors.	10	
9. Project Labor Agreement 3.11	Firm demonstrates knowledge and understanding of the District’s Project Labor Agreement for the Project.	10	
10. Current Work Commitments 3.12	Firm describes current and projected workload.	10	

11. Additional Information 3.13	Strength of additional information provided by Firm.	10	
12. Firm Education 3.14	Firm describes its commitment to ongoing professional education.	5	
	Total Score MAXIMUM POINTS	290	

STEP 3 – REFERENCES SCORING

1. Contacts references from the Firm’s response to the “**Contractor Project References**” and scores those responses.
2. Fill out the information in Section I of the Qualification Evaluation – Reference Form and then call the contact person.
3. Ask the questions in Section II of the Qualification Evaluation – Reference Form. Ensure that you obtain the information regarding whether the Firm’s performance in that area was “unsatisfactory,” “below average,” “average” or “above average.” Assign the corresponding score for each answer in Section III.
4. Complete Section III of the Qualification Evaluation – Reference Form with the information received during the call.
5. Use a separate Qualification Evaluation – Reference Form for each call.
6. Make at least three (3) complete reference calls for each Firm.
7. Enter the “Total Score for This Project” of all the Qualification Evaluation – Reference Forms for that Firm into an “Averaging” Worksheet.

Sample “Averaging” Worksheet for 3 reference calls per Firm – See next page	
“Total Score For This Project” from first call	
“Total Score For This Project” from second call	
“Total Score For This Project” from third call	
Total	
Total divided by three (÷ 3) [DIVIDE SCORE BY NUMBER OF CALLS]	
This is the score for the Firm for the References Step in the evaluation process.	

STEP 3 – REFERENCES SCORING (CONTINUED)

References – Qualification Evaluation Form

Section I - General Project Information

Name of Firm:	Total Contract Costs:
	Contract Start/End Dates:
Project Title:	Actual Completion Date:
Scope of Work:	
Name of Public Agency:	Telephone Number of Contact Person:
Name of Contact Person:	Date and Time of Interview of Contact Person:
Architect Firm:	Principal Architect in Charge of Project:

Section II – Telephone Interview Questions

1. **Quality of Work.** Were there quality-related problems on the project? Were these problems attributable to the Firm? Was the Firm cooperative in trying to resolve problems? If not, provide specific examples. **Please rate the Firm with respect to quality of work as either unsatisfactory, below average, average, or above average.**

2. **Scheduling.** Rate the Firm's performance with regard to adhering to project schedules. Did the Firm meet the project schedule? If not, was the delay attributable to the Firm? **Please rate the Firm with respect to scheduling as either unsatisfactory, below average, average, or above average.**

3. **Subcontractor (Project) Management.** Rate the Firm's ability to manage and coordinate subcontractors (if no subcontractors, rate the Firm's overall project management). Was the Firm able to effectively resolve problems? If not, provide specific examples. **Please rate the Firm with respect to project management as either unsatisfactory, below average, average, or above average.**

4. **Change Orders.** Rate the Firm's performance with regard to change orders and extras. Did the Firm unreasonably claim change orders or extras? Were the Firm's prices on change orders and extras reasonable? If not, provide specific examples. **Please rate the Firm with respect to change orders as either unsatisfactory, below average, average, or above average.**

5. **Working Relationships.** Rate the Firm's working relationships with other parties (i.e. owner, designer, subcontractors, etc.). Did the Firm relate to other parties in a professional manner? If not, provide specific examples. **Please rate the Firm with respect to working relationships as either unsatisfactory, below average, average, or above average.**

6. **Responsiveness.** Rate the Firm's responsiveness to telephone calls, emails, meetings, requests for action, etc. Did the Firm respond to inquiries promptly and substantively? If not, provide specific examples. **Please rate the Firm with respect to responsiveness as either unsatisfactory, below average, average, or above average.**

7. **On-Site Firm Staff.** Rate the Firm's on-site staff relating to their management of the site, communication and interaction with owner's staff, and familiarity with project scope and status. **Please rate the Firm's on-site staff as either unsatisfactory, below average, average, or above average.**

8. **Paperwork Processing.** Rate the Firm's performance in completing and submitting required project paperwork (i.e. submittals, shop drawings, payment applications, etc.). Did the Firm submit the required paperwork promptly and in proper form? If not, provide specific examples. **Please rate the Firm with respect to paperwork processing as either unsatisfactory, below average, average, or above average.**

9. **Value Engineering.** Rate the Firm's performance in analyzing designed building features, systems, equipment, and material selections for the purpose of achieving essential functions at the lowest life cycle cost consistent with required performance, quality, reliability, and safety. **Please rate the Firm with respect to providing value engineering services as either unsatisfactory, below average, average, or above average.**

Section III - Numerical Rating

If the contact person rates the Firm unsatisfactory in any area, please attempt to provide written comments in Section II to explain the rating(s) assigned.

Firm's Name: _____

	Unsatisfactory	Below Average	Average	Above Average	Rating
1. Quality of Work	0	5	15	25	
2. Scheduling	0	5	15	25	
3. Subcontractor (Project) Mgt.	0	5	10	15	
4. Change Orders	0	5	10	15	
5. Working Relationship	0	5	10	15	
6. Responsiveness	0	5	10	15	
7. On-Site Staff	0	5	10	15	
8. Paperwork Processing	0	2	5	10	
9. Value Engineering	0	2	5	10	
Total Score for This Project					

STEP 4 – INTERVIEW SCORING

Firms meeting or exceeding the minimum total qualification points through Step 3 will be invited to interview with the District. The subject matter for the interview will be at the District’s discretion but shall include, at a minimum, the following topics.

Item	Maximum Qualification Points	Qualification Points
1. Current Project: Firm’s articulation of how it will construct the Project, Project philosophy, its ideas related to constructability, and other construction-specific ideas, concerns, or related issues (i.e., schedules, budgets, subcontractor selection, etc.).	200	
2. Past Projects/Experience: Firm’s articulation of Firm’s history, education, and background; Firm’s experiences working with similar, past projects; issues faced and how addressed (i.e. claims, bonding/surety involvement, owner relations, citations, etc.).	100	
3. Overall Ability and General Suitability. Firm’s articulation of its overall skills, ability to complete the Project, ability to work with other project professionals/consultants and general suitability for the District’s purposes (i.e., implementation of District policies and procedures, additional information, etc.).	100	
4. Personnel/Leadership: Firm’s articulation of its Project-designated personnel, leadership, subcontractor relations, relationship with other Project participants, apprenticeship program, etc.	100	
5. Guaranteed Project Cost: Firm’s articulation of the components of its proposed Guaranteed Project Cost.	100	
SUBTOTAL QUALIFICATION POINTS FROM STEP 4	600	

Attachment 3

CONTRACTOR PROJECT REFERENCES

CONTRACTOR PROJECT REFERENCES

- Provide the information requested below for the **ten (10)** most recently completed Lease Leaseback projects your Firm has completed as a General Contractor.
- At least **four (4)** of these projects must be Lease Leaseback projects with an original contract value of \$10,000,000 or more completed within the last **seven (7) years**.
- If your Firm has not completed at least **ten (10)** Lease Leaseback projects, list those projects first and then list most recently completed California K-14 public school projects, preferably design-build projects, for a total of **ten (10)** projects (at least **four (4)** of which must be Lease Leaseback projects with an original contract value of \$10,000,000 or more completed within the last **seven (7) years**).
- Include all information indicated below on separate sheets, and explain or clarify any response as necessary.

Project Name/Identification:

Project address/location:

Project owner, contact person, and telephone:

Project architect name and telephone number:

Scope of Work:

Original completion date:

Date completed:

Initial contract value (as of time of contract award):

Final contract value:

Lease Leaseback?

Budgeted contractor contingency: \$ _____ Contractor contingency used: \$ _____

Budgeted owner contingency: \$ _____ Owner contingency used: \$ _____

Attachment 6

LEASE LEASEBACK AGREEMENT

[ATTACH THE LLB CONTRACT DOCUMENTS]