



**INLAND LEADERS CHARTER SCHOOL
REQUEST FOR PROPOSAL (RFP)
Progressive Design Build
4 modular classrooms**

RESPONSES DUE BY 5:00PM by August 31, 2022

Introduction

Inland Leaders Charter School (ILCS) invites the submission of proposals/bids from qualified and licensed General Contractors to manage the preparation and installation of 4 modular classrooms on school property at 13493 California Street, Yucaipa, CA 92399. This will be a design/build project and **will not** require prevailing wages.

Background

Inland Leaders is a public charter school located on two campuses in the Yucaipa-Calimesa region. ILCS is currently authorized to operate under the Yucaipa-Calimesa Joint Unified School District and maintains a population of approximately 1000 students in grades kindergarten through eighth grades. The School demonstrates excellent performance and a solid reputation in the local area.

Project Description

Inland Leaders requires the expertise of a licensed and bonded general contractor to provide complete management and oversight of preparing the property and following the tentative plans approved (Conditional Use Permit) by the Planning Commission of the City of Yucaipa to install 4 modular classrooms to be leased and installed through a third-party vendor. The project will involve street improvements, parking lot, electrical and plumbing connections, grading, cement work and landscaping while adhering to city building codes and ADA requirements. Permits have not been issued by the city at this time but the Planning Commission has given approval of the site plan. Project must be completed by **August 1, 2023**.

Progressive Design Build

The project will be implemented as a Progressive Design Build in order for the school to select a contractor based on an initial total cost estimate of 1.25 million dollars. A Guaranteed Maximum Price (GMP) will be provided by the contractor once the design stages are complete and permits issued through the city. The design-build team will work closely with the School Director and collaborate on decisions to reduce costs throughout the design process. The Notice to Proceed (NTP) date is as immediate after contractor selection as possible. Contractor selection should be completed by September 15, 2022.

Basic Schedule

September 2022- Sign contracts

October 2022- December 2022: Collaborate with city to acquire permits, finalize design and secure sub-contractors

January 2023-Break Ground

August 1, 2023- Project completed

Scope of Work

- 1.** Site preparation involving grading the property for proper drainage per engineered plans and preparation of cement and asphalt areas. Clearing of trees, brush and other obstructions that would prevent installation of classes.
- 2.** Street improvements to include sidewalk, curb and gutter as determined by the City approvals on both California Street and Bryant Street.
- 3.** Sewer, electrical, and water connections from the street laterals and locations involving trenching and connections. Electrical panel and development of plan with Edison. Stubs and hookups to be provided to each modular classroom as required by the modular class plans. Electrical connections need to provide power to the current 4 classes on the property that are on temporary power. Ethernet connection to one room to provide Wi-Fi access. Three security cameras installed to monitor the parking lot, classroom area and playground.
- 4.** Cement sidewalks, pathways for student travel and cement pads for the classrooms.
- 5.** Asphalt parking lot as well as required striping for vehicle spaces, handicap, and directional arrows. As per property plan.
- 6.** Fencing around the property to be comprised of 8-foot rod iron/aluminum fencing iron/aluminum fencing on frontage of property to close off access around the property.
- 7.** Landscaping per landscape plan to include grass areas, plants and other foliage along with appropriate automatic irrigation systems.
- 8.** Fire alarms in classes
- 9.** Management and supervision of the installation of 4 modular classes (leased) and ramps that will be installed by a modular classroom lease company, but overseen and directed by the contractor selected through this RFP. Contractor to work with ILCS in choosing the modular company. Bidder will incur all modular installation costs whether through the modular company or as internal costs associated with the installation. ILCS will be responsible for classroom leases.

In addition, General Contractor will be need to interface and collaborate with the City of Yucaipa to develop an inspection schedule and meet all City requirements.

Professional Services

Services outlined below are to be provided by the contractor.

- Architectural and engineering
- Geotechnical
- Civil
- Mechanical, Electrical, Plumbing
- Landscaping (Basic plans already created for planning commission and included as attachment)
- Demolition
- Grading
- Any other services needed to provide occupancy permit from the City of Yucaipa.

Available Documents

Property site plans are attached to this document for your review that have been approved by the Yucaipa City Planning Commission. Access to the site is available upon request prior to proposal submissions.

Requirements

The successful contractor shall have:

1. Minimum of 3 professional references with name and phone number.
2. Qualifications of the contractor/Project Manager and of the team members to be assigned to the project.
3. Proof of insurance to include general liability and worker's compensation.
4. General Contractor licensed and bonded by the state of California.

Proposal

The proposal shall contain:

1. Itemized breakdown of fees (see attached sample that is acceptable to submit)
2. Overall project cost
3. Any project exclusions that cannot be managed by the contractor
4. Project schedule
5. Warranty information

Submission of Proposal and Process for Contractor Selection

The proposal and cost estimate will need to be submitted by **August 31, 2022** via email or hard copy delivered to the school address below. The ILCS Board of Directors will review proposals for consideration once received and score the proposal based on the following factors: cost, timeline, experience, references/reputation, and capacity to deliver service.

School Address: Inland Leaders Charter School
Attn. Mike Gordon
12375 California Street
Yucaipa, CA 92399

For additional information, site visit or to pose questions regarding the project, please contact:

Mike Gordon: Executive Director
Tel:(909) 446-1100 ext 103
Email: mgordon@inlandleaders.com

Attachment 1: Site plan [Sheet 1](#); [Sheet 2](#); [Sheet 3](#) (Street improvements on Bryant Street)

Attachment 2: Landscape Plan: [Click Link Here](#)

Attachment 3: [DWG file](#):

Attachment 4: Itemized breakdown of fees [sample template](#) (bidder may provide their own template)

*The cost of preparing a response to this RFP is the responsibility of the respondent and will not be reimbursed by ILCS.