

INVITATION TO BID

Real Journey Academy - Fontana

Real Journey Academies is seeking qualified licensed contractors to bid on a project for the construction of a new 3-story, 51,000 sf Charter High School located at 7775 Sierra Ave. Fontana, CA 90022. Permits will be ready for construction to begin December 2021 and completion of the project is expected in August 2022.

SCOPE OF WORK:

The proposed project involves construction and operation of the Real Journey Academy Charter High School project (Project), a new charter school campus serving grades 9 to 12. Once completed, the new campus will house a total of up to 800 high school students, 45 school staff, and a multi-story building. The new building comprises 51,000 square-feet of floor space featuring 23 classrooms, a multipurpose space, school kitchen, a media room and room for e-sports, student workspaces and labs, janitorial and storage rooms, teacher lounges and workspaces, and the administrative and health offices. All work will be in compliance with the drawings and details provided by the Architect, Adrian-Gaus Architects, as well the Geotechnical investigation report by Pacific Geotech, Inc.

GENERAL INFORMATION:

<https://www.dropbox.com/sh/2tejxk958u5l4dm/AAD1mmnt1JAKfJbumoTYR1xwa?dl=0>

SITE- WALK

An optional self-guided site visit is recommended. The purpose of the Site-Walk is to examine the site and physical conditions of the proposed work.

BID PROPOSAL

Bidders shall submit the lump sum bid in the space provided and bid on the alternate(s) and/or deductive(s) in the space provided. The lowest bid shall be the lowest total of the bid prices on the base contract and those additive or deductive items that, when added to, or subtracted from, the base contract, are less than, or equal to, a funding amount established by the Real Journey Academy Board of Directors before the first bid is opened. If Directors award a contract, it will go to the responsible bidder who submitted the lowest bid as determined by this basis of award. The Trustees are not precluded from adding to or deducting from the contract any of the additive or deductive alternatives after they have determined the lowest responsible bidder.

Real Journey Academies reserves the right to reject any or all bids, and to waive any minor irregularities. Each bidder that offers a proposal must comply with the bidding provisions Article 3 of the General Conditions of the Contract for Construction A201, Exhibit A. It is the bidder's responsibility to examine all provisions of the Contract General Conditions carefully prior to submitting the bid proposal.

Architect's construction estimate is \$

NON-PREVALING WAGES

This project is a privately funded project and is not subject to prevailing wage rate laws. There are no Project Labor Agreements and Signatory Contractors are not required.

BID DUE DATE:

Bids are due on **Friday, August 20, 2021** by **4 pm**, via email to Hugo Garcia at: hgarcia@redhookcap.com

For further information contact the Project Manager, Hugo Garcia at (323) 317-4828.

INSTRUCTIONS TO BIDDERS

BID FORM AND SCHEDULE OF VALUES:

Please use attached Bid Form and Schedule of Values.

QUESTIONS DURING BID PHASE:

For any questions regarding the project and/or bid documents during the bid phase please use the attached Pre-Bid Clarification form. Last day to submit an RFI is August 6, 2021. Please email RFI's to all three (3) emails below:

Owner: Alex Lucero a.lucero@realjourney.org
 Architect: Xavier Adrian xavier@ac-6architects.com
 Project Manager: Hugo Garcia hgarcia@redhookcap.com

MILESTONE SCHEDULE:

Bid Documents Issued:	July 23, 2021
Self-Guided site visit (optional)	
Last Day to Submit an RFI	August 6, 2021 by 5 pm
Bids Due	August 20, 2021 by 4 pm
Construction Start estimate	December 2021
Project Substantial Completion; TCO IS REQUIRED	August 18, 2022

CONTRACTS:

The bidder to whom the award is made will be required to execute a written A101 contract with the Owner and furnish bonds and insurance as specified in said contract. Some of the contract provisions will include the following:

- AIA A101-2017 (Stipulated Sum Contract)
 - EXHIBIT A - AIA A101-2017 (Insurance & Bonds)
 - EXHIBIT B - AIA A201-2017 (General Conditions)
 - EXHIBIT C – Addenda
 - EXHIBIT D – Sample Forms
 - EXHIBIT E – Bid Package
 - EXHIBIT F – Drawings and Specifications
- Insurance Requirements
 - General Liability
 - Aggregate
 - Auto Liability
 - Workers Comp

RESPONSIBILITY FOR SITE CONDITIONS:

By making a bid, bidders represent that they have read and understand the bidding documents. It is also each bidder's responsibility to visit the site and become familiar with the any local conditions which may affect the work.

BID DUE DATE:

Bids are due on **Friday, August 20, 2021** by **4 pm**, via email to Hugo Garcia at: hgarcia@redhookcap.com

The owner reserves the right to reject any or all bids. For further information contact the Project Manager, Hugo Garcia at (323) 317-4828 or email at hgarcia@redhookcap.com.



BID FORM
Real Journey Academy - Fontana

To the Real Journey Academy Directors:

The undersigned bidder hereby offers, in the amount stated below, to furnish all labor, materials, tools, equipment, apparatus, facilities, and transportation for the construction of the Real Journey Academy High School at 7775 Sierra Ave. Fontana, CA 92336, if this offer is accepted by Real Journey Academies.

TOTAL AMOUNT OF BASE BID: \$ _____ **LUMP SUM**
(use figures only)

Bidder shall include Allowances and Lump Sum Amount in Base Bid Lump Sum Price.

The Base Bid amount is to be stated in figures only and is the total amount bid for the entire contract work including all applicable taxes. Any alteration, erasure, or change must be clearly indicated and initialed by the bidder. The bidder agrees that if there are any discrepancies or questions in the figures, Red Hook Capital Partners will use the lower figure despite the bidder's intent.

The Architect's Construction estimate is \$

SPECIFY THE NUMBER OF EACH ADDENDUM YOU HAVE RECEIVED ON THE LINE BELOW.

ALLOWANCES:

- | | | |
|------------------------------------|----------|----------|
| 1. Fontana Water Company fees | \$15,000 | Lump Sum |
| 2. Southern California Edison fees | \$15,000 | Lump Sum |

Bidder has included all of the above allowances in the above Base Bid Lump Sum Price.

ALTERNATIVES – BASIS OF AWARD

Bidders shall submit the lump sum bid in the space provided and bid on the alternate(s) and/or deductive(s) in the space provided. The lowest bid shall be the lowest total of the bid prices on the base contract and those additive or deductive items that, when added to, or subtracted from, the base contract, are less than, or equal to, a funding amount established by Real Journey Academy Board of Directors before the first bid is opened. If Directors award a contract, it will go to the responsible bidder who submitted the best value as determined by this basis of award. The Directors are not precluded from adding to or deducting from the contract any of the additive or deductive alternatives after they have determined the lowest responsible bidder.

ADDITIVE ALTERNATIVES

The following additive alternatives are an integral part of this proposal, and to be responsive, the bidder shall quote for the Base Bid, and also for the following listed additive alternatives.

Additive Alternative No. 1:

Power operated gates, (4) motors with exit sensor at (1) exit \$ _____ Lump Sum
only gates including but not limited to conduit, (use figures only)
circuits, equipment, keypads, concrete pad, and remote controls.

DEDUCTIVE ALTERNATIVES

The following deductive alternatives are an integral part of this proposal, and to be responsive, the bidder shall quote for the Base Bid, and also for the following listed deductive alternatives. The deductive alternate(s) shall be included in the base bid.

Deductive Alternative No. 1:

Pre-Engineered steel installation and erection. Includes scope of work in Allied Steel Building’s structural design. See S000 – S405. Materials provided by owner.

\$ _____ Lump Sum
(use figures only)

Bidder shall state the above amounts in figures only, and these are the total amounts bid for all of the alternatives including all applicable taxes. Any alterations, erasures, or changes must be clearly indicated and initialed by the bidder. The bidder agrees that if there are any discrepancies or questions in the figures, Red Hook Capital will use the lower figure despite the bidder’s intent.

The Bidder shall hold the lump sum prices for all alternatives for 60 calendar days after the start date of the Notice to Proceed. Red Hook Capital reserves the right, within 60 calendar days after the start date of the Notice to Proceed, to add into or deduct from the awarded contract amount by change order, any or all alternatives that were not previously awarded at the listed lump sum amounts, without any delay or impact to the project and with no mark-up or mark-down.

Red Hook Capital reserves the right to reject any or all bids, and to waive any minor irregularities. Each bidder that offers a proposal must comply with the bidding provisions Article 3 of the General Conditions of the Contract for Construction A201, Exhibit A. It is the bidder’s responsibility to examine all provisions of the Contract General Conditions carefully prior to submitting the bid proposal.

The bid must be submitted on this Bid Form, completely filled out and emailed to hgarcia@redhookcap.com before **August 20, 2021 at 4:00 p.m.**

The time period for completion of the base bid of the project shall be **200 calendar days** from the construction start date as stated on the Notice to Proceed.