



REDWOOD PREPARATORY CHARTER
TIMBER WOLVES

1355 Ross Hill Road, Fortuna, CA 95540 • (707) 682-6149
Charter #1304 • Tax ID# 27-4062747

Request for Proposal June 8, 2015

To meet conditional-use permit requirements by the City of Fortuna Planning Commission for Property located at 1480 Ross Hill Road, Fortuna, CA 95540. Please submit RFP to Lisa Jager, ljager@redwoodprep.org or 1355 Ross Hill Road, Fortuna, CA 95540 by 4:00, Monday, June 15.

I. BUILDING DEPARTMENT Requirements:

2. The building shall be brought up to 100% accessibility due to the change of use (occupancy classification) including, but not limited to, the following:
 - Path of travel from public right away to the building and to all handicapped accessible parking spaces
 - Access throughout the building;
 - Restrooms.
3. Based on actual site conditions, to be determined, the building may need to be upgraded, including but not limited to, the following:
 - Smoke detectors;
 - Exit signs;
 - Emergency lights.

II. ENGINEERING DEPARTMENT:

1. Accessible parking facilities shall be in compliance with the American Disabilities Act, California Building Code, and City Standards. A handicap path of travel needs to be shown on a site plan from the right of way to the place of business and to and from all handicapped accessible parking spaces.
2. Landscaping, drainage, LID improvements and compliance with city requirements including all finish grades, slopes, dimensions, striping and signage.
3. Turn lane extension, traffic improvements, per City of Fortuna May 2015 traffic study.

4. Curb, gutter, and sidewalk installation.
5. Site preparation and paving.
6. Tenant improvements to existing building.

Selection Criteria for Vendors/Contractors:

Contractors/Vendors should possess the ability to perform successfully under the terms and conditions of the activities described above. The following will be considered:

- Qualifications
- Compliance with public policy
- Record of past performance
- Financial and technical capacity

Qualified sources will give priority to small, minority, or women's business enterprises, or labor surplus area firms whenever possible.

Cost/Price Analysis during Bidding and Proposals

All proposals will be subject to a cost or price analysis based upon the following criteria. The type and degree of analysis will vary depending on the situation; at a minimum, the following analyses will incur:

- Independent estimates will be considered before receiving bids or proposals for all proposed activities.
- A cost analysis will be performed and the potential contractor/vendor is required to submit the elements of his or her estimated cost, such as under an architectural engineering services contract.
- A cost analysis will be performed when adequate price competition is lacking, and for sole-source proposals (including noncompetitive proposals).
- A cost analysis will be performed for contract modifications or change orders, unless price reasonableness can be established on the basis of catalog or market price of a product sold in substantial quantities to the general public, or based on prices set by law or regulation.
- A price analysis will be used in all other instances to determine the reasonableness of the proposed contract price.
- All proposals must include a guaranteed ceiling price that the contractor exceeds at its own risk.

Suspended and Debarred Parties

- Proposals will not be considered from any party that is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension."

