

## INVITATION TO BID

On behalf of the San Diego Unified School District, Swinerton Builders is requesting bids from qualified subcontractors (licensed contractor with A or B Classification(s) or C Specialty license for scope noted within the Bid Packages) for:

### **Whole Site Modernization at Pacific Beach Elementary School – CC22-0176-23-A1-G1 (GMP No. 1) and Joint Use Field at Pacific Beach Elementary School – CC22-0176-23-A1-G2 (GMP No. 2) (Lease-Leaseback)**

#### **Projects Information:**

##### **A. GMP No. 1**

1. Contract Number: CC22-0176-23-A1-G1 (GMP No. 1)
2. Project Name: Pacific Beach Elementary School – WSM (LLB)
3. Project Estimate: is between \$17,000,000 and \$18,000,000
4. Schedule: The anticipated schedule is phased and will start in June 2023 and complete in August 2025.
5. Project Description: The scope of work includes the modernization/alteration to six (6) existing buildings (classroom(s), administration, multi-purpose) and the addition of one (1) kindergarten building, as well as new sitework throughout.

##### **B. GMP No. 2**

1. Contract Number: CC22-0176-23-A1-G2 (GMP No. 2)
2. Project Name: Pacific Beach Elementary School – JUF (LLB)
3. Project Estimate: is between \$1,000,000 and \$2,000,000
4. Schedule: The anticipated schedule will start in August 2025 and complete in December 2025.
5. Project Description: The scope of work includes a new joint-use field.

**NON-MANDATORY JOB WALK: Wednesday, March 15, 2023 at 1:00PM (based on registration), at Pacific Beach Elementary School, 1234 Tourmaline Street, San Diego, CA 92109.** The meeting will begin with a general project overview, followed by a site walk of the school site(s). *Please pre-register for job walk via the link (copy & paste into web browser): <https://app.smartsheet.com/b/form/d245800b25ed4751936dafd850390403>*

#### **FOR THE SAFETY OF OUR STUDENTS, BIDDERS MUST ABIDE BY THE FOLLOWING:**

- **Photographs:** when taking pictures of the site, please make sure students are not in the frame.
- **Restrooms:** please use a “staff only” restroom – student restrooms are not open to adults.
- **Conduct:** when walking through the campus, stay together as a group and keep your voices down. Class is in session.
- **Leaving the walk before it has concluded:** if you need to leave the site walk before it has ended, locate the general contractor staff and they will escort you to the nearest exit.

**BID DATE & TIME: Thursday, April 6, 2023 @ 2:00PM.**

**PROJECT CONTACT:** Danielle Leyva, Sr. Estimator, 949-383-6268, dleyva@swinerton.com.

**RFI DEADLINE:** Submit RFI's via the link <https://app.smartsheet.com/b/form/26bfd61c425f4f30b24212b76f176ac7> no later than **Monday, March 20, 2023 at 2:00 PM.** Final addendum including RFI responses will be issued on 04/03/23 at 2:00 PM.

**\*\*\* DO NOT CONTACT THE DISTRICT DIRECTLY \*\*\***

**PROJECT STABILIZATION AGREEMENT (PSA):** Please note that this project is subject to the PSA. The complete agreement is available at [sandiegounified.org/PSA](http://sandiegounified.org/PSA). The successful subcontractors will be required to execute a PSA Letter of Assent (LOA), whereby subcontractors agree to conform to all terms and conditions set forth in the PSA.

**PROPRIETARY SPECIFICATIONS:** Under Public Contract Code §3400(c)(2), the District or its designee, has made a finding that the following particular materials, products, or services are designated by specific brand or trade name in order to match other products in use on the particular public improvements either completed or in the course of completion:

- 08 71 00 Door Hardware
- 11 68 16 Play Structures
- 28 13 00 Access Control
- 28 46 21.11 Addressable Fire-Alarm Systems
- 32 18 13 Synthetic Grass Surfacing
- 32 84 00 Planting Irrigation
- 32 84 01 Field Cooling System

**BIDDING DOCUMENTS:** Each bid shall be in accordance with all terms, conditions, plans, specifications and any other

documents that comprise the bid documents. **The DSA approved plans and specifications, appendices, forms and Contract Documents will be posted and maintained through 'Building Connected' and will be made available by end of day Tuesday, March 7, 2023.** Please contact Ruth Perez at [ruth.perez@swinerton.com](mailto:ruth.perez@swinerton.com). Send a detailed email including: Company Name, Company Address, CA License #, Company Website/PDF Brochure, Main Contact Person, and Bid Package Numbers interested in Bidding.

**SENATE BILL (SB) 854 REQUIREMENTS:** Effective July 1, 2014, no general contractor or subcontractor may be listed on a bid proposal or awarded a contract for a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5 with limited exceptions from this requirement for bid purposes only under Labor Code §1771.1(a). This project is subject to compliance monitoring and enforcement by the DIR. Refer to the following DIR Website for further information: [dir.ca.gov/Public-Works/PublicWorks.html](http://dir.ca.gov/Public-Works/PublicWorks.html).

**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 construction 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 2023-1. 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. The following is a link to the Department of Industrial Relations (DIR) website to obtain rate information, and any applicable predetermine increases [dir.ca.gov/oprl/dprevagedetermination.htm](http://dir.ca.gov/oprl/dprevagedetermination.htm).

**DISABLED VETERAN BUSINESS ENTERPRISE PARTICIPATION PROGRAM:** Pursuant to resolution in support of Service Disabled Veterans Owned Businesses (SDVOB) and Disabled Veteran Business Enterprises (DVBE) approved on May 10, 2011 by the Board of Education, **Swinerton Builders** is required to satisfy a minimum DVBE participation percentage of at least three percent (3%) for this project. In compliance with this program, the bidder shall satisfy all requirements enumerated in the bid package. **GOALS FOR EBE & DVBE PARTICIPATION:** 50% EBE / 5% (3% Min.) DVBE / 8% MBE / 7% WBE / 40% SBE

**SUBCONTRACTOR DISTRICT PREQUALIFICATION:** **Prequalifications are due to the District by March 23, 2023.** 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](http://sandiegounified.org/contractor-prequalification) or email [prequal@sandi.net](mailto:prequal@sandi.net) for more 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](http://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. **NON-MEP:** Each Non-MEP contractor should submit a Non-MEP subcontractor prequalification application at [sandiegounified.org/non-mep](http://sandiegounified.org/non-mep). Non-MEP prequalifications must be renewed annually every February.

**SWINERTON PREQUALIFICATION:** Subcontractors must be prequalified with Swinerton in order to be awarded a contract. For more information on the prequalification process please visit: <https://swinerton.com/subcontractor-prequalification/> To renew your prequalification, please email [subcontractorprequal@swinerton.com](mailto:subcontractorprequal@swinerton.com) for a unique link and password to update and submit your renewal prequalification. New prequalification applications can be completed online at: <https://cmicweb.swinerton.com:443/cmiproduct/PmSsPrequal/Apply.jsp> Please contact [subcontractorprequal@swinerton.com](mailto:subcontractorprequal@swinerton.com) for assistance. Contractors must be prequalified with the District in addition to Swinerton's prequalification requirements and both are due on **Thursday, March 23, 2023.**

**PAYMENT AND PERFORMANCE BONDS:** Payment & Performance Bonds may be required. Bid Bonds are not required for Bid Package proposal submission.

**BID PACKAGES:** This/These project/s is/are being bid as “Bid Packages” per contract number. The bidder must self-perform a minimum of 15% of each bid package that is being bid. If a bidder interested in bidding multiple bid packages, the bidder must submit individual bids for each bid package per GMP. Bidders may demonstrate economy of scale savings on their proposal forms by bidding multiple bid packages for a single GMP. However, bidders may NOT combine multiple bid packages for multiple GMPs, into a single GMP submission. All bids will be reviewed and evaluated for completeness of scope coverage. Subcontracts shall be awarded, if awarded at all, by the general contractor on the basis of lowest bid. The District defines lowest bid as the lowest responsive, responsible bid for a single bid package or the summation of the lowest value of multiple bid packages, if multiple bid packages were proposed by a subcontractor. If DVBE mandatory participation is needed, the next lowest subcontractor who can meet the minimum 3% DVBE requirement may be selected.

**BID PACKAGES ARE AS FOLLOWS.** It is required that bidders possess any of the following classification(s) of California State Contractors License(s) (or other appropriate license, subject to District approval), valid and in good standing, at the time of bid opening and contract award.

Whole Site Modernization – CC22-0176-23-A1-G1 (GMP No. 1)					
Bid Package No.	Trade Scope (these are examples only)	CA License No.	Bid Package No.	Trade Scope (these are examples only)	CA License No.
01	Moving	B, C61	21	Specialties (Expansion Joints, Visual Display Surfaces, Toilet Partitions & Accessories, Fire Extinguisher, Appliances, Misc Equipment, Site Furnishings)	A, B, C16, C61, D34, D64
02	Final Clean	D63	22	Signage	C45, C61
03	Selective Demolition / Hazardous Materials	C21, C22	23	Folding Panel Partitions	C61, D28, D34
04	CIP Concrete / Rebar	C8, C50	24	Food Service Equipment	B, C38, C43, C61, D34
05	Unit Masonry	C29	25	Theatre Equipment	D34
06	Structural and Misc. Steel	C51, C23	26	Athletic / Playfield Equipment / Playground Surfacing	B, C61, D34, D63
07	Rough Carpentry / Sheathing	C5	27	Window Treatments	D52
08	Finish Carpentry / Casework	C6	28	Shade Structures	D3
09	Insulation	C2	29	Wheelchair Lift	D21
10	Roofing & Waterproofing	C39	30	Plumbing	C4, C36, C38
11	Sheet Metal	C43	31	HVAC	C20
12	Doors and Hardware	C28, D28	32	Electrical	A, B, C10
13	Glass and Glazing	C17, C61	33	Fire Alarm & LV	C7, C10, C28
14	Cement Plastering	C35	34	Earthwork & Site Demolition	A, C12
15	Drywall and Framing	C9	35	Asphalt Paving / Pavement Markings & Accessories	A, C12, C32
16	Tiling	C54	36	Site Concrete / Rebar	C8, C12
17	Acoustical Ceilings / Panels	C2, C61, D50	37	Fencing & Gates	C13
18	Vapor Emission Control	C15, D6	38	Landscaping & Irrigation	C27, C36
19	Resilient / Carpet / Wood Flooring	C15, C54, C61	39	Site Utilities	A, C34, C36, C42, A
20	Painting	C33	40	Supplemental	A, B

**Joint Use Field – CC22-0176-23-A1-G2  
(GMP No. 2)**

<b>Bid Package No.</b>	<b>Trade Scope (these are examples only)</b>	<b>CA License No.</b>	<b>Bid Package No.</b>	<b>Trade Scope (these are examples only)</b>	<b>CA License No.</b>
01	Final Clean	D63	06	Fencing & Gates	C13
02	Earthwork & Site Demolition	A, C12	07	Landscaping & Irrigation	C27, C36
03	Asphalt Paving / Pavement Markings & Accessories	A, C12, C32	08	Site Utilities	A, C34, C36, C42, A
04	Site Concrete / Rebar	C8, C12	09	Supplemental	A, B,
05	Athletic / Playfield Equipment	B, C61, D34, D63			

The District reserves the right to reject any and all bids and to waive any irregularities or informalities in any bids or in the bidding process. No bidder may withdraw his bid for a period of **90** days after the date set for the opening of bids.

*Note:* Authorized under Education Code §17406, LLB is a common delivery method used by approximately 89 school districts in California, including 15 school districts within San Diego County. Effective January 1, 2017, Lease-Leaseback is to be used via a competitive selection process for best value award (in contrast to the regular design-bid-build, which requires award to the lowest bidder).

Advertisement Dates: March 7, 2023 & March 14, 2023

Contract Number(s): CC22-0176-23-A1-G1 and CC22-0176-23-A1-G2