

## INVITATION TO BID

On behalf of the San Diego Unified School District, Erickson Hall Construction 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:

### Albert Einstein Academies Charter Elementary School Phase 1B Whole Site Modernization (Lease-Leaseback)

#### Project Information:

##### A. GMP No. 02

1. Contract Number: CZ21-0777-24-A3-G2
2. Project Name: Albert Einstein Academy Charter Elementary School Whole Site Modernization – Phase 1B
3. Project Estimate: is between \$28 Million to \$33 Million
4. Schedule: The anticipated schedule is May 15, 2024 – February 23, 2027
5. Project Description: The scope of work consists of the following elements: 1. Make-Ready Improvements to prepare the site; 2. Interim Housing modular classroom relocation; 3. Site and Building Improvements – including new 2-story classroom Building C, the Remodel of a portion of Building B for a Kitchen/Servery and Library, and the removal of Interim Housing at the end of the project.

**(NON-)MANDATORY JOB WALK: February 21, 2024, 1:30 PM at Albert Einstein Academy located at 3035 Ash Street, San Diego, CA 92101.** The meeting will begin with a general project overview, followed by a site walk of the school site(s). Attendees are required to bring their driver's license for check-in at the site.

#### 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: March 15, 2024 by 2:00 PM at [bids@ericksonhall.com](mailto:bids@ericksonhall.com).**

**PROJECT CONTACT:** Jim Thiss, Estimator - (760) 796-7700; [jthiss@ericksonhall.com](mailto:jthiss@ericksonhall.com).

**RFI DEADLINE:** Submit RFI's via email to Jim Thiss, Estimator - (760) 796-7700 or [jthiss@ericksonhall.com](mailto:jthiss@ericksonhall.com), no later than **March 1, 2024 at 2:00 PM**. Final addendum including RFI responses will be issued on **March 12, 2024**.

**\*\*\* 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

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

**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, and forms will be posted and maintained through Procore. For access to the bidding documents, please contact project administrator at [planroom@ericksonhall.com](mailto:planroom@ericksonhall.com), include: Company name, address, phone number, CA License # & classification(s), main point of contact, and bid package number(s) 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 **2023-2**. 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 [www.dir.ca.gov/oprl/dprevwagedetermination.htm](http://www.dir.ca.gov/oprl/dprevwagedetermination.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, **Erickson Hall Construction** 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% DVBE.**

**SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalifications are due to the District by March 1, 2024.** 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 [pregual@sandi.net](mailto:pregual@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.

**PAYMENT AND PERFORMANCE BONDS:** Upon award bidder shall provide the required Performance and Payment Bonds be in an amount not less than **ten percent (10%)** of the maximum amount of bid, insurance certificates and any other required documents. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

**BID PACKAGES:** This project is 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 is 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.

<b>Albert Einstein Academies Charter Elementary School                      Phase 1B Whole Site Modernization                      Contract Number: CZ21-0777-24-A3-G2</b>					
Bid Package No.	Trade Scope (these are examples only)	CA License No.	Bid Package No.	Trade Scope	CA License No.
1	Survey	RCE or LS	18	Doors, Frames and Hardware	B or C61

2	Final Cleaning and Furniture Moving	C61	19	Coiling Doors	C61
3	Demolition & Abatement	A, B, or C21 and C-22, (ASB & HAZ)	20	Ceramic Tile	C54
4	Portables Relocation and Set Up	B or C21	21	Acoustic Panel Ceilings	C2 or C61
5	Grading & Earthwork	A or C12	22	Flooring	B or C15
6	Asphalt Paving & Striping	A or C12	23	Painting	C33
7	Fencing	C13	24	Specialties	B or C61
8	Landscaping, Irrigation & Site Furnishings	C27	25	Signage	C45
9	Concrete, Reinforcing & Site Concrete	A or C8	26	Roller Window Shades	C61
10	Structural, Miscellaneous Steel & Metal Decking	B or C51	27	Food Service Equipment	C43 or C61
11	Metal Studs, Drywall & Plaster	B or C9 and C35	28	Elevator	C11
12	Rough Carpentry	C5	29	Fire Sprinklers	C16
13	Finish Carpentry	C6	30	Site Utilities	A or C34
14	Cold Fluid Applied Waterproofing	C39 or C61	31	Plumbing	C36
15	Standing Seam Roofing & Sheet Metal	C39 or C43	32	Heating, Ventilation & Air Conditioning	C20
16	Roofing	C39	33	Electric & Low Voltage Systems	C10 and C7
17	Aluminum Storefront & Glazing	C17			

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).

SAN DIEGO UNIFIED SCHOOL DISTRICT  
George A. Harris III  
Director, Fiscal Controls and Information Systems  
Facilities Planning and Construction

Advertisement Dates:  
Ad Date #1 February 13, 2024  
Ad Date #2 February 20, 2024  
Contract Number: CZ21-0777-24-A3-G2