

INVITATION TO BID

On behalf of the San Diego Unified School District, Sundt Construction Inc. 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 ACADEMY CHARTER HIGH SCHOOL INCREMENT (GMP No. 1) LB24-0275-39-A3-G1 (Lease-Leaseback)

Project Information:

GMP No. 1

1. Contract Number: LB24-0275-39-A3-G1
2. Project Name: ALBERT EINSTEIN ACADEMY CHARTER HIGH SCHOOL INCREMENT 1
3. Project Estimate: \$24M-\$25M
4. Schedule: October 2025 - January 2029
5. Project Description: The scope of work is abatement and demolition of existing six story concrete structure, temporary shoring, permanent site retaining walls, onsite utilities, offsite utilities and improvements.

MANDATORY JOB WALK: Tuesday, July 1, 2025 at 2:00PM at Albert Einstein Academy Charter High School, **446 26th Street, San Diego, CA 92102. Meet in the parking lot on the west side of the existing building.** The meeting will begin with a general project overview, followed by a site walk of the school site. **Mandatory for Bidders of Packages: 1-02A Demo & Abatement, 1-03A Concrete, 1-26A Electrical, 1-31A Earthwork, and 1-31B Shoring.** Failure to attend or extreme tardiness and to sign in may render a bid ineligible.

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: July 23, 2025 by 2pm in Building Connected.

PROJECT CONTACT: Pamela Hermosillo, Pre-Construction Project Manager, 619-572-5811, pjhermosil@sundt.com

RFI DEADLINE: Submit RFI's via Building Connected no later than July 8, 2025 at 5:00pm. Final addendum including RFI responses will be issued on July 18, 2025.

***** 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. 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.

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 **BuildingConnected**. For access to the documents, please contact Elizabeth Tague at etague@sundt.com including: 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.

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 **2025-1**. 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 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, Sundt Construction Inc. 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 July 9, 2025. *Effective March 1, 2024, any solicitation opening after March 1, 2024, will no longer require Non-MEP prequalification.* MEP (Mechanical/Electrical/Plumbing): Subcontractors performing work under one or more of the following license classifications: A or B, 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, 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. Bids will not be accepted from non-prequalified MEP subcontractors. Visit sandiegounified.org/contractor-prequalification or email prequal@sandi.net for more information.

Sundt Construction Inc. PREQUALIFICATION: Completed prequalification forms must be submitted prior to bid due date. Please contact Elizabeth Tague at eetague@sundt.com

- **Prequalifications for the District are due by July 9, 2025**
- **Prequalifications for Sundt Construction Inc. are due prior to July 23, 2025**

PAYMENT AND PERFORMANCE BONDS: See Sundt Construction Inc. Bid Instructions.

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.

ALBERT EINSTEIN ACADEMY CHARTER HIGH SCHOOL INCREMENT 1 (GMP No.1) LB24-0275-39-A3-G1		
Bid Package No.	Trade Scope	CA License No.
1-01A	Site Provisions	A or B
1-01B	Temporary Fencing	B
1-01C	SWPPP	A or C12 or C27
1-01D	Survey	N/A
1-02A	Abatement & Demo	A or B or C21, AND C22 (ASB & HAZ)
1-03A	Cast-In-Place Concrete	C8

1-07A	Waterproofing	C39 or C61/D51
1-09G	Painting & Coatings	C33
1-26A	Electrical & Low Voltage	C10
1-31A	Earthwork	A or C12
1-31B	Shoring	A
1-33A	Wet Utilities	A or C34
1-33B	Off-Sitework	A

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** calendar 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 - June 17, 2025
Ad Date #2 – June 24, 2025
LB24-0275-39-A3-G1