

INVITATION TO BID

On behalf of the San Diego Unified School District, SOLPAC Construction, Inc., dba Soltek Pacific 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:

AUDEO CHARTER SCHOOL WHOLE SITE MODERNIZATION PHASE II CC23-0297-39-A1-G1 (GMP No. 01) (Lease-Leaseback)

Project Information:

A. GMP No. 01

1. Contract Number: CC23-0297-39-A1-G1
2. Project Name: Audeo Charter School Phase II Whole Site Modernization (WSM)
3. Project Estimate: \$25,200,000
4. Schedule: February 2025 – December 2026
5. Project Description: The scope of work consists of core and shell alterations to all three levels of buildings A and B with the exception of the north side of building B, level 1. The total floor area is 43,711 gross square feet. The core and shell alterations consist of a seismic upgrade for existing building A, which is of type V-B non-rated construction and tenant improvements of buildings A and B. The buildings will be reclassified as mixed-use occupancy (Group E on levels 1 and 2. And Group B on levels 3). The work includes a seismic upgrade due to the change in occupancy, core and shell improvements on all levels. Other improvements are noted below: Improvements to the site and building to comply with the accessibility requirements of 2019 California building code, chapter 11b. Selective demolition to accommodate functional requirements of the charter school, including but not limited to demolition of existing non-load bearing walls, demolition of existing ceiling systems, lighting and electrical systems, HVAC systems, interior finishes, exterior wall cladding, and exterior window systems. Seismic upgrade improvements to building A include replacement of some existing foundation systems, strengthening of existing beams and framing, and replacement of existing brace frames. Tenant improvements include new non-load bearing walls, new ceiling systems, new lighting systems, new electrical systems, new HVAC systems, and new interior finishes.

NON-MANDATORY JOB WALK: October 17, 2024, at 2:00 pm at Audeo Charter School, 3420-3430 Camino Del Rio North, San Diego, CA 92108. The meeting will begin with a general project overview, followed by a site walk of the school 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: November 7, 2024, at 2:00 PM. All bids are received electronically through SmartBid prior to the bid date and time.

PROJECT CONTACT: Jaime Mello, Project Estimator (619) 876-4739, jmello@soltekpacific.com.

RFI DEADLINE: Submit RFI's via email to Oscar Lucio at olucio@soltekpacific.com no later than **October 21, 2024 at 5:00 pm**. Final addendum including RFI responses will be issued on November 1, 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. 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
- 28 46 21.11 Addressable Fire-Alarm Systems
- 28 13 00 Access Control
- 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 **SmartBidNet** For access to the documents, please contact Kim Kanie at kkanie@soltekpacific.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 **2024-2**. 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/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, SOLPAC Construction, Inc., dba Soltek Pacific 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 / 6% DVBE.

SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalifications are due to the District by October 24, 2024. *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.

SOLPAC Construction, Inc. dba Soltek Pacific Construction PREQUALIFICATION: Contractors will need to be prequalified with the District in addition to Soltek Pacific Construction prequalification requirements.

- **Prequalifications for the District are due prior to October 24, 2024, at 2:00 p.m.**
- **Prequalifications for Soltek Pacific Construction are due prior to October 24, 2024, at 2:00 p.m.**

Completed prequalification forms must be submitted prior to the bid due date to Kim Kanie at kkanie@soltekpacific.com The Soltek Prequalification Form can be accessed at the following link: <https://www.soltekpacific.com/estimating> Click on the tab located on the right-hand side under Quick Links labeled "Subcontractor Prequalification."

PAYMENT AND PERFORMANCE BONDS: As applies per Contract Documents.

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.

AUDEO CHARTER SCHOOL WSM PHASE II (LLB) CC23-0297-39-A1-G1 (GMP No. 1)					
Bid Package No.	Trade Scope (these are examples only)	CA License No.	Bid Package No.	Trade Scope	CA License No.
1	Site Survey	N/A	18	Storefronts & Glazing	C-17
2	Demo and Abatement	C-21, C-22, ASB, HAZ	19	Flooring	C-15, C-54
3	Site & Building Concrete	C-8, C-12, C-50, C-61/D-6	20	Ceramic Tiling	C-54
4	Final Clean	C-61/D-63	21	Fire Sprinklers	C-16, C-61/D-12
5	Structural Steel & Metal Fabrications	C-23, C-51, C-60	22	Building Plumbing & Site Utilities	C-4, C-34, C-36
6	Wood Framing & Sheathing	B, C-5, C-6	23	HVAC Controls TAB & Commissioning	C-4, C-20, C-38, C-55, C-7
7	Building Thermal & Rigid Insulation	C-2	24	Applied Fire Protection	C-16
8	Doors, Frames & Door Hardware	C-61/D-28	25	Acoustical Panel Ceiling & Sound-Absorbing Wall Units	C-2, C-61/D-50
9	Exterior & Interior Painting	C-33	26	Electrical & Low Voltage	C-7, C-10, C-28
10	Misc Specialties	C-61/D-34, C-17	27	Folding Panel Partitions	C-61/D-34
11	Demountable Glass System Teaching Wall	C-61/D-34	28	Fire Alarm	C-10
12	Casework & Countertops	C-6	29	Unit Paving	C-12
13	Roller Window Shades	C-61/D-52	30	Earthwork	C-12
14	Elevator Modernization	C-11	31	Compaction Grouting	C-61/D-30
15	Cold Formed Metal Framing, Drywall & Plastering	C-35, C-9, C-61/D-39	32	Asphalt Paving & Pavement Markings	C-12, C-31, C-32
16	Roof Repair & Roof Accessories	C-39, C-43	33	Landscaping & Irrigation	C-27, C-61/D-49
17	Sheet Metal Flashing & Trim	C-43	34	Building & Graphic Signage	C-45

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 – Tuesday October 08, 2024
 Ad Date # 2 - Tuesday October 15, 2024
 CC23-0297-39-A1-G1