

Advertisement for Responses to Request for Proposals (RFP) Lease-Leaseback (LLB)*

Notice is hereby given that the San Diego Unified School District, acting by and through its governing board, will electronically receive proposals for the furnishing of all labor, materials, transportation, equipment, and services for:

**PRECONSTRUCTION SERVICES FOR
BIRNEY ELEMENTARY SCHOOL INTERIM HOUSING AND WHOLE SITE MODERNIZATION - LLB**

*This is an LLB project. Only LLB Prime Contractors listed below may submit proposals to the San Diego Unified School District. Please visit our website for each LLB Prime Contractor's contact information at sandiegounified.org/LLB-Outreach.

A mandatory site visit is scheduled for 9:00 a.m. on December 12, 2024 in front of the main office of Birney Elementary School, 4345 Campus Ave, San Diego, CA 92103. The meeting will begin with a general project overview, followed by a site walk of the school site. Failure to attend or extreme tardiness and to sign in will render a LLB Prime Contractor's Proposal ineligible. **All LLB Prime Contractors must preregister with the District prior to attending the site walk at sandiegounified.org/sitewalks.**

Only proposals from the following Group J LLB Prime Contractors will be accepted:

- Balfour Beatty Construction, LLC
- Bernards Bros, Inc.
- Core West, Inc.
- C.W. Driver, LLC
- Erickson – Hall Construction Co.
- Flint Design Build, LLC., dba Flint
- PCL Construction Services, Inc.
- SOLPAC Construction, Inc., dba Soltek Pacific Construction Company
- Sundt Construction, Inc.
- Swinerton Builders
- Turner Construction Company

FOR THE SAFETY OF OUR STUDENTS, PROPOSERS 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 contract specialist or other District staff, and they will escort you to the nearest exit.

RFP Responses must be received electronically at or before **2:00 p.m. on January 16, 2025**. LLB Prime Contractors interested in submitting an RFP Response must go to tinyurl.com/SDUSD-PlanetBids then search under *Bid Opportunities* for *Invitation Number* LB25-0686-39 Preconstruction Services for Birney Elementary School Interim Housing and Whole Site Modernization. For new vendors, please register under *New Vendor Registration*. Subcontractors interested in submitting bids to the LLB Prime Contractors must do so per each LLB Prime Contractor's timelines. Verify bid due dates with the LLB Prime Contractors.

The project's contract numbers, estimates, and anticipated durations are as follows:

- A. Birney Elementary School Interim Housing – LB25-0686-39-00-P1**
Nine (9) months preconstruction services with construction beginning December 2025
Future construction estimate is \$1.5 million
- B. Birney Elementary School Whole Site Modernization – LB25-0686-39-00-P2**
Thirteen (13) months preconstruction services with construction beginning April 2026
Future construction estimate is \$37.4 million

Under Public Contract Code §3400, the District has made a finding that the following particular materials, products, things, or services are designated by specific brand or trade name in order to match other products in use on the particular public improvement either completed or in the course of completion for:

Birney Elementary School Interim Housing and Whole Site Modernization (CONSTRUCTION) – Division 1-33 – DSA # **TBD**. The **future** construction phase **may** contain some or all of the following proprietary specifications to be determined after DSA has approved the plans and the awarded Contractor and District agree on the timing and structure to advertise and solicit subcontractor pricing as part of the future GMPs:

- 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

This is a PSA project and requires prequalification. The District requires that subcontractors possess the appropriate classification(s) of California State Contractors License(s), valid and in good standing, at the time of best value analysis and contract award. The LLB Prime Contractor is required to possess **B or other appropriate license**, subject to District approval.

PROPOSAL DOCUMENTS: Each LLB Prime's RFP Response shall be in accordance with all terms, conditions, plans, specifications, and any other documents that comprise the RFP. **The plans and specifications may be downloaded free of charge at the District's online Planroom at sandiegousdplans.com** (click on Public Jobs to view all current bids). Contractors may purchase printed documents at Crisp Imaging for a refundable payment of Five Hundred Dollars (\$500) per set or CD/USB drives for a non-refundable payment (\$2 - \$10). Payments shall be made by check payable to San Diego Unified School District. If allowed, refunds will be processed by the District only if the Documents, including addenda, are returned intact and in good order to Crisp Imaging within ten (10) days of the issuance of the Final Results on the day after Board Award (March 11, 2025). Crisp Imaging is located at 9240 Trade Place, Suite 300, San Diego, CA 92126, or call (858) 535-0607.

SUBCONTRACTOR PREQUALIFICATION: Prequalifications for the District are not due at this time. Subcontractor prequalifications will be due at the Guaranteed Maximum Price phase of the project. *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.

SENATE BILL (SB) 854 REQUIREMENTS: Effective July 1, 2014, no 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. Prime contractors must add the DIR Registration Number for each of their listed subcontractors to the Subcontractors List AND submit a certificate of registration for their own firm and those of their listed subcontractors upon request by the District. Failure of the proposing prime contractor to list their subcontractors DIR Registration Number on the Subcontractors List at time of proposal may result in rejection of their proposal as non-responsive. 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 preconstruction is the one in effect on the date the RFP is first published in a newspaper of general circulation. Here, the applicable prevailing wage determination for preconstruction services referenced in the published RFP advertisement is 2024-2 **The applicable prevailing wage determination for a contract amendment that adds a Guaranteed Maximum Price (GMP) for construction services is based on the date the Prime Contractor first published an advertisement for that District defined GMP phase to subcontractors.** 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/dprevwagedetermination.htm.

PROJECT STABILIZATION AGREEMENT (PSA): This project is subject to the Project Stabilization Agreement (PSA) adopted by the Board of Education on July 28, 2009. The complete agreement is available for viewing and downloading at sandiegounified.org/PSA - Propositions S & Z and Measures U & YY.

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, the proposer is required to satisfy a minimum DVBE participation percentage of at least three percent (3%) for this project.

The District reserves the right to reject any and all proposals and to waive any irregularities or informalities in any proposals or in the bidding process. No LLB Prime Contractor may withdraw his proposal for a period of **90** days after the District receives proposals.

Note: Authorized under Education Code section §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, LLB 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:
December 3, 2024
December 10, 2024
LB25-0686-39-00-P1 and LB25-0686-39-00-P2