

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 BOONE ELEMENTARY SCHOOL
WHOLE SITE MODERNIZATION & JOINT USE FIELD LLB PROJECT**

*This is a 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 www.sandiegounified.org/LLB-Outreach.

A mandatory site visit is scheduled for 3:00 p.m. on October 1, 2021 in front of the main office of Boone Elementary School, 7330 Brookhaven Rd, San Diego, CA 92114. 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.** Please send only one representative per company. Contact jimperial@sandi.net for the preregistration link.

Only proposals from the following Group F LLB Prime Contractors will be accepted.

- Balfour Beatty Construction, LLC
- Barnhart-Reese Construction, Inc.
- C.W. Driver, LLC
- Clark Construction Group – California, LP
- Erickson-Hall Construction Company
- Level 10 Construction, LP
- McCarthy Building Companies, Inc.
- Nexgen Building Group, Inc.
- PCL Construction Services, Inc.
- Soltek Pacific Construction Company
- Sundt Construction, Inc.
- Swinerton Builders
- Turner Construction Company

COVID-19 SITE WALK SAFETY PRECAUTIONS WILL BE ENFORCED:

- Prior to attending the site walk, all attendees will be required to preregister with the District and self-certify utilizing a Smartsheet form (contact jimperial@sandi.net for the link to preregister) that they:
 - Have had no signs of a fever or a measured temperature of 100.0 degrees or greater, a cough or shortness of breath within the past 7 days.
 - Have not travelled on an airplane within the past 14 days. Have not travelled from another country within the past 14 days.
 - Have not had "close contact" with an individual diagnosed with COVID-19: "Close contact" means living in the same household as a person who has tested positive for COVID-19, caring for a person who has tested positive for COVID-19, being within 6-feet of a person who has tested positive for COVID-19 for about 15 minutes, or coming in direct contact with secretions (e.g., sharing utensils, being coughed on) from a person who has tested positive for COVID-19, while that person was symptomatic.
 - Have not been asked to self-isolate or quarantine by their doctor or a local public health official.
- All attendees will be required to wash their hands prior to the start and at the end of the site walk at a designated washing station.
- No physical contact is allowed. This means, but is not limited to: handshaking, high-fives, elbow bumping or fist bumping.
- Gloves will be handed out to all attendees immediately after they have washed their hands.
- Face coverings are required to be worn by all persons (District staff and visitors) and will not be provided.
 - Face coverings may be: bandanas, or "masks" made from home materials, such as T-shirts, pillow cases, cloth napkins. Wearing a face covering protects others that you may encounter, in case you do not realize you are infectious because you have no symptoms. These face coverings must cover one's nose and mouth.
 - Do not touch your face covering until you remove it, and then wash your hands. Stay 6-feet apart, even with a face covering.
- A "No Congregation" policy is in effect, individuals must implement social distancing by maintaining a minimum distance of 6-feet from other individuals.
- In areas where required social distancing is impossible, one (1) person at a time will be allowed to view a specific area.

RFP Responses must be received electronically at or before **2:00 p.m. on October 18, 2021**. LLB Prime Contractors interested in submitting an RFP Response must go to www.planetbids.com/portal/portal.cfm?CompanyID=43764 then search under *Bid Opportunities for Invitation Number CC22-0463-52 Preconstruction Services for Boone Elementary School Whole Site Modernization & Joint Use Field*. 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.

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:

Boone Elementary Whole Site Modernization and Joint Use Field Project – 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

The Boone Elementary Project estimate for the WSM is \$15,709,389 and the JUF \$2,666,731. The anticipated duration for preconstruction services is thirteen (13) months, with WSM construction beginning January 2023 and JUF September 2024.

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.

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 are available in two formats: by CD or online from PlanWell. Online documents are available for download on PlanWell through Crisp Imaging. Go to www.crispimg.com, click on PlanWell, Public Planroom, search SDUSD (Questions? 949-285-3171). Documents are available at Crisp Imaging, 8375 Camino Santa Fe, Unit B, San Diego, CA 92121, phone number 858-535-0607, for a refundable payment of Five Hundred Dollars (\$500) per set; CD's are available for a non-refundable charge of \$50. Payments shall be made by check payable to San Diego Unified School District. If the payment for Documents is refundable, refunds will be processed by the District only if the Documents, including all addendums, 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 (September 28, 2021).

DISTRICT 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. Subcontractors must be prequalified with the District for all LLB projects. Email prequal@sandi.net to start your application or go to www.sandiegounified.org/contractor-prequalification to download the .pdf questionnaire for prequalification. **MEP:** If components of the project will be performed by mechanical, electrical, and plumbing ("MEP") subcontractors (that intend to propose as a subcontractor 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), then the subcontractor must be prequalified with the District. **NON-MEP:** Prequalification is also required of all general contractors, regardless of trade, tier or the value of the prime and/or subcontractors' work on the project.

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: www.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 wage determination for this contract is 2021-1, and will be 2021-2 for the duration of the contract. This includes amendments, change orders, and warranty work relating to this

contract number. The following is a link to the Department of Industrial Relations website to obtain rate information, and any applicable predetermine increases www.dir.ca.gov/oprl/dprewagedetermination.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 www.sandiegounified.org/PSA - Proposition S & Z and Measure 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 150 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
Andrea O'Hara, M.A.
Strategic Sourcing and Contracts Officer
Strategic Sourcing and Contracts Department

Advertisement Dates:
9/23/2021
9/28/2021
CC22-0463-52