

INVITATION TO BID

Swinerton Builders is requesting bids from qualified subcontractors (licensed contractor with A or B Classification or C Specialty license for scope noted within the Bid Packages) for:

CC22-0026-39.A1

**Crown Point Elementary School
GMP / Whole Site Modernization (Lease-Leaseback)
On behalf of the San Diego Unified School District**

Project estimate is \$21,500,000. It consists of the complete site modernization of the existing Crown Point Elementary School campus, which includes three (3) existing classroom buildings, one (1) existing administration building, one (1) existing MPR/Food Service building, and one (1) New Kindergarten building, as well as new sitework throughout. Construction will be phased and is scheduled to start March 2023 and complete on June 2025.

NON-MANDATORY JOB WALK: Wednesday, 12/7/22 at 2:00PM (based on registration), **Crown Point Elementary School, 4033 Ingraham Street, San Diego, CA 92109.** The meeting will begin with a general project overview, followed by a site walk of the school site. *Attendees will be required to preregister for the job walk. Please email name and contact info of the person attending (limit one attendee per company, if possible), company name, contractor's license number, and the bid package(s) you are interested in bidding to Rob Sitton (rob.sitton@swinerton.com) by Tuesday, December 6, 2022.*

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 may be 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.

BIDS ARE DUE: Wednesday, January 11, 2023 @ 2:00PM. Bids can be submitted through Building Connected and/or emailed directly to the Bid Captains assigned to the respective Bid Packages. Bid Captains will be identified on the package scope sheets provided prior to the bid date. This is a LEASE-LEASEBACK (LLB) project and will be awarded on a "Best Value" basis. Bids will be evaluated for completeness of scope coverage and awarded to the subcontractor who is deemed to be the Best Value subcontractor.

PROJECT CONTACT: Rob Sitton, Sr. Estimator, 858-252-0128, rob.sitton@swinerton.com

RFI DEADLINE: Submit RFI's via email to Rob Sitton at rob.sitton@swinerton.com no later than **Wednesday 12/28/22 at 2:00PM.** Final addendum including RFI responses will be issued on **1/5/2023.**

***** 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 <https://www.sandiegounified.org/node/1279>. The successful subcontractors will be required to execute the 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
- 11 68 16 Play Structures
- 28 13 00 Access Control
- 28 46 21.11 Addressable Fire-Alarm Systems
- 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, forms and Contract Documents will be posted and maintained through 'Building Connected' and will be made available by end of day Tuesday, November 29, 2022.** Please contact Ruth Perez at ruth.perez@swinerton.com. Send a detailed

email including: Company Name, Company Address, CA License #, Company Website/PDF Brochure, Main Contact Person, and Bid Package Numbers 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: 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 this bid. 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 2022-2. 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 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, Swinerton Builders is required to satisfy a minimum DVBE participation percentage of at least three percent (3%) for this project. In compliance with this Program, bidders will be expected to account for DVBE participation in their bid. **GOALS FOR EBE & DVBE PARTICIPATION:** 50% EBE / 5% (3% Min.) DVBE / 8% MBE / 7% WBE / 40% SBE

SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalification's are due by 12/16/22 and must be submitted to the District a minimum of 10 days prior to the bid opening date. 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 or email prequal@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/SDUUSD-PlanetBids, login as a vendor, then click the menu on the left, and select prequalification to get started. MEP prequalification's must be renewed annually on the approval anniversary. **NON-MEP:** Each Non-MEP contractor should submit a Non-MEP subcontractor prequalification application at sandiegounified.org/non-mep. Non-MEP prequalification's must be renewed annually every February.

SWINERTON PREQUALIFICATION: Subcontractors must be prequalified with Swinerton in order to be awarded a contract. For more information on the prequalification process please visit: <https://swinerton.com/subcontractor-prequalification/> To renew your prequalification, please email subcontractorprequal@swinerton.com for a unique link and password to update and submit your renewal prequalification. New prequalification applications can be completed online at: <https://cmicweb.swinerton.com:443/cmiproduct/PmSsPrequal/Apply.jsp> Please contact subcontractorprequal@swinerton.com for assistance. Contractors must be prequalified with the District in addition to Swinerton's prequalification requirements and both are due on **Friday, 12/16/22**.

PAYMENT AND PERFORMANCE BONDS: Payment & Performance Bonds may be required. Bid Bonds are not required for Bid Package proposal submission.

BID PACKAGES: This project is being bid as "Bid Packages". Bidders will have the option to bid multiple bid packages; however, the bidder must self-perform a minimum of 15% of each bid package that is being bid. A bidder interested in bidding multiple bid packages must also submit individual bids for each bid package and then provide bids with multiple bid packages combined. Bids will be reviewed and evaluated for completeness of scope coverage and awarded to the subcontractor who is deemed the best value for the project as a whole.

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.

Bid Package No.	Trade Scope	CA License No.
1	Moving	D64
2	Surveying	C12
3	Final Clean	D63
4	Selective Demolition	C21, C22
5	Hazardous Materials	C21, C22
6	Concrete Reinforcing	C50
7	CIP Concrete	C8
8	Unit Masonry	C29
9	Structural and Misc. Steel	C51, C23
10	Rough Carpentry/Sheathing	C5
11	Finish Carpentry / Casework	C6
12	Insulation	C2
13	Roofing & Waterproofing	C39
14	Sheet Metal/Expansion Joints	C43
15	Caulking & Sealants	C61,D12,D65
16	Doors and Hardware	C28, D28
17	Overhead Coiling Doors	D28
18	Glass and Glazing	C17
19	Cement Plastering	C35
20	Drywall and Framing	C9
21	Tiling	C54
22	Acoustical Ceilings	C2, D50
23	Acoustical Panels	C2, D50
24	Vapor Emission Control	C15,D6
25	Flooring	C15
26	Painting	C33
27	Visual Display Surfaces	D34,C61,D64
28	Signage	C45
29	Toilet & Bath Accessories	D34

Bid Package No.	Trade Scope	CA License No.
31	Folding Panel Partitions	D34
32	Fire Extinguisher	C16
33	Food Service Equipment	C38,C43,D34
34	Theatre Equipment	D34
35	Athletic / Playfield Equipment	D34
36	Playground Surfacing	D34
37	Furnishings	D34,C61,D64
39	Window Treatments	D52
40	Shade Structures	D3
42	Wheelchair Lift	D21
43	Fire Suppression	C16
44	Plumbing	C4, C36, C38
45	HVAC	C20
46	Electrical	C10
47	Fire Alarm & LV	C7,C10,C28
49	Earthwork	C12, A
50	Erosion and Sediment Control	C12
51	Asphalt Paving	C12, A
52	Pavement Markings & Accessories	C32
53	Site Concrete	C8, C12
54	Fencing & Gates	C13
55	Site Furnishings	D34
56	Landscaping & Irrigation	C27, C36
57	Site Utilities	C34,C36, C42, A
58	General / Supplemental	C31,C61, B

The general contractor reserves the right to award bid packages as a combination or as a single package.

The District reserves the right to reject any and all bids and to waive any irregularities or informalities in any bids or within 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 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, 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).

Swinerton Builders is an equal opportunity employer requesting subcontractor bids from all interested firms, including disadvantaged, minority, women, veterans, and emerging small business enterprises.

Advertisement Dates: 11/29/2022 & 12/6/2022
Project Number: CC22-0026-39.A1