

INVITATION TO BID

C.W. Driver 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:

**Darnall Charter School
New Middle School Classroom Building (Lease-Leaseback)
On behalf of the San Diego Unified School District**

Project estimate is between \$20M and \$21M. The anticipated schedule is 19 months. The project consists of a new two-story classroom building, upgrade to electrical service and site improvements. Scope includes abatement, demolition, trades associated with new construction, plumbing, HVAC, electrical, low voltage systems, playfield equipment, new retaining walls, shade structure, typical site improvements.

(NON-)MANDATORY JOB WALK: October 28 at 9:00am at 6020 Hughes Street, San Diego, CA 92115. Attendees will be required to preregister for the job walk so that appropriate COVID safety precautions can be taken. Please email name and contact info of the person attending (limit one attendee per company), company name, contractor's license number, and the Bid Package Numbers you are interested in bidding to Leanne Loera, lloera@cwdriver.com by 2:00pm October 27, 2021.

BID DATE & TIME: November 19, 2021 at 2:00pm, submit proposals via email to fiwatsu@cwdriver.com.

PROJECT CONTACT: Ricka Iwatsu, Chief Estimator, 619-696-5100, fiwatsu@cwdriver.com

RFI DEADLINE: Submit RFI's via email to Ricka Iwatsu at fiwatsu@cwdriver.com no later **November 4, 2021 at 2:00pm**. Final addendum including RFI responses will be issued on **November 12, 2021**.

***** DO NOT CONTACT THE DISTRICT DIRECTLY *****

Successful bidders will be required to enter into a PSA agreement. In addition, bidders are required to have both SDUSD and C.W. Driver prequalification.

PROJECT STABILIZATION AGREEMENT (PSA): Please note that this project is subject to the PSA. The complete agreement is available at sandiegonunified.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
- 11 68 00 Play Field Equipment and 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

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 Building Connected and will be made available by end of day October 19, 2021.** Please contact Leanne Loera, lloera@cwdriver.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 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 2021-2. 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, **C.W. Driver** 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.

PREQUALIFICATION REQUIREMENTS: Contractors will need to be prequalified with the District in addition to the **C.W. Driver** prequalification requirements.

- Prequalifications for the District are due **November 5, 2021 at 2:00pm**.
- Prequalifications for **C.W. Driver** are due prior to the bid due date.

DISTRICT PREQUALIFICATION: Questionnaires for prequalification must be submitted to the District a minimum of two (2) weeks prior to the bid date. Bids will not be accepted from non-prequalified subcontractors. **MEP SUBCONTRACTORS:** Mechanical, electrical, or plumbing ("MEP") subcontractors, regardless of value of their work, with the following license classifications are required to be prequalified by the District: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46. **NON-MEP SUBCONTRACTORS:** Each Non-MEP subcontractor shall complete the one page Non-MEP Subcontractor Prequalification form. Questionnaires for District Prequalification can be found at: <https://www.sandiegounified.org/contractor-prequalification>. For more information or questions related to SDUSD's Prequalification, please email Prequal@sandi.net.

C.W.Driver PREQUALIFICATION: Completed prequalification forms must be submitted prior to bid due date. Email Jamie Ballesteros, PQ Administrator, for prequalification information. Email: jballesteros@cwdriver.com. Phone 909-367-9566.

PAYMENT AND PERFORMANCE BONDS: See C.W. Driver Exhibits.

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. Example, if a bidder is interested in bidding the BP 24 Plumbing AND BP 25 HVAC combined (for a lower bid overall price than if each package were submitted separately), then the bidder would submit one bid form noting both bid package numbers and the combined amount on the bid form document. Note, the bidder **MUST** still submit a bid for each package individually in addition to the combined bid. The general contractor reserves the right to award bid packages as a combination or as a single package. Subcontracts shall be awarded, if awarded at all, by general contractor on a best value basis. 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:

Bid Package No.	Trade Scope	CA License No.	Bid Package No.	Trade Scope	CA License No.
1	Demo and Abatement	A, B or C21, C22	18	Painting	C33
2	Erosion and Sediment Control	A, C12	19	Specialties: Visual Display Units, Toilet Accessories & Partitions, Fire Extinguishers, Projection Screens, Roller Window Shades, Furnishings and Equipment Moving	B, or C61 or D34
3	Final Clean	C61, D63	20	Signage	C45
4	Survey	A, C12	21	Athletic/ Playfield Equipment (Play Structures)	B or C61, D34
5	CIP Concrete, Rebar	B or C8, C50	22	Elevators	B or C11
6	Structural Steel, Misc. Metals, Metal Deck, Drop Off Shelter	C51 C13, D24, D28	23	Fire Suppression	C16
7	Finish Carpentry	B or C6	24	Plumbing	C4, C36
8	Waterproofing	B or C61, D51	25	HVAC	C20
9	Insulation	C2	26	Electrical and Low Voltage Systems	C10, C16
10	Roofing	C39	27	Earthwork and Site Demolition	A or C12, C21
11	Sheet Metal	C43	28	Asphalt Paving, Paving Specialties, Striping, Bumpers & Signs	A or C12
12	Doors, Frames and Hardware	B or C6 or C61 or D28	29	Site Concrete	A, B or C8, C12
13	Glass & Glazing, Folding Door	C17	30	Playground Surfacing	A, C12, C61, D12, D34
14	Metal Framing, Drywall & Plaster, Rough Carpentry	B, C9, C5	31	Landscaping & Irrigation, Site Furnishings	C27, C36
15	Tiling	C54	32	Site Utilities	C34, C42
16	Acoustical Ceilings	C2, D50	33	Fencing & Gates	C13
17	Flooring	B, C15			

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 in the bidding process. No bidder may withdraw his bid for a period of 150 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).

Advertisement Dates: **October 19, 2021 & October 26, 2021**