

## INVITATION TO BID

On behalf of the San Diego Unified School District, C.W. Driver, LLC 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:

**G.W. Smith Education Center Interior Demo – (GMP No. 1)  
CC23-0127-42-A3-G2 and  
G.W. Smith Education Center Parking Structure – (GMP No. 2)  
CC23-0127-42-A4-G3  
(Lease-Leaseback)**

### Project(s) Information:

#### A. GMP No. 1

1. Contract Number: CC23-0127-42-A3-G2 (GMP No. 1)
2. Project Name: G.W. Smith Education Center Interior Demo (LLB)
3. Project Estimate: is between \$6,500,000 and \$7,500,000
4. Schedule: The anticipated schedule is May 6, 2024 to November 6, 2024
5. Project Description: The scope of work includes but is not limited to building interior demolition and abatement, relocate existing furniture to remain, final clean, roof patch and temporary power.

#### B. GMP No. 2

1. Contract Number: CC23-0127-42-A4-G3 (GMP No. 2)
2. Project Name: G.W. Smith Education Center Parking Structure (LLB)
3. Project Estimate: is between \$39,000,000 and \$41,000,000
4. Schedule: The anticipated schedule is May 6, 2024 to November 6, 2025
5. Project Description: The scope of work includes but is not limited to new parking structure, site demolition, onsite and public improvements.

**JOB WALK (GMP 1 is mandatory, GMP 2 is non-mandatory): February 1, 2024, 10:00am** at G. W. Smith Education Center, **9330 Balboa Ave, San Diego, California 92123. Meet on the east side of the building. Parking is also available on the east side of the building.** The meeting will begin with a general project overview, followed by a site walk of the school site(s). Failure to attend or extreme tardiness and to sign in may render a bid ineligible.

### BIDDERS MUST ABIDE BY THE FOLLOWING:

- **Conduct:** when walking through the campus, stay together as a group.
- **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:** February 29, 2024, at **11:00 AM** submit via **email** to [fiwatsu@cwdriver.com](mailto:fiwatsu@cwdriver.com).

**PROJECT CONTACT:** Ricka Iwatsu, Chief Estimator, 619-696-5100, [fiwatsu@cwdriver.com](mailto:fiwatsu@cwdriver.com)

**RFI DEADLINE:** Submit RFI's via email to Jarin Thiem at [jthiem@cwdriver.com](mailto:jthiem@cwdriver.com), no later than 1:00pm **on February 13, 2024 at 2:00pm**. Final addendum including RFI responses will be issued on **February 26, 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 [sandiegonunified.org/PSA](http://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
- 28 46 21.11 Addressable Fire-Alarm Systems
- 28 13 00 Access Control

**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 **BuildingConnected** For access to the documents, please contact Leanne Loera at [lloera@cwdriver.com](mailto:lloera@cwdriver.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](http://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 **2023-2**. 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](http://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, LLC** 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 February 13, 2024.** 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](http://sandiegounified.org/contractor-prequalification) or email [prequal@sandi.net](mailto: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/SDUSD-PlanetBids](http://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. **NON-MEP:** Each Non-MEP contractor should submit a Non-MEP subcontractor prequalification application at [sandiegounified.org/non-mep](http://sandiegounified.org/non-mep). Non-MEP prequalifications must be renewed annually every February.

**C.W. DRIVER, LLC PREQUALIFICATION:** Completed forms must be submitted prior to bid due date. Email Jamie Ballesteros, PQ Administrator, for prequalification information. Email: [jballesteros@cwdriver.com](mailto:jballesteros@cwdriver.com). Ph: (909) 367-9566.

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

**BID PACKAGES:** These projects are 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.

**G.W. Smith Education Center Interior Demo –  
CC23-0127-42-A3-G2 (GMP No. 1)**

Bid Package No.	Trade Scope	CA License No.	Bid Package No.	Trade Scope	CA License No.
D01	Interior Demolition and Abatement	A, B, or C-21, C-22	D04	Furniture Moving	C-61, D-34
D02	Final Clean	C-61, D-63	D05	Electrical/Temporary Power	C-10
D03	Roof	C-39			

**G.W. Smith Education Center Parking Structure –  
CC23-0127-42-A4-G3 (GMP No. 2)**

Bid Package No.	Trade Scope	CA License No.	Bid Package No.	Trade Scope	CA License No.
P01	Final Clean	C-61/D-63	P12	Fire Suppression	C-16
P02	Survey	A	P13	Plumbing	C-36
P03	Structural Concrete and Reinforcing	B or C-8, C-50	P14	HVAC	C-20
P04	Unit Masonry and Brick/Stone Veneer	C-29	P15	Electrical and Low Voltage Systems	C-7, C-10
P05	Structural Steel, Metal Decking, Misc. Metals, Steel Stairs, Railings	C-51	P16	Earthwork, Site Demolition, and Shoring	A or C-12, C-21
P06	Waterproofing, Deck Coatings and Roofing	B or C-39	P17	Erosion Control and SWPPP Erosion/Sediment Control	A or B or C-61/D-64
P07	Sheet Metal and Exterior Panel Systems	C-43	P18	Asphalt Paving, Striping, Bumpers, Signage	A or C-12
P08	Doors, Frames, Hardware, and Overhead Coiling Doors	B or C-61/D-28	P19	Site Concrete	A, B, or C-8, C-12
P09	Painting	C-33	P20	Chain Link and Decorative Fencing and Gates	C-13
P10	Specialties: Signage, Fire Extinguishers, Storage Specialties, Parking Control Equipment	B	P21	Landscape and Irrigation	C-27
P11	Elevators	B or C-11	P22	Site Utilities	A or C-34, C-42

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 their bid for a period for the following **G.W. Smith Education Center Interior Demo CC23-0127-42-A3-G2 (GMP No. 1) 90 days** and **G.W. Smith Education Center Parking Structure CC23-0127-42-A4-G3 (GMP No. 2) 120 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:  
January 23, 2024  
January 30, 2024  
CC23-0127-42-A3-G2 and CC23-0127-42-A4-G3