



Site Visit Instructions – LLB Request for Sealed Proposals (RFP)

CONTRACT TITLE: Hage ES Whole Site Modernization (Lease-Leaseback)
RFP/Q NO: LB25-0185-23-00-P1
PROPOSAL DUE DATE: August 6, 2024, at 2:00 PM
BOARD OF EDUCATION: September 24, 2024
CONTRACT SPECIALIST: Jennifer Almond

This is a mandatory Pre-Proposal Meeting and Site Visit for all LLB Prime Contractors in Pool J; if you have not signed in you will not be able to submit a Proposal.

Event	Time / Date / Deadline
District Issues RFP and Contract Documents Available	July 2, 2024
Mandatory Pre-Proposal Conference and Site Walk	July 11 2024 at 1:00PM
Deadline for Contractors to submit RFI questions regarding this RFP	July 23, 2024 at 4:00PM
District to respond to Contractors' questions regarding this RFP (Final Addendum)	August 1, 2024
Deadline for Contractors to submit Proposal	August 6, 2024 at 2:00PM
Potential Contractor Interviews	August 22, 2024
District Negotiations with Contractor	August 23, 2024
District Board approves successful Contractor	September 24, 2024

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 GMP:

- 03 30 00 Cast-In-Place Concrete
- 28 31 11 Digital Addressable Fire Alarm System
- 07 26 13 Vapor Reduction Systems
- 32 18 13 Synthetic Turf Surfacing
- 09 68 16-1A Sheet Carpet
- 32 84 00 Irrigation
- 09 68 16-1B Sheet Carpet
- 32 84 01 Field Cooling
- 11 68 16 Play Structures
-
- 27 41 16 Audio Visual Infrastructure

ANTICIPATED DURATION OF PROJECT:	
Hage Elementary School Whole Site Modernization Preconstruction	16 months
Hage Elementary School Whole Site Modernization Construction	30 months

This is a PSA project. In addition, all subcontractors to the Contractor seeking to perform work, must meet the minimum prequalification criteria as outlined in the RFP. See due date above.

- LICENSE REQUIREMENTS:** The District requires that Contractors possess any of the following classification(s) of California Contractors License at the time that the Contract for Work is awarded: **B**.



2. **REQUESTS FOR INFORMATION:**
 - a. Today—during the pre-proposal meeting and site visit, address your questions to the architect.
 - b. After the pre-proposal meeting and site visit—address questions in writing to Jennifer Almond at jalmond@sandi.net. *Do not contact the project manager.*

3. **PROPOSAL SUBMISSION:** Contractors interested in submitting a Proposal must go to tinyurl.com/SDUUSD-PlanetBids and search *Bid Opportunities* for Invitation number **LB25-0185-23-00-P1 Hage Elementary School Whole site Modernization**. For new vendors, register under “New Vendor Registration”.

The District will no longer provide a courtesy letter allowing contractors an additional opportunity to redact a submitted proposal. If the contractor would like to submit a redacted proposal for the District to produce in response to a potential future PRA request, email a copy of the redacted proposal (including Attachments No. 3, 4, and 5) to the Contract Specialist within seven calendar days of the proposal submission due date/time. If the District does not receive a redacted proposal by that deadline, the District will produce the original RFP proposal submission, subject to applicable exceptions, if we receive a PRA request for this RFP.

A. Proposal Due Date Submit on Planet Bids before 2:00 p.m. on August 6, 2024:		Partial	Completed
RFP Response	One (1) electronic copy in PDF with bookmarks (Note: 50 MB size limit)		✓
Attachment No. 3	Contractor Statement of EBE Commitment		✓
Attachment No. 4	GMP and Other Cost Components		✓
Attachment No. 5	Schedule of Values		✓
<i>B. Optional: Redacted RFP Response, including Attachments No. 3, 4, and 5: Email to jalmond@sandi.net before 2:00 p.m. on August 13, 2024.</i>			

4. **PROPOSAL DOCUMENTS:** The plans and specifications may be downloaded free of charge at the new 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 (September 9, 2020). Crisp Imaging is located at 8375 Camino Santa Fe, Unit B, San Diego, CA 92121, or call (858) 535-0607. See handout for more detailed instructions.

5. **SENATE BILL (SB) 854 REQUIREMENTS:** Pursuant to Labor Code §1773, the Director of the Department of Industrial Relations (DIR) of the State of California has determined the generally prevailing rates of wages in the locality in which the Work is to be performed. To perform work on this project, Contractor and all of its subcontractors are required to be registered as a public works contractors with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5. All contractors’ registration must remain active throughout the term of the agreement. The rates are set forth in a schedule, which may be found on the DIR website dir.ca.gov/oprf/dprevagedetermination.htm Any Contractor to which a contract is awarded must pay the prevailing rates, post copies thereof at the job site, provide payroll records when required, and



otherwise comply with applicable provisions of state law. Failure of the LLB Prime Contractor to list their subcontractors' DIR Registration Number on the Subcontractors List at time of submittal of proposal may result in rejection of their proposal as non-responsive or incomplete.

Refer to the following DIR Website for further information: dir.ca.gov/Public-Works/PublicWorks.html

6. **SUBCONTRACTORS LIST:** Contractor to provide a final Subcontractors List at a later date after DSA has approved the plans and the Contractor and District agree on the timing and structure to advertise and solicit subcontractor pricing.
7. **SUBCONTRACTOR PREQUALIFICATION (MEP AND NON-MEP):** *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.
8. **REGULATION REGARDING ELECTRICAL CONTRACTORS:** Effective January 1, 2006, pursuant to Labor Codes §§3099 and 3099.2 and California Code of Regulations (CCR) §209.0, all persons who perform work as electricians employed by C-10 electrical contractors must be certified prior to performing work on District projects. For more information, see Department of Industrial Relations website at dir.ca.gov/DAS/ElectricalTrade.htm.
9. **PROJECT STABILIZATION AGREEMENT (PSA):** This project is subject to the Project Stabilization Agreement (PSA) adopted by the Board of Education on July 28, 2009 and as subsequently amended. The complete agreement is available for viewing and downloading at sandiegounified.org/PSA. The successful Contractor (and all Subcontractors) will be required to execute a PSA Letter of Assent (LOA), whereby Contractor and Subcontractors agree to conform to all terms and conditions set forth in the PSA.
10. **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 **2024-1**. The applicable prevailing wage determination for an agreement or amendment that adds preconstruction services with public works as defined by Labor Code 1720(a)(1) such as site investigation or an agreement or 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 www.dir.ca.gov/oprl/dprevagedetermination.htm



11. **BONDS:** The District will not request bonds for the preconstruction phase of the project. However, bonds will be required for each GMP phase of the Project(s).
12. **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 Bidder is required to satisfy a minimum DVBE participation percentage of at least three percent (3%) for all construction projects. In order to be responsive, the successful Contractor must meet or exceed 3% DVBE participation either directly through the General Contractor or a first-tier subcontractor or supplier as evidenced by DVBE/SDVOB Contractor Declaration and Contractor's DVBE Statement forms submitted at time of proposal. The failure of any Contractor to strictly comply with the District's DVBE Participation Program Policy will result in rejection of a Contractor's Proposal for non-responsiveness or incompleteness.
13. The District reserves the right to reject any and all proposals and to waive any irregularities or informalities in any proposal. No contractor may withdraw his bid for a period of **90** days after the date set for the opening of proposals. For more information, please call Jennifer Almond at 858-522-5822.