

INVITATION TO BID

On behalf of the San Diego Unified School District, Swinerton Builders 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:

Holmes ES WSM – CC23-0082-39-A1-G1 (GMP No. 01) and Holmes ES JUF – CC23-0082-39-A2-G2 (GMP No. 02) (Lease-Leaseback)

Projects Information:

A. GMP No. 01

1. Contract Number: CC23-0082-39-A1-G1
2. Project Name: Holmes Elementary School Whole Site Modernization (WSM)
3. Project Estimate: \$31,000,000 - \$32,000,000
4. Schedule: April 2024 - January 2027
5. Project Description: Demolition of 12 existing relocatable buildings, the modernization/alteration to six (6) existing buildings (classroom(s), administration, multi-purpose) and the addition of four (4) buildings (classrooms, administration), & new sitework.

B. GMP No. 02

1. Contract Number: CC23-0082-39-A2-G2
2. Project Name: Holmes Elementary School Joint Use Field (JUF)
3. Project Estimate: \$3,000,000 - \$4,000,000
4. Schedule: April 2024 - January 2027
5. Project Description: Construction of a new joint use field.

NON-MANDATORY JOB WALK: Wednesday, January 17, 2024 at 1:00PM at **Holmes Elementary School, 4902 Mount Ararat Drive, San Diego, CA 92111**. The meeting will begin with a general project overview, followed by a site walk of the school site. *Please pre-register for job walk via the link (copy & paste into web browser):* <https://app.smartsheet.com/b/form/294b095a387e4a90a0919b76d48e71fb>

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 is 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.

BID DATE & TIME: Thursday, February 1, 2024 @ 2:00 PM

PROJECT CONTACT: Chris Andrews, Lead Estimator, 949-343-0034, chris.andrews@swinerton.com

RFI DEADLINE: Submit RFI's via the link <https://app.smartsheet.com/b/form/1db50738462b414393b59e586ab36f76> no later than **Friday, January 19, 2024 at 2:00 PM**. Final addendum including RFI responses will be issued on 01/26/24 at 2:00 PM.

***** 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 sandiegounified.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 13 00 Access Control
- 28 46 21.11 Addressable Fire-Alarm Systems
- 32 18 13 Synthetic Grass Surfacing
- 33 44 31 Stormwater Membrane Filtration
- 33 44 43 Vortex-Type Hydrodynamic Separators

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 Ruth Perez at ruth.perez@swinerton.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.

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

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, 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 January 18, 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 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/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. Non-MEP prequalifications 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 **Thursday, January 18, 2024.**

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

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 best value.

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.

Holmes ES WSM – CC23-0082-39-A1-G1			Holmes ES JUF – CC23-0082-39-A2-G2		
Bid Package No.	Trade Scope	CA License No.	Bid Package No.	Trade Scope	CA License No.
W01	Moving	B, C61	J01	Earthwork & Site Demolition	A, C12
W02	Final Clean	D63	J02	Asphalt Paving / Pavement Markings	A, C12, C32
W03	Selective Demolition / Hazardous Materials	C21, C22	J03	Site Concrete / Rebar	C8, C12
W04	CIP Concrete	C8	J04	Fencing & Gates	C13
W05	Concrete Reinforcing	C50	J05	Landscaping & Irrigation	C27, C36
W06	Unit Masonry	C29	J06	Site Utilities	A, C34, C36, C42, A
W07	Structural and Misc. Steel	C51, C23	J07	Site Cleaning & Maintenance	A, B
W08	Metal Decking	C51	J08	Supplemental	A, B
W09	Rough Carpentry / Sheathing	C5			
W10	Finish Carpentry / Casework	C6			
W11	Waterproofing	C33			
W12	Insulation	C2			
W13	Roofing	C39			
W14	Sheet Metal / Expansion Joints	C43			
W15	Doors, Frames & Hardware	C28, D28			
W16	Glass and Glazing	C17, C61			
W17	Cement Plastering	C35			
W18	Drywall and Framing	C9			

W19	Tiling	C54			
W20	Acoustical Ceilings / Panels	C2, C61, D50			
W21	Vapor Emission Control	C15			
W22	Resilient Flooring & Carpet	C15, C54, C61			
W23	Painting	C33			
W24	Specialties (Expansion Joints, Visual Display Surfaces, Toilet Partitions & Accessories, Fire Extinguisher, Appliances, Misc Equipment, Site Furnishings)	A, B, C16, C61, D34, D64			
W25	Visual Display Surfaces	C61			
W26	Signage	C45, C61			
W27	Food Service Equipment	B, C38, C43, C61, D34			
W28	Play Equipment / Playground Surfacing / Shade Structure	B, C61, D34, D63, D3			
W29	Window Treatments	D52			
W30	Stage Curtains	C61			
W31	Fire Suppression	C16			
W32	Plumbing	C4, C36, C38			
W33	HVAC	C20			
W34	Electrical & Low Voltage	A, B, C10, C7			
W35	Earthwork & Site Demolition	A, C12			
W36	Asphalt Paving / Pavement Markings	A, C12, C32			
W37	Site Concrete / Rebar	C8, C12			
W38	Fencing & Gates	C13			
W39	Landscaping & Irrigation	C27, C36			

W40	Site Utilities	A, C34, C36, C42, A			
W41	Survey	A, B			
W42	SWPPP	B			
W43	Site Cleaning & Maintenance	A, B			
W44	Supplemental	A, B			

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 **90** 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:
Ad Date #1 – Tuesday, January 9, 2024
Ad Date #2 – Tuesday, January 16, 2024
CC23-0082-39-A1-G1 and CC23-0082-39-A2-G2