

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:

Construction Services for Holmes Elementary School Photovoltaic (GMP No. 3) CC23-0082-39-A4-G3 (Lease-Leaseback)

Project Information:

GMP No. 3

1. Contract Number: CC23-0082-39-A4-G3
2. Project Name: Construction Services for Holmes Elementary School Photovoltaic
3. Project Estimate: is between \$2M and \$3M
4. Schedule: June 2025 – February 2026.
5. Project Description: The scope of work includes the installation of 2 new solar canopies and associated sitework.

NON-MANDATORY JOB WALK: Wednesday, March 26, 2025, at 1:00 PM (based on registration) 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/0089e2c06bb14343a693d2eaff213771>

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, April 10, 2025, at 2:00 PM.

PROJECT CONTACT: Andrew McGaw, Estimator, 949-390-0051, andrew.mcgaw@swinerton.com

RFI DEADLINE: Submit RFI's via the link <https://app.smartsheet.com/b/form/f8aa1afe057b464196a3d7a97878f53e> no later than **Thursday, March 27, 2025 at 2:00 PM.** Final addendum including RFI responses will be issued on **Friday, April 4, 2025.**

***** 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:

- None

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** and will be made available by end of day Tuesday, March 18, 2025. For access to the documents, please contact Ruth Perez at ruth.perez@swinerton.com. Send a detailed email 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 **2025-1**. 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/dprevwagedetermination.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, Soltek Pacific Construction 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 Thursday, March 27, 2025. *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.

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 pre-qualification requirements and both are due on Thursday, March 27, 2025.

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" 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.

Holmes Elementary School Photovoltaic CC23-0082-39-A4-G3 (GMP No. 3)					
Bid Package No.	Trade Scope	CA License No.	Bid Package No.	Trade Scope	CA License No.
01	Final Clean		04	Earthwork	A, C-12, C-34
02	Structural Steel	C-51	05	Asphalt Paving	C-12
03	Electrical/Photovoltaic	A, B, C-36	06	Site Concrete	C-8

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:
3/18/2025
3/25/2025
CC23-0082-39-A4-G3