

INVITATION TO BID

On behalf of the San Diego Unified School District, Balfour Beatty Construction, 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:

WHOLE SITE MODERNIZATION at KAVOD CHARTER SCHOOL CC22-0981-23-A2-G1 (GMP No. 1) (Lease-Leaseback)

Project(s) Information:

A. GMP No. 1

1. Contract Number: CC22-0981-23-A2-G1 (GMP No. 1)
2. Project Name: Whole Site Modernization at Kavod Charter School (LLB)
3. Project Estimate: \$34-36 Million
4. Schedule: The anticipated schedule is 35 months and is separated into 2 phases and associated subphases.
5. Project Description: The scope of work includes new construction, modernization, and renovation improvements throughout campus. The following elements are included: The modernization of the existing building addresses cosmetic improvements, accessibility improvements, HVAC improvements, and alterations at the central wing. New buildings include a detached two-story middle school, two story elementary school, an above grade pedestrian walkway connecting these two buildings, and detached one story multipurpose building 02-04. The existing portable buildings will be demolished/removed. Site work includes a new fire lane, playground improvements, new landscaping, new underground utilities, stormwater management system, right of way improvements, and reconfigured parking lot.

NON-MANDATORY JOB WALK: November 6, 2023, 8:30 a.m., at Kavod Charter School, 6991 Balboa Avenue, San Diego, CA 92111. Meet at the Main Entrance. The meeting will begin with a general project overview, followed by a site walk of the school site(s). Tardiness may prevent entry after 8:45 a.m. This is not a mandatory site walk, but Earthwork, Demolition, Concrete, MEP, and Utility contractors are highly encouraged to attend.

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: November 30, 2023, 2:00 p.m., via BuildingConnected at <https://www.buildingconnected.com>.

PROJECT CONTACT: Larry Valdez, Project Manager, (619) 642-1348, LValdez@balfourbeattyus.com, all email communications will be through BuildingConnected.

RFI DEADLINE: Submit RFI's electronically no later than November 9, 2023, at noon. Refer to the RFI instructions in the Front-End Docs for further instructions. Final addendum including RFI responses will be issued on November 27, 2023.

***** 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 00-2.12-B-1a. Key Lock Boxes
- 28 46 21.11 Addressable Fire-Alarm Systems
- 28 13 00 Access Control
- 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 BuildingConnected at <https://www.buildingconnected.com/>. For access to the documents, please contact Larry Valdez at LValdez@balfourbeattyus.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 2023-1. 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/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, **Balfour Beatty Construction, 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 / 3% DVBE.

SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalifications are due to the District by November 14, 2023, 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.

Balfour Beatty Construction, LLC PREQUALIFICATION: ALL BIDDERS must be prequalified to BID on Balfour Beatty Construction Projects for any BID in excess of \$500,000. If the Bid Package amount is over \$500,000, then the Bidder must submit a prequalification package and be approved prior to any award. Approvals are good for 12 months and must be renewed annually. The prequalification process can be started on our website at the following URL: <https://www.balfourbeattyus.com/trade-partners/partner-with-us>

PAYMENT AND PERFORMANCE BONDS: For subcontracts exceeding \$100,000, a Performance and Payment Bond will be required. The Bonds must be executed by an admitted Surety and approved to conduct business in the State of California, which meets the highest standards the District is legally permitted to establish and which it has established.

For subcontracts of \$25,000 that do not exceed \$100,000, a Personal Guarantee signed and notarized by an authorized representative awarded the subcontract will be requested instead of bonds.

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.

Kavod Charter School Whole Site Modernization – CC22-0981-23-A2-G1 (GMP No. 1)		
Bid Package No.	Trade Scope	CA License No.
BP 01	Survey	PLS License
BP 02	Final Clean	C-61/D-63
BP 03	Existing Conditions, Demolition	C-21
BP 04	Structural Concrete, Concrete Paving, Rebar	C-8
BP 05	Masonry	C-29
BP 06	Structural Steel, Metal Decking	C-51
BP 07	Finish Carpentry and Casework	C-6
BP 08	Roofing	C-39, B or C-43.
BP 09	Doors, Frames & Hardware	B or C-28
BP 10	Glazing	C-17
BP 11	Drywall, Insulation, Metal Framing, & Plaster	B, C-9 or C-35, C-2, C-5
BP 12	Tile	C-54
BP 13	Flooring	C-15
BP 14	Painting	C-33
BP 15	Miscellaneous Specialties	B or C-45
BP 16	Ceilings	C-2, C-61/D-50
BP 17	Signage	C-45
BP 18	Elevators	C-11
BP 19	Fire Suppression	C-16
BP 20	Plumbing	C-36
BP 21	Site Utilities	C-36, C-42
BP 22	HVAC	C-20
BP 23	Electrical, Communications and Electronic Safety & Security, Fire Alarm	C-10, C-16
BP 24	Earthwork & SWPPP	C-12
BP 25	Asphalt Paving	A or C-12
BP 26	Fences & Gates	C-13
BP 27	Landscape & Irrigation	C-27
BP 28	Furnishings & Equipment Moving	N/A
BP 29	Asbestos Abatement	C-22
BP 30	Rough Carpentry	C-5
BP 31	Sheet Metal	C-43
BP 32	Stage Curtains	B or C-61/D-34
BP 33	Play Field Equipment	B or C-61/D-34
BP 34	Wheelchair Lifts	B or C-61/D-21
BP 35	Concrete Paving	C-8
BP 36	Playground Protective Surfacing	B or C-61/D-34

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).

Advertisement Dates: October 26, 2023 and October 31, 2023
 Contract Number: CC22-0981-23-A2-G1