

INVITATION TO BID

Soltek Pacific Construction is requesting bids from qualified subcontractors (licensed contractor with B Classification or C Specialty license for scope noted within the Bid Packages) for:

**Keiller Leadership Academy Charter School
Whole Site Modernization (Lease-Leaseback)
On behalf of the San Diego Unified School District**

Project estimated value is anticipated not-to-exceed \$15,500,000.00. The anticipated schedule for the whole site modernization is May 2021 thru November 2022. The project consists of a HVAC upgrade to the existing facilities and a new 2-Story Classroom Building.

NON-MANDATORY SITE WALK: Thursday February 4th, 2021 at 10:00AM, at Keiller Leadership Academy Charter School at 7270 Lisbon Street, San Diego CA 92114. Attendees will be required to preregister for the site walk so that appropriate COVID safety precautions can be taken. Please email name and contact information of the person attending (limit one attendee per company), company name, contractor's license number, and the Bid Package Numbers you are interested in bidding to Mark Hussey at mhussey@soltekpacific.com prior to **February 4, 2021**.

Meet in front of school site at the front parking lot. This is not a mandatory site walk, but Earthwork, Demolition, Concrete, MEP, and Utility contractors are highly encouraged to attend. Contact Mark Hussey at mhussey@soltekpacific.com to preregister and/or for more information about this site walk. **COVID-19 site walk safety precautions will be enforced.**

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 SmartBid.net and will be made available by end of day Tuesday, January 26th, 2021.** Please contact Clare Curran at ccurran@soltekpacific.com for access. Send a detailed email including: Company Name, Company Address, CA License #, Company Website/PDF Brochure, Main Contact Person, and Bid Package Numbers interested in Bidding.

BID DATE & TIME: February 25th, 2021 at 2:00PM. All bids must be received electronically through SmartBid.net prior to bid due date and time. Please contact Clare Curran at ccurran@soltekpacific.com for access. Project will be awarded on a best value basis for the project as a whole.

PROJECT CONTACT: Jaime Mello, Estimator, (858) 353-5810, jmello@soltekpacific.com

***** DO NOT CONTACT THE DISTRICT DIRECTLY *****

PROJECT DESCRIPTION: The whole site modernization of the Keiller Leadership Academy Charter School consist of construction of a new two-story elementary classroom building, three kindergarten classrooms, site and play area improvements, and remodel of the existing Multipurpose Building and Food Service facilities.

Successful bidders will be required to enter into a PSA agreement. In addition, bidders are required to have both SDUSD and General Contractor prequalification.

PROJECT STABILIZATION AGREEMENT (PSA): Please note that this project is subject to the PSA. The complete agreement is available at <https://www.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:

- Specification Section 08 71 00 Door Hardware: Key Lock Boxes
- Specification Section 11 68 00 Play Field Equipment and Structures
- Specification Section 23 09 23 Direct Digital Control (DDC) System for HVAC
- Specification Section 28 31 11 Digital Addressable Fire Alarm System
- Specification Section 32 84 00 Planting Irrigation

RFI DEADLINE: Submit RFI's via email to Jaime Mello at jmello@soltekpacific.com no later **February 11th, 2021 at 3:00PM.** Final addendum including RFI responses will be issued on **February 18th, 2021.**

SENATE BILL (SB) 854 REQUIREMENTS: Effective July 1st, 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 1st, 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: www.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 this bid. All subcontractors shall pay all workers on the project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections §1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. Bidders and Bidders' subcontractors shall comply with the registration and qualification requirements pursuant to sections §1725.5 and §1771.1 of the California Labor Code.

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 10th, 2011 by the Board of Education, SOLPAC 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.**

PREQUALIFICATION REQUIREMENTS: Contractors will need to be prequalified with the District in addition to the general contractor's prequalification requirements.

- Prequalifications for the District are due prior to **February 11th, 2021 at 2:00PM.**
- Prequalifications for Soltek Pacific are due prior to **February 18th, 2021 at 3:00PM.**

DISTRICT PREQUALIFICATION: Questionnaires for prequalification must be submitted to the District a minimum of two (2) weeks prior to the bid date (February 11th, 2021 at 2:00PM). Bids will not be accepted from non-prequalified subcontractors. **MEP PREQUALIFICATION:** If components of the project will be performed by mechanical, electrical, and plumbing ("MEP") subcontractors (that intend to propose as a subcontractor 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, then the subcontractor must be prequalified with the District. **NON-MEP PREQUALIFICATION:** Prequalification is also required of all general contractors, regardless of trade, tier or the value of the prime and/or subcontractors' work on the project. Questionnaires for District Prequalification can be found at: <https://www.sandiegounified.org/contractor-prequalification>. For more information or questions related to SDUSD's Prequalification please email Prequal@sandi.net.

SOLTEK PACIFIC CONSTRUCTION'S PREQUALIFICATION: Completed prequalification forms must be submitted prior to **February 18th, 2021 at 3:00PM.** Contact information: Clare Curran at ccurran@soltekpacific.com. The Soltek Prequalification Form can be accessed at the following link: <https://www.soltekpacific.com/estimating-2/> click on the tab in the top right labeled as "Subcontractor Prequalification Form".

PAYMENT AND PERFORMANCE BONDS: As applies per Contract Documents.

BID PACKAGES: This project is being bid as "Bid Packages". Bidders will have the option to bid multiple bid packages; however, the bidder must self-perform a minimum of 15% of each bid package that is being bid. A bidder interested in bidding multiple bid packages must also submit individual bids for each bid package and then provide bids with multiple bid packages combined. Example, if a bidder is interested in bidding Bid Package 1 Survey AND Bid Package 6 Earthwork, Import, Export, SWPPP, Demo Site & Existing Portables combined (for a lower bid overall price than if each package were submitted separately), then the bidder would submit one bid form noting both bid package numbers and the combined amount on the bid form document. Note, the bidder MUST still submit a bid for each package individually in addition to the combined bid. **The general contractor reserves the right to award bid packages as a combination or as a single package. Subcontracts shall be awarded, if awarded at all, by general contractor on a best value basis.** Bids will be reviewed and evaluated for completeness of scope coverage and awarded to the subcontractor who is deemed to be the best value for the project as a whole.

Bid Package No.	Trade Scope	CA License No.
1	Survey	A
2	Moving Furniture	D-64
3	Final Clean	D-63
4	Temporary Housing	D-63
5	Portable Classrooms	C-47
6	Earthwork, Import, Export, SWPPP, Demo Site & Existing Portables	C-12, C-61, D-64, A, C-21
7	Abatement and Select Demolition	ASB, HAZ, C-22, C-21
8	Structure Concrete, Site Concrete, Spoils Removal, Structure Backfill, Lightweight Concrete, Reinforcing, Waterproofing, Site Sealant	C-8, C-12, C-50, D-51
9	Caissons, Drilling, Reinforcing Cages, Concrete & Spoils Removal	C-8, C-12, C-50
10	Structure Steel, Steel Decking, Metal Fabrication, Ladder, Metal Pan Stairs, Pipe and Tube Railings	C-51
11	Wood Framing - Walls, Roof Structure, Blocking & Plywood Sheathing	C-5
12	Casework and Countertops	C-6
13	Drywall & Framing, Plaster, Scaffolding, Acoustical Sealant, & FRP	C-9, C-35
14	Building Insulation	C-2
15	SBS & PVC Roofing and Rigid Insulation	C-39
16	Sheet Metal Flashing & Trim, Reglets, Roof Hatch and Gutters & Downspouts, & PVC Coated Sheet Metal Scuppers	C-43

Bid Package No.	Trade Scope	CA License No.
19	Flooring - Carpet, Resilient Tile & Base and Vapor Reduction and Sealed Concrete	C-2, C-15
20	Ceramic and Quarry Tile	C-54
21	Acoustical Ceiling	C-2, D-50
22	Exterior Painting, Interior Painting, & Dry Erase Wall Coverings	C-33
23	Building Signage	C-45
24	Toilet Partitions & Access, Fire Extinguishers	C-16, D-34
25	Food Service	C-38, D-34
26	Playground Surface and Equipment including Foundation	D-34
27	Window Blinds	D-52
28	Elevator	C-11
29	Fire Sprinkler	C-16
30	Plumbing, Grease Interceptor and Site Utilities (Water, Sewer, Storm Drain)	C-36, C-42
31	HVAC, Controls, TAB, & Commissioning	C-20, D-62
32	Electrical, Temporary Electrical (Interim Housing, Trailers, Building 9), Low Voltage, Fire Alarm, Communications, Security, Lighting Controls	C-7, C-10
33	Landscape, Irrigation, Mulch, Topsoil, & Spoils Removal	C-12, C-27, C-36
34	Asphalt, Aggregate Base, Markings, & Site Signage	C-12, C-32

17	Steel/Wood Doors, Frames and Hardware, & Sealant	D-28
18	Glazing, Windows, & Sealants	C-17

35	Site Chain Link Fencing and Foundation	C-13
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The general contractor reserves the right to award bid packages as a combination or as a single package. 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 150 days after the date set for the opening of bids.

Note: Authorized under Education Code section §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: **01/26/2021 & 02/02/2021**