

INVITATION TO BID

On behalf of the San Diego Unified School District, Nexgen Building Group, Inc. 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 Lewis Middle School Whole Site Modernization Phase I (LLB) CC22-0414-39-A1-G1 (GMP No. 1)

Project Information:

A. GMP No. 1

1. Contract Number: CC22-0414-39-A1-G1
2. Project Name: Construction Services for Lewis Middle School Whole Site Modernization Phase I (LLB)
3. Project Estimate: \$27 Million to \$29 Million
4. Schedule: 32 Months
5. Project Description: New 2 Story Classroom building, whole site modernization to include renovations to existing Admin building, Music building and associated site work.

NON-MANDATORY JOB WALK: October 12, 2023 at 10:00am at Lewis Middle School, 5170 Greenbrier Ave. San Diego, CA 92120, meet at the front parking lot in front of the Admin Building. The meeting will begin with a general project overview, followed by a site walk of the school site.

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: October 26, 2023 at 2:00pm. All bids must be sent electronically to: Estimating@NexgenBuilding.com

PROJECT CONTACT: Zack Rauscher, Project Manager, 619-670-4466; Estimating@NexgenBuilding.com

RFI DEADLINE: Submit RFI's via email to Estimating@NexgenBuilding.com no later than **October 13, 2023 by 2:00pm.** Final addendum including RFI responses will be issued on **October 23, 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 Door Hardware
- 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 www.nexgenplanroom.com and will be made available by end of day **Tuesday October 3, 2023**. Registration required to obtain username and password for access. Please contact Nexgen Estimating Department at Estimating@NexgenBuilding.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, **Nexgen Building Group, Inc.** 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 / 5% (3% Min.) DVBE / 8% MBE / 7% WBE / 40% SBE.

SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalifications are due to the District by October 12, 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.

Nexgen Building Group, Inc. PREQUALIFICATION: Completed registration/prequalification forms must be completed prior to bid due date. Register at www.nexgenplanroom.com. For any questions regarding prequalification, please email Outreach@nexgenbuilding.com.

PAYMENT AND PERFORMANCE BONDS: As applicable per Contract Documents.

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.

Lewis Middle School Whole Site Modernization Phase I (LLB) – CC22-0414-39-A1-G1					
Bid Package No.	Trade Scope	CA License No.	Bid Package No.	Trade Scope	CA License No.
1	Survey	C12	23	Specialties	C45

2	Final Clean	D63	24	Hydraulic Elevators	C11
3	Selective Demolition and Abatement	A or C21, C22	25	Fire Suppression	C16
4	Site Demolition and Earthwork	A or C21, C22	26	Building Plumbing	C36
5	Concrete and Reinforcing	C8	27	Site Plumbing / Utilities	A, C36
6	Masonry	C29	28	HVAC	C20
7	Structural Steel / Metal Fabrication	C51 or C13	29	Electrical	C10
8	Rough Carpentry / Sheathing	C5	30	Low Voltage	C7
9	Finish Carpentry / Casework	C6	31	Fire Alarm	C7
10	Roofing	C39	32	Landscape / Irrigation	C27, C36
11	Building Insulation	C2	33	AC Paving / Pavement Markings	C12
12	Sheet Metal / Standing Seam Roofing	C43	34	Fencing and Gates	C12
13	Joint Sealants / Waterproofing	C51			
14	Doors / Frames / Hardware	D28			
15	Glass / Glazing / Storefronts	C17			
16	Drywall / Metal Stud / Plaster	C9			
17	Flooring – Resilient / Carpet	C15			
18	Tiling	C54			
19	Acoustical Ceilings	C50			
20	Painting	C33			
21	Visual Display	C34			
22	Signage	C45, D42			

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 120 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:
October 3, 2023
October 10, 2023
CC22-0414-39-A1-G1