

INVITATION TO BID

On behalf of the San Diego Unified School District, Soltek Pacific Construction is requesting bids from qualified subcontractors (licensed contractor with B Classification(s) or C Specialty license for scope noted within the Bid Packages) for:

Oak Park Elementary School Whole Site Modernization - CC22-0695-39-A1-G1 (GMP No. 1) (Lease-Leaseback)

Project Information:

A. GMP No. 1

1. Contract Number: CC22-0695-39-A1-G1 (GMP No. 1)
2. Project Name: Oak Park Elementary School – WSM (LLB)
3. Project Estimate: not-to-exceed \$23,850,000.
4. Schedule: The anticipated schedule for the Whole Site Modernization is May 2023 thru July 2025. The schedule consists of 6 phases.
5. Project Description: The whole site modernization of Oak Park Elementary School consists of removal of 22 modular portables, modernization of classrooms in buildings 2, 3, 4, and 5, renovation of administration area in building 2, and 3 new buildings including a music building, classroom building, and kindergarten building. Site improvement work includes new drop-off and parking area, removal, and replacement of two play structures, new entry vestibule, new shade structures, new play striping and play equipment, accessible path of travel upgrades required around buildings 2, 3, 4 and 5, new fencing and gates, security cameras, exterior painting of entire campus, and campus wide wayfinding signage. The school site will be occupied during the construction phase.

NON-MANDATORY JOB WALK: Thursday, March 23, 2023, at 2:00 PM at Oak Park Elementary School, 2606 54th Avenue, San Diego CA 92105. Meet in the parking lot located in front of the school site. The meeting will begin with a general project overview, followed by a site walk of the school site. 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: Wednesday, April 12, 2023, at 2:00 PM. All bids received electronically through SmartBid.net prior to bid date and time. Please contact Clare Curran at ccurran@soltekpacific.com for access.

PROJECT CONTACT: Ciaran O'Reilly, Estimator, 619-296-6247, coreilly@soltekpacific.com

RFI DEADLINE: Submit RFI's via email to Ciaran O'Reilly at coreilly@soltekpacific.com no later than **Thursday, March 30, 2023, at 4:00 PM.** Final addendum including RFI responses will be issued on **Friday, April 7, 2023.**

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

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

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
- 11 68 16 Play Structures
- 28 13 00 Access Control
- 28 46 21.11 Digital, Addressable Fire-Alarm System
- 32 18 13 Synthetic Grass Surfacing
- 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 SmartBid.net and will be may available by end of day, Tuesday, March 14, 2023.** Please contact Clare Curran at ccurran@soltekpacific.com for access. Please include the following in your email: Company Name, Company Address, CA License #, Company Website/PDF Brochure, Main Contact Person, and Bid Package Numbers 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 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 Company** 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 by March 26, 2023, at 2:00 PM. 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.

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

- Prequalification's for the District are due prior to March 26, 2023, at 2:00 PM.
- Prequalification's for Soltek Pacific are due prior to April 7, 2023, at 2:00 PM.

Completed prequalification forms must be submitted prior to bid due date to 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 located on the right-hand side labeled "Subcontractor Prequalification."

PAYMENT AND PERFORMANCE BONDS: As applies per Contract Documents.

BID PACKAGES: This 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 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

Bid Package No.	Bid Package Description	CA License No.	Bid Package No.	Bid Package Description	CA License No.
1	Survey	N/A	19	Flooring - Tile Carpeting, Resilient Tile & Base and Vapor Emission Control	C-15
2	Furniture & Equipment Moving	C-61/D-64	20	Ceramic Tiling	C-54
3	Final Clean	C-61/D-63	21	Acoustical Panel Ceiling and Sound-Absorbing Wall Units	C-2, D-50
4	Synthetic Grass Surface - Turf	C-12, C-27	22	Exterior & Interior Painting, Dry Erase Coverings and Concrete Sealer	C-33
5	SWPPP Work	C-12, C-61/D-64, A or C-21	23	Building and Site Signage	C-45, C-61/D-42
6	Earthwork, Site Clearing, Import, Export, and Demolition of all Site work & Existing Portables	C-12, C-61/D-64, A or C-21	24	Plastic Toilet Compartments, Toilet, Bath & Laundry Accessories, Visual Display Units, Fire Cabinets & Extinguishers, Plastic Fabrications (Backpack Hooks), and Wall & Door Protection including Corner Guards	C-16, C-61/D-24, C-61/D-34
7	Building Demolition and Abatement of existing Buildings & Portables	ASB, HAZ, C-21, C-22	25	Playground Protective Surfacing	D-34
8	Building Structure Concrete including Reinforcing and Site Retaining Walls	B or C-8, C-12, C-50	26	Playground Equipment, Bike Rack, and Basketball Post & Backboard including foundations	D-34
9	Site Concrete Paving including Reinforcing, Shotcrete, Seat Walls, Site Joint Sealant, Steel Bollards, Tactile Warning Surface, Light Standard Foundations, and Site Utility patching	B or C-8, C-12, C-50	27	Roller Window Shades	D-52
10	Structure Steel, Steel Decking, Metal Fabrication, Pipe and Tube Railings, and Bollards	C-51	28	Shade & Fabric Structures including Foundation system	D-3
11	Wood Framing - Walls, Roofing, Blocking, Plywood, Backing & Shear Panels	B or C-5, C-6	29	Site Utilities (Water, Sewer, Storm Drain and Subdrainage)	C-24, C-36, C-42
12	Cabinets, Countertops and Finish Carpentry	C-6	30	Building Plumbing (Water, Gas, Sewer, Roof drains & piping)	C-24, C-36, C-42
13	Metal Framing, Gypsum Board, Fiber Cement Siding, Weather Barrier (Building Wrap), GRP Panels, Plastering, Scaffolding, and Acoustical Sealant	C-2, C-9, C-35	31	HVAC, Controls, TAB, Commissioning	C-20, D-62
14	Building Thermal and Rigid Insulation	C-2	32	Electrical and Low Voltage, Fire Alarm, Communications, Security, Lighting Controls and Temporary Power	C-7, C-10, C-16, D-13
15	Built-Up Asphalt (patching) and PVC Roofing System and PVC	C-39, C-43	33	Landscape including Plants, Soils Preparation, Topsoil (Amend/Import), Irrigation, and Turf & Grasses	C-12, C-27

	Coated Sheet Metal Scuppers, and Roof Expansion Joints.				
16	Sheet Metal Flashing & Trim, Standing-Seam Metal Roof, Formed Metal Wall Panels, Exterior Expansion Joints, Reglets, Roof Hatch and Aluminum Ladder	C-43	34	Asphalt Paving, Aggregate Base, and Utility Patch	A or C-12, C-31, C-32
17	Hollow Metal Steel Doors & Frames, Metal Sound Control Doors/Windows & Frames, Wood Doors, and Hardware, & Sealant	C-61/D-28	35	Pavement Markings and Parking Bumpers	C-12, C-31, C-32
18	Aluminum Entrances & Storefront, Windows, Sectional Doors, Automatic Door Operators, including Hardware and Glazing, Fire Rated Glazing & Sealants	C-61/D-28	36	Site Chain-link and Decorative Metal Fencing & Gates including Foundation	C-13

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).

Advertisement Dates: 03/14/2023 & 03/21/2023
Project Number: CC22-0695-39-A1-G1