

Advertisement for Responses to Request for Proposals (RFP) Lease-Leaseback (LLB)*

Notice is hereby given that the San Diego Unified School District, acting by and through its governing board, will electronically receive proposals for the furnishing of all labor, materials, transportation, equipment, and services for:

**REQUEST FOR PROPOSALS (RFP) FOR ROOSEVELT INTERNATIONAL MIDDLE SCHOOL
SITE MODERNIZATION PHASE I - PRECONSTRUCTION SERVICES - LLB**

*This is a LLB project. Only LLB Prime Contractors listed below may submit proposals to the San Diego Unified School District. Please visit our website for each LLB Prime Contractor's contact information at www.sandiegounified.org/LLB-Outreach.

A mandatory site visit is scheduled for 2:30 p.m. on THURSDAY, AUGUST 25, 2022, outside of the main office of Roosevelt International Middle School, 3366 Park Boulevard, San Diego, CA 92103. The meeting will begin with a general project overview, followed by a site walk of the school site. Failure to attend or extreme tardiness and to sign in will render a LLB Prime Contractor's Proposal ineligible. **All LLB Prime Contractors must preregister with the District prior to attending the site walk at <https://sandiegounified.org/sitewalks>.**

Only proposals from the following Group F, LLB Prime Contractors will be accepted.

- Balfour Beatty Construction, LLC
- Barnhart-Reese Construction, Inc.
- C.W. Driver, LLC
- Clark Construction Group-California, LP
- Erickson – Hall Construction Co.
- Level 10 Construction LP
- McCarthy Building Companies, Inc.
- Nexgen Building Group, Inc.
- PCL Construction Services, Inc.
- Soltek Pacific Construction Company
- Sundt Construction, Inc.
- Swinerton Builders
- Turner Construction Company

FOR THE SAFETY OF OUR STUDENTS, PROPOSERS 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 contract specialist or other District staff, and they will escort you to the nearest exit.

RFP Responses must be received electronically at or before **2:00 p.m. on September 15, 2022**. LLB Prime Contractors interested in submitting an RFP Response must go to www.planetbids.com/portal/portal.cfm?CompanyID=43764 then search under *Bid Opportunities for Invitation Number* CC23-0345-08 RFP for Roosevelt International Middle School Site Modernization Phase I Preconstruction Services.

Under Public Contract Code §3400, the District has made a finding that the following particular materials, products, things, or services are designated by specific brand or trade name in order to match other products in use on the particular public improvement either completed or in the course of completion for:

Roosevelt International Middle School Site Modernization Phase I Project (PRECONSTRUCTION) – Division 1-33 – DSA #TBD. The **future** construction phase **may** contain some or all of the following proprietary specifications to be determined after DSA has approved the plans and the awarded Contractor and District agree on the timing and structure to advertise and solicit subcontractor pricing as part of the future GMPs:

- 08 71 00 Door Hardware
- 23 09 23 Direct Digital Control Systems for HVAC
- 27 51 29 Emergency Communication Systems
- 28 46 21.11 Addressable Fire-Alarm Systems
- 32 84 00 Planting Irrigation

The Roosevelt International Middle School Project **future construction estimate is \$22,200,000.00. However, the anticipated duration for preconstruction services is twelve (12) months, with construction beginning November 2023**, upon issuance of written Notice to Proceed.

This is a PSA project and requires prequalification. The District requires that subcontractors possess the appropriate classification(s) of California State Contractors License(s), valid and in good standing, at the time of best value analysis and

contract award. The LLB Prime Contractor is required to possess **B or other appropriate license**, subject to District approval.

Each LLB Prime's RFP Response shall be in accordance with all terms, conditions, plans, specifications and any other documents that comprise the RFP. The plans and specifications are available in two formats: by CD or online from PlanWell. Online documents are available for download on PlanWell through Crisp Imaging. Go to www.crispimg.com, click on PlanWell, Public Planroom, search SDUSD (Questions? 949-285-3171). Documents are available at Crisp Imaging, 8375 Camino Santa Fe, Unit B, San Diego, CA 92121, phone number 858-535-0607, for a refundable payment of Five Hundred Dollars (\$500) per set; CD's are available for a non-refundable charge of \$50. Payments shall be made by check payable to San Diego Unified School District. If the payment for Documents is refundable, refunds will be processed by the District only if the Documents, including all addendums, are returned intact and in good order to Crisp Imaging within ten (10) days of the issuance of the Final Results on the day after Board Award (September 16, 2022).

DISTRICT PREQUALIFICATION: Prequalifications for the District are not due at this time. Subcontractor prequalifications will be due at the Guaranteed Maximum Price phase of the project. Subcontractors must be prequalified with the District for all LLB projects. Email prequal@sandi.net to start your application or go to www.sandiegounified.org/contractor-prequalification to download the .pdf questionnaire for prequalification. **MEP:** 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 is also required of all general contractors, regardless of trade, tier or the value of the prime and/or subcontractors' work on the project.

SENATE BILL (SB) 854 REQUIREMENTS: Effective July 1, 2014, no 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. Prime contractors must add the DIR Registration Number for each of their listed subcontractors to the Subcontractors List AND submit a certificate of registration for their own firm and those of their listed subcontractors upon request by the District. Failure of the proposing prime contractor to list their subcontractors DIR Registration Number on the Subcontractors List at time of proposal may result in rejection of their proposal as non-responsive. 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 the Request for Proposals. The applicable prevailing wage determination during preconstruction is the one in effect on the date the RFP is first published in a newspaper of general circulation. Here, the applicable prevailing wage determination for preconstruction services referenced in the published RFP advertisement is 2022-1. **The applicable prevailing wage determination for a contract amendment that adds a Guaranteed Maximum Price (GMP) for construction services is based on the date the Prime Contractor first published an advertisement for that District defined GMP phase to subcontractors.** 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.

PROJECT STABILIZATION AGREEMENT (PSA): This project is subject to the Project Stabilization Agreement (PSA) adopted by the Board of Education on July 28, 2009. The complete agreement is available for viewing and downloading at www.sandiegounified.org/PSA - Proposition S & Z.

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, the proposer is required to satisfy a minimum DVBE participation percentage of at least three percent (3%) for this project.

The District reserves the right to reject any and all proposals and to waive any irregularities or informalities in any proposals or in the bidding process. No LLB Prime Contractor may withdraw his proposal for a period of ninety (90) days after the District receives proposals.

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, LLB 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
Linda Hippe
Director (TOC), Purchasing and Contracts
Strategic Sourcing and Contracts Department

Advertisement Dates:
8/16/2022
8/23/2022
CC23-0345-08