

INVITATION TO BID

On behalf of the San Diego Unified School District, **Solpac Construction, Inc. dba Soltek Pacific Construction, Co.** 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:

Rowan Elementary School Whole Site Modernization - CC-22-0765-52-A1-G1 (GMP No. 1) and Joint Use Field - CC-22-0765-52-A2-G2 (GMP No. 2) (Lease-Leaseback)

Project(s) Information:

A. GMP No. 1

1. Contract Number: **CC22-0765-52-A1-G1 (GMP No. 01)**
2. Project Name: Rowan Elementary School – Whole Site Modernization (WSM)
3. Project Estimate: is between \$13,000,000.00 and \$14,000,000.00
4. Schedule: The anticipated schedule is July 2023 – September 2025
5. Project Description: The project consists of Whole Site Modernization construction of interior and exterior buildings. Demolition and rework of existing buildings, remodels, and new single story Administration Support Building. Site work includes but not limited to, earthwork, utilities, accessibility improvements, flatwork, asphalt pavement, upgrades to playground area, chain link fencing and gates.

B. GMP No. 2

1. Contract Number: **CC22-0765-52-A2-G2 (GMP No. 2)**
2. Project Name: Rowan Elementary School – Joint Use Field (JUF)
3. Project Estimate: is between \$2,000,000.00 and \$3,000,000.00
4. Schedule: The anticipated schedule July 2023 – September 2025
5. Project Description: The project consists of earthwork, utilities, asphalt pavement, flatwork, landscaping, SOD field, basketball courts, backstops, drinking fountain, chain link fencing and gates.

(NON)-MANDATORY JOB WALK: April 26, 2023, at 1:00PM at Rowan Elementary School, 1755 Rowan Street, San Diego, CA 92105. Meet in front of school at the parking lot. ALL trades are HIGHLY encouraged to attend especially Earthwork, Demolition, Concrete, Asphalt, MEP and Utilities Contractors. Contact John Ortega jortega@soltekpacific.com to pre-register and/or for more information about this bid walk. The meeting will begin with a general project overview, followed by a site walk of the school site(s).

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: May 11, 2023, at 2:00 P.M.

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

RFI DEADLINE: Submit RFI's via email to Ciaran O'Reilly at coreilly@soltekpacific.com no later than **April 26, 2023, at 2:00 PM**. Final addendum including RFI responses will be issued on **May 05, 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:

Rowan ES – Whole Site Modernization CC22-0765-52-A1-G1 (GMP No. 1)	Rowan ES – Joint Use FieldCC22- 0765-52-A2-G2 (GMP No. 2)
08 71 00 Door Hardware	32 33 00 Site Furnishings
11 68 16 Play Structures	32 84 00 Planting Irrigation
13 21 33 Pre-Engineered Fabric Structures	32 92 00 Turf and Grasses
28 13 00 Access Control	32 42 00 Stormwater Conveyance
28 46 21.11 Addressable Fire-Alarm Systems	

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 **SmartBidNet**. For access to the documents, please contact Clare Curran at ccurran@soltekpacific.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 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, **Solpac Construction, Inc. dba Soltek Pacific Construction, Co.** 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% DVBE.

SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalifications are due to the District by April 27, 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.

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 April 27, 2023, at 2:00PM.
- Prequalification's for Soltek Pacific are due prior to May 2, 2023, at 2:00PM.

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 using the following link: <https://www.soltekpacific.com/estimating-2/>. Click on the tab in the top right labeled "Subcontractor Prequalification."

PAYMENT AND PERFORMANCE BONDS: As applicable per Contract Documents.

BID PACKAGES These projects are 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.

Rowan ES – Whole Site Modernization – CC22-0765-52-A1-G1 (GMP No. 1)			Rowan ES – Joint Use Field CC22-0765-52-A2-G2 (GMP No. 2)		
Bid Package No.	Trade Scope (these are examples only)	CA License No.	Bid Package No.	Trade Scope (these are examples only)	CA License No.
W01	Survey	N/A	J01	Survey	N/A
W02	Demo / Hazmat	C-21, C-22, ASB, HAZ	J02	Concrete / Reinforcing	C-8, C-50, D-6
W03	Final Clean	C61/D63	J03	Plumbing	C-36
W04	Furniture / Equip Moving	C-61/D64	J04	Electrical	C-10
W05	Concrete / Reinforcing	C-8, C-12, C-50, D-6	J05	Earthwork, Site Grading, Selective Demo, SWPPP	C-12, C-21, C-23, C-51, C-60, C-21, C-22
W06	Concrete Unit Masonry	C-29	J06	Asphalt Paving, Striping	C-12, C-32
W07	Structural Steel Framing	C-23, C-51, C-60	J07	Landscape & Irrigation	C-27
W08	CFM framing, Gyp Board, Plaster	C-9, C-35, C-61/D-39	J8	Fences & Gates & Structural Steel	C-13, C-23, C-51, C-60
W09	Rough Carpentry/ Sheathing	C-5	J9	Site Utilities: Gas, Water, Sewer, Storm Drain	C-34, C-42
W10	Architectural Woodwork	C-6			
W11	Insulation	C-2			
W12	Built Up Roofing	C-39, C-43			
W13	PVC Roofing	C-39, C-43			
W14	Sheetmetal	C-43			
W15	Doors, Frames, Hardware	C61/D-28			
W16	Storefronts, Windows, Glazing	C-17			
W17	Flooring, Carpet, Tile	C-15, C-54			
W18	Acoustical Ceiling	C-2			
W19	Exterior & Interior Painting	C-33			
W20	Misc. Specialties: Toilet, Bath Accessories, Fire Extinguisher, Visual Display Units, Ground-Set Flagpole, Site Furnishings, FRP	C-61/D-13, C-16, C-61/D-34, C-61/D-25,			
W21	Signage	C-45			
W22	Window Shades & Cubicle Curtain	C-61/D-52			
W23	Food Service Equipment	C-43, C-61/D-34			

W24	Play Structures	C-61/D-34
W25	Fabric Shade Structure	C-61/D-34
W26	Plumbing	C-36
W27	HVAC & TAB	C-4, C-20, C-38, C-55
W28	DDC (Direct Digital Controls)	C-7
W29	Electrical, Communications, Electronic Safety/Security, Fire Alarm	C-7, C-10, C-28,
W30	Earthwork, Site Grading, Site Demo (Remove Portables), SWPPP	C-12, C61/D64, A or C21
W31	Asphalt Paving, Striping	C-12, C-32
W32	Landscape & Irrigation	C-27
W33	Play Surfacing	C-61/D-34
W34	Fences & Gates	C-13
W35	Site Utilities: Gas, Water, Sewer, Storm Drain	C-34, C-42
W36	Portable Classroom Relocation	C-47

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: 4/18/23 & 4/25/23

Contract Number(s): **CC22-0765-52-A1-G1** and **CC22-0765-52-A2-G2**