

INVITATION TO BID

Balfour Beatty Construction is requesting bids from qualified subcontractors (licensed contractor with A or B Classification or C Specialty Licenses for scope noted within Bid Packages) for:

**Spreckels Elementary School Whole Site Modernization and Joint Use Improvements (Lease-Leaseback)
On behalf of the San Diego Unified School District**

Project estimate is between \$50 million and \$54 million.

PROJECT DESCRIPTION: The anticipated schedule of the whole site modernization is October 2021 thru August 2024. The project consists of a renovation of four existing classroom buildings, renovation of multipurpose building, with new stage, common spaces and a kitchen. Renovation of educational service (Admin) Building, including accessibility upgrades, offices and staff lounge. New construction of one new two-story classroom building, new expanded parking lot with new two-lane pick-up/drop-off with pedestrian safety measures. Joint use improvements, including natural turf field, DG track, parking lot expansion, and playground/hardcourt area. Removal and replacement of existing concrete walkways and AC paving and landscape improvements.

NON-MANDATORY SITE WALK: Thursday, July 08, 2021, at 10:00 a.m. at Spreckels Elementary School located at 6033 South Stadium Street, San Diego, CA 92122. 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. Contact if you are interested in bidding Simon Maletic at smaletic@balfourbeattyus.com or Paul Chang at pchang@balfourbeattyus.com.

Meet in front of school at the Stadium Street Entrance. This is not a mandatory walk, but Demolition, Concrete, Steel, Utilities and Mechanical contractors are highly encouraged to attend. Contact Simon Maletic at smaletic@balfourbeattyus.com and Paul Chang at pchang@balfourbeattyus.com to preregister and/or for more information about the site walk. **COVID-19 site walk safety precautions will be enforced.**

Sign in bid walk form link: <https://app.smartsheet.com/b/form/d8732b2cac324fc29bdc14802fc36320>

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 Building Connected and will be made available by end of day June 29, 2021.** Contact Simon Maletic at smaletic@balfourbeattyus.com and Paul Chang at pchang@balfourbeattyus.com for access.

BID DATE & TIME: July 29, 2021, at 2:00 p.m. Bids can be submitted electronically through Building Connected or hand delivered to the Balfour Beatty Main Office at 10620 Trenea Street, Suite 300, San Diego, CA 92131. This is a **LEASE-LEASEBACK** project and will be awarded on a best value basis. Bids will be evaluated and trued up for completeness of scope coverage and awarded to the subcontractor who is deemed to be the best value subcontractor for the project as a whole.

***** 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 SDSUSD 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:

- 11 68 00 Play Field Equipment and Structures
- 27 51 29 Emergency Communication System
- 28 13 00 Access Control System
- 28 31 11 Digital Addressable Fire Alarm System
- 32 18 13 Synthetic Turf Surfacing
- 32 91 14 Structural Soil
- 32 84 00 Planting Irrigation
- 328402 Planting Irrigation - joint use field

RFI DEADLINE: Submit RFI's via email to Simon Maletic at smaletic@balfourbeattyus.com and Paul Chang at pchang@balfourbeattyus.com no later than **July 16, 2021 at 4:00 p.m.** Final addendum including RFI responses will be issued on **July 23, 2021.**

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. 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. The applicable wage determination for this contract is 2021-1, and will be 2021-1 for the duration of the contract. This includes amendments, change orders, and warranty work relating to this contract number. The following is a link to the Department of Industrial Relations website to obtain rate information, and any applicable predetermine increases www.dir.ca.gov/opri/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, Balfour Beatty is required to satisfy a minimum DVBE participation percentage of at least three percent (3%) for this project. In compliance with this program, bidders shall satisfy all requirements enumerated in this bid package. **GOAL FOR EBE & DVBE PARTICIPATION: 50% EBE / 6% DVBE.**

PREQUALIFICATION REQUIREMENTS: Contractors will need to be pre-qualified with the District in addition to Balfour Beatty's pre-qualification requirements.

- Prequalifications for District are due prior to **July 15, 2021**.
- Prequalifications for Balfour Beatty are due prior to **July 23, 2021**.

DISTRICT PREQUALIFICATION: Subcontractor's Prequalification (Non-MEP and MEP): If components of the Project will be performed by mechanical, electrical, or plumbing ("MEP") subcontractors regardless of value of their work, then each of those MEP subcontractors with the following license classifications that intend to propose as a subcontractor performing work under one or more of the following license classifications, is required to have been prequalified by the District: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46. Every MEP subcontractor performing in the respective trade must be prequalified by submitting the "**MEP SUBCONTRACTOR'S PREQUALIFICATION APPLICATION**" to the district. In addition, every subcontractor to the Contractor seeking to perform work valued at more than one-half of one percent (1/2 of 1%) of the value of the Contract is required to meet the minimum criteria as outlined herein. Each non-MEP subcontractor shall complete the "**NON-MEP SUBCONTRACTOR'S PREQUALIFICATION FORM**". In addition, all **prequalification applications must be submitted to the District no later than 2 weeks prior to bid day. Please start the prequalification process now in order to ensure approval in time for award.** Please follow the link to access the pre-qualification packet to start the process: <https://www.sandiegounified.org/contractor-prequalification>.

BALFOUR BEATTY PREQUALIFICATION REQUIREMENTS: Contracts over \$500,000 will need to be pre-qualified. If you haven't done so already, please log onto and complete our pre-qualification form online: <https://prequal.balfourbeattyus.com/login>.

PAYMENT AND PERFORMANCE BONDS: All Bids that exceed \$100,000 will require a payment and performance bond in the amount of 100% of the bid amount or subcontract amount, from a California Admitted Surety acceptable to Balfour Beatty Construction and not less than AM Best A- or better rating. The cost of the Payment & Performance Bond must be included within the bid amount and at no additional cost. A letter from sub-contractor's surety stating sub-contractor's ability to bond for entire value of bid must be included with bid. All Bids that are less than \$100,000 will require an executed Personal Guarantee. If a Bidder cannot provide an executed Personal Guarantee, Bidder must include the cost of the Payment & Performance Bond within the Bid Amount and at no additional cost. See specifications for individual Owner requirements and Liability Insurance (and not less than AM best A- or better rating). All subcontractors are required to sign the Subcontractor Agreement (Document 05500) which references the AGC Subcontract Terms and Conditions (Document 00500) and provide Waiver of Subrogation.

Balfour Beatty Construction Safety, Health and Environmental (SHE): All project foremen, project managers, and /or superintendents that are onsite or supervising sub-contractor crews will be required to take the Balfour Beatty Construction **ZERO HARM SAFETY Training Class** prior to start of construction. This is a 2-hour class that will be held at either the Balfour Beatty Construction Southwest corporate office or at the project site throughout the course of the project. The cost for the class is FREE of Charge; time allotment for attendance must be included in sub-contractor's bid/schedule.

Last day for Bid Clarifications is July 16, 2021 at 4:00 p.m. and must be emailed to Paul Chang at pchang@balfourbeattyus.com per the information noted above. Any bid clarifications received after this time or via alternate methods may not be accepted. Final Addendum including responses to Bid Clarifications will be issued **July 23, 2021**. RFI form link: <https://app.smartsheet.com/b/form/f9566eeeb3624830923f1cf23437cc96>

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 the BP 22 Play Field Equipment & Structures AND BP 35 Photovoltaic Systems 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 the best value for the project as a whole.

Bid Packages are as follows:

Bid Package No.	Trade Scope	CA License No.
01	Demo and Abatement	A or C-21, C-22
02	Survey	A
03	Structural Steel, Metal Decking, Metal Fabrication, Steel Bollards, Pipe & Tube Railings.	C-51, C-23
04	Earthwork, Offsite, SWPPP, Temporary Fencing, Demo Underground and GPR.	A or C-21, C-12, C-61, D-64, C-22, C-31, D-11
05	Elevators	C-11
06	Plumbing, Grease Interceptor, Site Utilities, Sub drainage and GPR.	C-36, C-34, C-42
07	Temp Electrical, Electrical, Low Voltage, Fire Alarm, Communications, Security System and AV.	C-7, C-10, C-28, C-46, C-61, D-5
08	Structural and Site Concrete, Reinforcement, Site Sealant, Waterproofing, Water Repellents and Sealed Concrete, Site CMU and Steel Reinforcement, Dry Block and Grout and Mortar, Chain Link Fence & Gates, Decorative Metal Fence & Gates, Tree Grates.	B or C-8, C-12, C-29, C-50, C-13

Bid Package No.	Trade Scope	CA License No.
09	Partitions, Markerboards, Trackable Wall Panels, Signage, Toilet Compartments, Operable Partitions, Folding Panel Partitions, Corner Guards, Toilet Accessories, Fire Protection Cabinets, Metal Lockers, Backpack Hooks, Flagpole, Disappearing Stairway, Projector Screen, Stage Curtain, Basketball Pole, Backboard and Hoop, Playground Structures, Bicycle Racks, Bleachers, Wheelchair Lift, Synthetic Grass, Rubberized Surface, Site Furnishing.	A, B, D-52, C-45, C-61, D-63, D-31, D-24, D-16, C-28, C-10, D-48, C-13, D-11
10	HVAC and Controls	C-20, C-38
11	Fire Suppression	C-16
12	Rigid Insulation, Sheet Metal Flashing & Trim, Metal Walls, Fascia, Roof, Soffit Panels, Louvers, Roof Accessories, and Expansion Joints Covers.	C-43
13	Metal Framing, Drywall, Acoustical Ceiling, Plaster, Insulation, Wood & HM Doors/Metal Window Frames, Hardware, Metal Sound and Sectional Doors, Exterior & Interior Paint, Traffic Coating, Rough Carpentry, Tyvek, FRP, Acoustical Joint Sealant, Sealant, Safety Railing, Toe boards and Fire-Resistant Plywood.	B, C-9, C-33, C-2, C-35, C-61, D-28
14	Glazing, Storefronts, Glass Mirrors, Folding Glass, Sealants and Hardware Installation.	B, C-17, D-52, C-61, D-25
15	Food Service	B, C-61, D-34, C-38
16	Repair & Patch existing Roof and New PVC Roofing, Rigid Insulation and Roof Walkways	C-39
17	Casework, Countertops and Display Cases	C-6
18	Carpet, Resilient Flooring, Epoxy Flooring, Resilient Base and Polish Concrete	C-15
20	Tile, Marble Threshold and Epoxy Grout	C-54
22	Pavers, Landscaping, Irrigation, Mulch, Topsoil, Structural & Decomposed Granite and Countyline Tanks	C-27
23	Aggregate Base, Asphalt, Striping, Site Marking, Site Signage and Parking Bumpers.	C-32, C-45, C-61, D-42

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: **06/29/2021**
07/06/2021