

**INVITATION TO BID**  
**Swinerton Builders** is requesting bids from qualified subcontractors for:  
**Wegeforth Elementary School**  
**Whole Site Modernization (Lease-Leaseback)**  
on behalf of the **San Diego Unified School District**

**Project estimate is \$18,000,000** scheduled to start February 2021. It consists of the phased site modernization of Wegeforth Elementary School, including (2) classroom buildings, (1) administration building, (1) MPR building, (1) kindergarten building, and the library as well as sitework throughout.

**NON-MANDATORY JOB WALK: Tue, October 19, 2021 at 3:00 PM**, Wegeforth Elementary School, **3443 Ediwhar Avenue, San Diego, CA 92123**. Attendees will be required to preregister for the job walk so that appropriate COVID safety precautions can be taken. Please email name and contact info of the person attending (limit one attendee per company), company name, and the trades you are interested in bidding to [Danielle Leyva \(dleyva@swinerton.com\)](mailto:Danielle.Leyva@swinerton.com) by **Fri, October 15, 2021**.

**BID DATE & TIME: Tuesday, November 9, 2021 @ 2:00 PM**. Bids can be submitted through Building Connected and/or emailed directly to the Bid Captains assigned to the respective trades. Bid Captains will be identified on the trade scope sheets provided prior to the bid date. This is a LEASE-LEASEBACK project and will be awarded on a "Best Value" basis. Bids will be evaluated for completeness of scope coverage and awarded to the subcontractor who is deemed to be the Best Value subcontractor.

**PROJECT CONTACT:** Danielle Leyva, Senior Estimator, 949.383.6268, [dleyva@swinerton.com](mailto:dleyva@swinerton.com)

**RFI DEADLINE:** Submit RFI's via email no later than **Fri, October 22, 2021 at 2:00 PM**. Final addendum including RFI responses will be issued on **Fri, October 29, 2021**.

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

**PROJECT STABILIZATION AGREEMENT (PSA):** Please note that this project is subject to a PSA. The complete agreement is available at [sandieqounified.org/PSA](http://sandieqounified.org/PSA). The successful subcontractors will be required to execute a Letter of Assent (LOA), whereby subcontractors agree to conform to all terms and conditions set forth in the PSA.

Each bid shall be in accordance with all terms, conditions, plans, specifications and any other documents that comprise the bid documents. **The Bid and Contract Documents will be posted and maintained through Building Connected and will be made available by end of day Tuesday, October 12, 2021.**

**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). 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](http://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 2021-2, and remain 2021-2 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/oprl/dprevagedetermination.htm](http://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, **Swinerton** 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 / 6% DVBE.

**PREQUALIFICATION REQUIREMENTS:** Contractors must be prequalified with the District in addition to Swinerton's prequalification requirements and both are due on **Tuesday, November 2, 2021**. Please note, applications are due on **Tuesday, October 26, 2021**.

**DISTRICT PREQUALIFICATION: Questionnaires for prequalification must be submitted to the District a minimum of two (2) weeks prior to the bid date.** Bids will not be accepted from non-prequalified subcontractors. **MEP SUBCONTRACTORS:** Mechanical, electrical, or plumbing ("MEP") subcontractors, regardless of value of their work, with the following license classifications are required to be 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. **NON-MEP SUBCONTRACTORS:** Each Non-MEP subcontractor shall complete the one-page Non-MEP Subcontractor Prequalification form. Questionnaires for District Prequalification can be found at: <https://www.sandiegounified.org/contractor-prequalification>. For more information or questions related to SDUSD's Prequalification, please email [Prequal@sandi.net](mailto:Prequal@sandi.net).

**SWINERTON PREQUALIFICATION:** Subcontractors must be prequalified with Swinerton in order to be awarded a contract. For more information on the prequalification process please visit: <https://swinerton.com/subcontractor-prequalification/> To renew your prequalification, please email [subcontractorprequal@swinerton.com](mailto:subcontractorprequal@swinerton.com) for a unique link and password to update and submit your renewal prequalification. New prequalification applications can be completed online at: <https://cmicweb.swinerton.com:443/cmiproduct/PmSsPrequal/Apply.jsp> Please contact [subcontractorprequal@swinerton.com](mailto:subcontractorprequal@swinerton.com) for assistance.

**AT A MINIMUM THE PROJECT WILL INVOLVE THE FOLLOWING TRADES:**

Moving, Survey, Final Clean, Selective Demolition, Hazardous Materials, Concrete Reinforcing, CIP Concrete, Unit Masonry, Structural and Misc. Steel, Decorative Metal, Rough Carpentry, Architectural Woodwork, Waterproofing, Insulation, Roofing, Sheet Metal/Flashings, Doors and Hardware\*, Linoleum Wall Coverings, Glass and Glazing, Cement Plastering, Drywall and Framing, Tiling, Acoustical Ceilings, Resilient Flooring and Carpet, Vapor Emission Control, Painting, Visual Display Surfaces, Signage, Appliances / Miscellaneous Equipment, Wall & Door Protection, Toilet & Bath Accessories, Fire Extinguisher, Metal Lockers, Ground-Set Flagpoles, Interim Housing, Food Service Equipment, Folding Tables and Benches\*, Athletic Equipment, Play Structures, Playground Surfacing, Window Treatments, Shade Structures, Plumbing, HVAC, Electrical, Low Voltage\*, Earthwork / Site Demo, Erosion and Sediment Control, Asphalt Paving, Pavement Markings & Accessories, Site Concrete, Unit Pavers, Fencing & Gates, Site Furnishings, Landscaping & Irrigation\*, Site Utilities.

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:

\* Proprietary Specifications include 087100 Door Hardware, 11 68 00 Playfield Equipment, 28 13 00 Access Control, 28 31 11 Digital, Addressable Fire Alarm Systems, 32 84 00 Planting Irrigation

The general contractor reserves the right to award trades 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 within 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 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).

***Swinerton is an equal opportunity employer requesting subcontractor bids from all interested firms, including disadvantaged, minority, women, veterans, and emerging small business enterprises.***

Advertisement Dates: 10/5/2021 & 10/12/2021