

INVITATION TO BID

Nexgen Building Group, Inc. is requesting bids from qualified subcontractors (licensed contractor with B Classification(s) or C Specialty license for scope noted within the Bid Packages) for:

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

Project estimate is between \$10 and \$11 Million. The anticipated schedule is 18 months beginning in January 2023 and completion in August 2024. The project consists of renovations to existing buildings 01-01, 01-02, 01-03, 01-04, 01-05, 01-06 and a New Joint Use Field.

(NON-)MANDATORY JOB WALK: September 29th at 3:00pm at Whitman Elementary School located at 4050 Appleton St. San Diego, CA 92117. The meeting will begin with a general project overview, followed by a site walk of the school site.

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: October 20th at 2:00pm. All Bids must be sent electronically to: Estimating@NexgenBuilding.com

PROJECT CONTACT: Zack Rauscher, Project Manager 619-670-4466; Estimating@nexgenbuilding.com

RFI DEADLINE: Submit RFI's via email to Estimating@Nexgenbuilding.com no later than **October 6th 2022 at 2:00pm**. Final addendum including RFI responses will be issued on **October 17th 2022**.

***** 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 sandieqounified.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
- 13 31 23 Pre-Engineered Fabric Shade Structures
- 28 13 00 – Access Control
- 28 46 21.11 - Addressable Fire-Alarm Systems
- 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 www.nexgenplanroom.com and will be made available by end of day Tuesday, September 20, 2022.** Registration required to obtain username and password for access. Please contact Nexgen Estimating Department @ Estimating@NexgenBuilding.com.

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 2022-2. 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, **Nexgen Building Group, Inc.** 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.

SUBCONTRACTOR DISTRICT PREQUALIFICATION: Prequalifications are due by October 6th 2022 at 2:00pm. 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.

NEXGEN BUILDING GROUP, INC. PREQUALIFICATION: Completed registration/prequalification forms must be completed prior to bid due date. Register @ nexgenplanroom.com. For any questions regarding prequalification, please email Outreach@nexgenbuilding.com.

PAYMENT AND PERFORMANCE BONDS: As applicable per contract documents.

BID PACKAGES: This project is being bid as "Bid Packages". Bidders will have the option to bid multiple bid packages. 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 16 Drywall & Framing AND BP 19 Acoustical Ceilings 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. 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.	Trade Scope (these are examples only)	CA License No.	Bid Package No.	Trade Scope	CA License No.
1 or BP01, etc.	Survey	C12	30	Plumbing / Site Utilities	C4, C36
2	Furniture and Equipment Moving	D64	31	HVAC	C20
3	Final Cleaning	D63	32	Electrical	C10
4	Selective Demo / Abatement	A or C21, C22	33	Low Voltage	C7
5	Site Demo / Earthwork	A or C21, C22	34	Fire Alarm	C7
6	Concrete / Reinforcing	C8	35	Landscape / Irrigation	C27, C36
7	Structural Steel / Metal Fabrications / Decorative Metal / Fences and Gates	C51 / C13	36	AC Paving / Pavement Markings	C12
8	Rough Carpentry / Sheathing	C5			
9	Finish Carpentry / Casework	C6			
10	Roofing	C39			
11	Building Insulation	C2			
12	Sheet Metal / Louvers	C43			
13	Joint Sealants / Waterproofing	D51			
14	Doors/ Frames / Hardware	D28			
15	Glass and Glazing	C17			
16	Drywall / Plaster	C9			
17	Flooring – Resilient and Carpet	C15			
18	Tiling				
19	Acoustical Ceilings	D50			
20	Painting / Staining / Coatings	C33			
21	Visual Display	D34			
22	Tackable Panels / Sound Absorbing Units	D34			
23	Signage	C45, D42			
24	Specialties	C45			
25	Accordion Folding Partitions	D34			
26	Ground Set Flagpoles	D34			
27	Window Shades	D52			
28	Playground Equipment / Shade Structures	D34			
29	Playground Surfacing	D34			

The General Contractor 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: **September 20th 2022 & September 27th 2022.**
Project Number CZ21-0341-23