

Advertisement for Bids – 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:

**CONSTRUCTION AND PRECONSTRUCTION SERVICES FOR
GRANT UTK-8 SCHOOL WHOLE SITE MODERNIZATION PHASE II – LLB**

- **Interim Housing – LB25-0910-23-00-G1 (GMP No. 1)**
- **Whole Site Modernization Increment I – LB25-0910-23-00-P1 (Preconstruction Services)**
- **Whole Site Modernization Increment II – LB25-0910-23-00-P2 (Preconstruction Services)**

*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 sandiegounified.org/LLB-Outreach.

A mandatory site visit is scheduled for 9:00 A.M. on February 12, 2025, in front of the main office of iHigh Virtual Academy, 3939 Conde Street, San Diego, CA 92110. **Upon completion of the first site, contractors shall proceed to Grant UTK-8 School, 1425 Washington Place, San Diego, CA 92103, in front of the main office.** The meeting will begin with a general project overview, followed by a site walk of the school sites. Failure to attend or extreme tardiness and to sign in will render a LLB Prime Contractor’s Proposal ineligible. **All contractors and subcontractors must preregister with the District prior to attending the site walk at sandiegounified.org/sitewalks.**

The Group J LLB Prime Contractors are highly encouraged to invite subcontractors to the site visit. Only proposals from the following Group J LLB Prime Contractors will be accepted. **Subcontractors should contact the following Prime Contractors to submit their bids to be incorporated into their proposals:**

- Balfour Beatty Construction, LLC
- Bernards Bros, Inc.
- Core West, Inc.
- C.W. Driver, LLC
- Erickson – Hall Construction Co.
- Flint Design Build, LLC dba Flint
- 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 March 20, 2025**. LLB Prime Contractors interested in submitting an RFP Response must go to tinyurl.com/SDUSD-PlanetBids then search under *Bid Opportunities* for *Invitation Number* LB25-0910-23 Construction and Preconstruction Services for Grant UTK-8 School Whole Site Modernization. For new vendors, please register under *New Vendor Registration*. Subcontractors interested in submitting bids to the LLB Prime Contractors must do so per each LLB Prime Contractor’s timelines. Verify bid due dates with the LLB Prime Contractors.

The project’s contract numbers, estimates, and anticipated durations are as follows:

- Grant UTK-8 School WSM Phase II – Interim Housing – Contract Number LB25-0910-23-00-G1**
Thirteen (13) months construction services with construction beginning May 2025
Construction estimate is \$7 million
- Grant UTK-8 School WSM Phase II – Increment 1 – Contract Number LB25-0910-23-00-P1**
Ten (10) months preconstruction services with construction beginning March 2026
Future construction estimate is \$15 million
- Grant UTK-8 School WSM Phase II – Increment 2 – Contract Number LB25-0910-23-00-P2**
Twenty Four (24) months preconstruction services with construction beginning June 2027
Future construction estimate is \$59 million

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:

1. Grant UTK-8 School WSM Phase II – Interim Housing (CONSTRUCTION) – Division 1-33 DSA #04-123881
 - 08 71 00 Door Hardware
 - 28 13 00 Access Control
 - 28 46 21.11 Addressable Fire-Alarm Systems
 - 32 18 13 Synthetic Grass Surfacing
2. Grant UTK-8 School WSM Phase II – Increment 1 (CONSTRUCTION) – Division 1-33
 - 08 71 00 Door Hardware
 - 28 13 00 Access Control
 - 28 46 21.11 Addressable Fire-Alarm Systems
3. Grant UTK-8 School WSM Phase II – Increment 2 (CONSTRUCTION) – Division 1-33
 - 08 71 00 Door Hardware
 - 11 68 16 Play Structures
 - 28 13 00 Access Control
 - 28 46 21.11 Addressable Fire-Alarm Systems
 - 32 84 00 Planting Irrigation

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.

PROPOSAL DOCUMENTS: 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 may be downloaded free of charge at the new District’s online Planroom at sandiegousdplans.com** (click on Public Jobs to view all current bids). Contractors may purchase printed documents at Crisp Imaging for a refundable payment of Five Hundred Dollars (\$500) per set or CD/USB drives for a non-refundable payment (\$2 - \$10). Payments shall be made by check payable to San Diego Unified School District. If allowed, refunds will be processed by the District only if the Documents, including addenda, 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 (May 14, 2025). Crisp Imaging is located at 9240 Trade Place, Suite 300, San Diego, CA 92126, or call (858) 535-0607.

SUBCONTRACTOR PREQUALIFICATION: Prequalifications for the District are due March 6, 2025, at 2:00 PM. *Effective March 1, 2024, any solicitation opening after March 1, 2024, will no longer require Non-MEP prequalification.* MEP (Mechanical/Electrical/Plumbing): Subcontractors performing work under one or more of the following license classifications: A or B, 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. Bids will not be accepted from non-prequalified MEP subcontractors. Visit sandiegounified.org/contractor-prequalification or email prequal@sandi.net for more information.

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: 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 2024-2. **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 dir.ca.gov/oprl/dprevagedetermination.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 sandiegounified.org/PSA - Propositions S & Z and Measures U & YY.

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.

BID PACKAGES: Subcontracts shall be awarded, if awarded at all, by prime 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 to be the best value for the project as a whole.

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 subcontractor 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, 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
George A. Harris III
Director, Fiscal Controls and Information Systems
Facilities Planning and Construction

Advertisement Dates:
02/04/2025
02/12/2025
LB25-0910-23-00-G1
LB25-0910-23-00-P1
LB25-0910-23-00-P2