

**San Diego Unified School District  
Site Visit Attendance List**

**WALK-IN FREEZERS AT BELL MIDDLE SCHOOL AND CLAIREMONT HIGH SCHOOL  
CP25-1029-52-00-00**

**Date: APRIL 17, 2025**

| <b>Contractor</b>                                     | <b>Lic.<br/>(A, B,<br/>C-)</b>                   | <b>Prime<br/>/<br/>Sub</b> | <b>Name/<br/>Attendee</b> | <b>Phone<br/>Number</b> | <b>Email Address</b>                                                                               | <b>DVB</b> |
|-------------------------------------------------------|--------------------------------------------------|----------------------------|---------------------------|-------------------------|----------------------------------------------------------------------------------------------------|------------|
| A&A Contracting Services, Inc.                        | B                                                | Prime                      | Terry Young               | (619) 660-0087          | <a href="mailto:info@aacontractingservices.com">info@aacontractingservices.com</a>                 | X          |
| Ace Coolers, Inc.                                     | C-38                                             | Sub                        | Brian Osborne             | (858) 541-2623          | <a href="mailto:boborne@acecoolers.com">boborne@acecoolers.com</a>                                 |            |
| Arix, Inc.                                            | A, B                                             | Prime                      | Arian Zarrin Joub         | (949) 298-0525          | <a href="mailto:arian.zarrin98@gmail.com">arian.zarrin98@gmail.com</a>                             |            |
| ATR Mechanical Solutions                              | C-20,<br>C-38                                    | Sub                        | Juan San Vicente          | (619) 971-8155          | <a href="mailto:jsanvicente@atrmechanicalsolutions.com">jsanvicente@atrmechanicalsolutions.com</a> |            |
| Cable Pipe and Leak Detection*                        | C-8                                              | Sub                        | Stormie Triplett          | (619) 430-9736          | <a href="mailto:striplett@cpldetection.com">striplett@cpldetection.com</a>                         |            |
| Costa Azul Contracting Group                          | B                                                | Prime                      | Eddie Medina              | (619) 733-1825          | <a href="mailto:estimating@costaazulcg.com">estimating@costaazulcg.com</a>                         | X          |
| Eli Electric, Inc.                                    | B,<br>C-10                                       | Other                      | Daniel Beltran            | (760) 788-5748          | <a href="mailto:elielectric@live.com">elielectric@live.com</a>                                     |            |
| Fordyce Construction, Inc.                            | A, B                                             | Prime                      | Stan Gonzalez             | (619) 449-4272          | <a href="mailto:estimating@fordyceconstruction.com">estimating@fordyceconstruction.com</a>         |            |
| GQ Builders, Inc.                                     | B                                                | Prime                      | Yana Marchuk              | (858) 756-5001          | <a href="mailto:gqbuilder@gmail.com">gqbuilder@gmail.com</a>                                       | X          |
| HSCC Builders, Inc.                                   | A, B,<br>C-8                                     | Prime                      | Steven Bengston           | (760) 802-4038          | <a href="mailto:estimating@hscbuilders.com">estimating@hscbuilders.com</a>                         |            |
| Kindness General Contractors (KGC)*                   | A, B,<br>C-8,<br>C-21,<br>C-33,<br>C-51,<br>C-57 | Sub                        | Kevin Brooks              | (714) 948-0015          | <a href="mailto:Kbrooks@kgcinc.com">Kbrooks@kgcinc.com</a>                                         |            |
| Long's HVAC                                           | C-20,<br>C-38                                    | Sub                        | Dearcy Long               | (619) 987-7884          | <a href="mailto:longhvac@pacbell.net">longhvac@pacbell.net</a>                                     | X          |
| Marco Crane*                                          | A                                                | Sub                        | Derek Pirre               | (619) 513-0278          | <a href="mailto:dpirre@marcocrane.com">dpirre@marcocrane.com</a>                                   |            |
| Neema General Contracting                             | B,<br>C-10                                       | Prime                      | Ammar D. Ameen            | (619) 456-9384          | <a href="mailto:ammar@neemagc.com">ammar@neemagc.com</a>                                           | X          |
| Newco                                                 | A, B                                             | Prime                      | Daniel Kornweibel         | (760) 814-9642          | <a href="mailto:estimating@newcogc.com">estimating@newcogc.com</a>                                 |            |
| Paradigm Mechanical Corp.                             | B, C-20,<br>C-36,<br>C-38                        | Sub                        | Nick Manalo               | (619) 672-5820          | <a href="mailto:nick@sandiegorefrigeration.com">nick@sandiegorefrigeration.com</a>                 |            |
| Paradigm Mechanical Corp. dba San Diego Refrigeration | B, C-20,<br>C-36,<br>C-38                        | Sub                        | Kyle Fletcher             | (858) 337-7116          | <a href="mailto:kyle@sandiegorefrigeration.com">kyle@sandiegorefrigeration.com</a>                 |            |
| Ready Electric                                        | C-10                                             | Sub                        | Mike Bryant               | (619) 990-8040          | <a href="mailto:mike@ready-electric.com">mike@ready-electric.com</a>                               |            |
| Southland Mechanical Contractors                      | C-36                                             | Sub                        | Carlos Manzanares         | (760) 274-7441          | <a href="mailto:southlandmechanical@gmail.com">southlandmechanical@gmail.com</a>                   | X          |
| Southland Mechanical Contractors                      | C-36                                             | Sub                        | Miguel Manzanares         | (760) 274-7441          | <a href="mailto:miguelm@southlandmechanical.net">miguelm@southlandmechanical.net</a>               | X          |
| THA Heating & Air, Inc.                               | C-38,<br>C-36,<br>C-20                           | Sub                        | Massoud Metanat           | (858) 864-8865          | <a href="mailto:thaheating@yahoo.com">thaheating@yahoo.com</a>                                     |            |
| THA Heating & Air, Inc.*                              | B                                                | Sub                        | Jaime Garibay             | (619) 572-4885          | <a href="mailto:jaime.garibay@thaheating.com">jaime.garibay@thaheating.com</a>                     | X          |

**\*Did not attend both sites**



## Site Visit Instructions

|                               |                                                                   |
|-------------------------------|-------------------------------------------------------------------|
| <b>CONTRACT TITLE:</b>        | Walk-In Freezers at Bell Middle School and Clairemont High School |
| <b>SITE VISIT DATE:</b>       | April 17, 2025                                                    |
| <b>BID/CONTRACT NO:</b>       | CP25-1029-52-00-00                                                |
| <b>PREQUALIFICATION DATE:</b> | April 24, 2025                                                    |
| <b>BID OPENING DATE:</b>      | May 1, 2025                                                       |
| <b>BOARD OF EDUCATION:</b>    | June 10, 2025                                                     |
| <b>CONTRACT SPECIALIST:</b>   | Jess Imperial                                                     |

This is a mandatory site visit is scheduled for 9:00 a.m. on THURSDAY, APRIL 17, 2025, outside the main office of Bell Middle School, 620 Briarwood Road, San Diego, CA 92139. Upon completion of the first site, contractors shall proceed immediately to Clairemont High School, 4150 Ute Drive, San Diego, CA 92117. *PRIME CONTRACTORS MUST ATTEND AND SIGN IN AT BOTH SITES TO BID THE PROJECT.*

### FOR THE SAFETY OF OUR STUDENTS, CONTRACTORS 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.

The project estimate is between **\$530,000 and \$740,000**. This is not a PSA project but requires the District's prequalification for projects estimated **under \$1 million**

1. **LICENSE REQUIREMENTS:** The District requires that Bidders possess any of the following classification(s) of California Contractors License at the time that the Contract for Work is awarded: **B, or other appropriate license, subject to District approval.**
2. **REQUESTS FOR INFORMATION:**
  - a. Today: during the site visit, address your questions to the project manager, James Sangunitto.
  - b. After site visit: address questions in writing to Jess Imperial, email: [jimperial@sandi.net](mailto:jimperial@sandi.net) and Catherine Howe (858-392-5331) email: [chow1@sandi.net](mailto:chow1@sandi.net) not directly to the project manager.
  - c. **The last addendum will be issued six (6) calendar days prior to the bid opening (April 24, 2025). All RFI's need to reach our office by 12:00 noon, Monday, April 21, 2025.**
3. **PLANS AND SPECIFICATIONS:** Plans and Specifications may be downloaded free of charge at the District's online Planroom at [sandiegousdplans.com](http://sandiegousdplans.com) (click on Public Jobs to view all current bids). Contractors may purchase printed documents at Crisp Imaging for a refundable payment of Two Hundred Dollars (\$200) 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 Bid and Contract Documents, including addenda, are returned intact and in good order to Crisp Imaging within ten (10) days of the issuance of the Final Bid Tabulation. See handout for more detailed instructions.
4. **METHOD OF DETERMINING LOW BIDDER:** The low bidder will be determined by the sum total of Base Bid Items 1 and 2.
5. **BID PROPOSAL:** The project is being bid as one lot.
6. **BID BOND:** is for 10% of the bid value.

7. **PREQUALIFICATION OF BIDDERS:** Pursuant to Public Contract Code 20111.5, the District is prequalifying prospective bidders; all prime contractors must be prequalified in order to submit a bid. If your company is already prequalified with the District through PlanetBids as a prime or MEP subcontractor, as a painter, or through our JOC program, you do not need to complete the under \$1 million prequalification application. If you are not prequalified, go to [www.sandiegounified.org/prime-prequalification](http://www.sandiegounified.org/prime-prequalification) to submit an application. Completed applications must be submitted to the District no later than April 24, 2025, 5 business days before the bid opening. Applications submitted after this deadline will not be processed for this bid.
8. **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 bidding prime contractor to list their subcontractors' DIR Registration Number on the Subcontractors List at time of bid may result in rejection of their bid as non-responsive.

Refer to the following DIR Website for further information: [dir.ca.gov/Public-Works/PublicWorks.html](http://dir.ca.gov/Public-Works/PublicWorks.html)

9. **SUBCONTRACTORS LIST:** Effective July 1, 2014, per PCC 4104, Contractors listing subcontractors must provide the following information at time of bid: (a) the contractor's name and business location, (b) the subcontractor's license number; and (c) the trade/portion of the Work which will be performed by each listed Subcontractor and the **Subcontractor's DIR Registration Number**. Within 24 hours of the bid opening, all bidders are required to email a detailed subcontractors list with complete company name, complete business address, and percentage of work. Public Contract Code requires that ALL subcontractors performing over 0.5% of the prime contractor's total bid for this scope of work be listed on the subcontractors list at the time bids are due.
10. **REGULATION REGARDING ELECTRICAL CONTRACTORS:** Effective January 1, 2006, pursuant to Labor Code sections 3099 and 3099.2 and California Code of Regulations (CCR) section 209.0, all persons who perform work as electricians employed by C-10 electrical contractors must be certified prior to performing work on District projects. For more information see Department of Industrial Relations website [dir.ca.gov/DAS/ElectricalTrade.htm](http://dir.ca.gov/DAS/ElectricalTrade.htm).
11. **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 2025-1 and will be 2025-1 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 predetermined increases [dir.ca.gov/oprl/dprevagedetermination.htm](http://dir.ca.gov/oprl/dprevagedetermination.htm).
12. **BONDS AND INSURANCE:** Each bond must be for 100% of the contract price. The bonding surety must be on the list of sureties approved by the United States Department of Treasury and authorized to do business in the State of California. All insurance coverage must be provided by an insurance carrier that is A.M. Best Key Guide rated A-:VII or better, and authorized to do business in the State of California. Workers' Compensation coverage shall be for the limits established by law; Commercial Comprehensive General Liability Insurance shall be \$2,000,000 per occurrence, \$4,000,000 aggregate; and Employers Liability shall be for \$1,000,000 and Automobile Liability, \$1,000,000 per accident for bodily and property damage. A Property Installation Floater for 50% of

the contract price will be required (See Supplementary Conditions SC-2 thru SC-6). Please be sure to send a copy of these pages to your insurance agent).

13. **DISABLED VETERAN BUSINESS (DVB) PARTICIPATION PROGRAM:** Disabled Veteran Business (DVB) includes verified Service-Disabled Veteran Owned Small Businesses (SDVOSBs) and certified Disabled Veteran Business Enterprises (DVBs). Pursuant to the board-approved resolution in support of Disabled Veteran Businesses (DVBs) approved on May 10, 2011, the Bidder is required to satisfy a minimum DVB participation percentage of at least three percent (3%) for all construction projects. In compliance with this Program, the Bidder shall satisfy all requirements enumerated in the bid package. The failure of any Bidder to strictly comply with the District's DVB Participation Program Policy will result in rejection of a Bidder's Bid Proposal for non-responsiveness. The bidder's achievement of the Participation Requirement will not by itself render the Bid Proposal of such bidder to be responsive; in accordance with the Instructions to Bidders, the entirety of the Bid Proposal must be responsive.
14. **DVB DOCUMENTS:** AT TIME OF BID the first two columns (greyed out) of the DVB BIDDER DECLARATION must be completed with subcontractor/supplier company name and CA DVBE certification number or SDVOSB verification letter date. Bidder shall submit within 24 hours of bid opening due date a COMPLETE DVB BIDDER DECLARATION with ALL columns complete. DVBs need to have a current and valid certification from the State of California Department of General Services for the business type and classification as listed on the bid documents. SDVOBs need to have a current and valid verification letter from the Department of Veteran's Affairs. Subcontractors must be properly licensed to perform the trade listed. Suppliers must have the proper classification which identifies the product being supplied; provide UNSPSC Classification Number(s). It is not sufficient to simply say materials or construction materials - you must be specific as to which products the supplier is providing. (See attached DVB Bidder Declaration).
15. **WITHDRAWAL OF BID PROPOSALS:** Bid Proposals may not be withdrawn by any Bidder for a period of **Ninety (90) days** after the opening of Bid Proposals. During this time, all Bidders shall guarantee prices quoted in their respected Bid Proposals. A successful bidder shall not be relieved of the bid submitted without the District's consent or bidder's recourse to Public Contract Code §5100 et seq. **For information regarding bidding, please email [jimperial@sandi.net](mailto:jimperial@sandi.net).**

The San Diego Unified School District uses PlanetBids to announce all solicitations released by the Facilities Planning and Construction Department. Please contact them at [tinyurl.com/SDUSD-PlanetBids](https://tinyurl.com/SDUSD-PlanetBids). There is no cost to register with PlanetBids to receive announcements and to download solicitations from the San Diego Unified School District.

**EXAMPLE OF COMPLETED FORM AT TIME OF BID****DISABLED VETERAN BUSINESS (DVB) BIDDER DECLARATION**

1. **Bidder Name:** \_\_\_\_\_

2. **Do you hold a current DVB certification?** Please identify which certification: ☐ DVBE ☐ SDVOSB ☐ N/A

3. **DVB Subcontractor/Supplier List:** **FIRST TWO COLUMNS MUST BE COMPLETED AT TIME OF BID.**

You may attach additional pages if necessary. Bidder shall submit within 24 hours of the bid opening a DVB Bidder Declaration with **all columns completed**. Subcontractors/suppliers listed **must** possess a current and valid California Department of General Services DVBE certification or U.S. Small Business Administration SDVOSB certification or their percentage will not count toward the Participation Requirement.

| Complete at time of bid                                                       |                                                 | Submit within 24 hours of bid opening |                                                                                                                |                            |                                    |
|-------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------|
| Subcontractor/Supplier Name, Address, Contact Person, Phone Number, and Email | California DVBE or Federal SDVOSB Certification | Bidder Name or Hiring Subcontractor   | Provide UNSPSC, NAICS, and/or CSLB Classification Number(s) and list work to be performed or specific supplies | Estimated DVB Dollar Value | Corresponding % of Total Bid Price |
| ABC Electrical Company                                                        | 212334                                          |                                       |                                                                                                                |                            |                                    |
| SOS Supply Company                                                            | 405642                                          |                                       |                                                                                                                |                            |                                    |
|                                                                               |                                                 |                                       |                                                                                                                |                            |                                    |
|                                                                               |                                                 |                                       |                                                                                                                |                            |                                    |

4. **Certification:** By executing and submitting this DVB Bidder Declaration, I represent to the District that each DVB identified is duly and properly certified in conformity with the District's DVB Participation Program Policy and all applicable laws. I also acknowledge that the District has a mandatory requirement of **three percent (3%)** for DVB participation on all construction projects regardless of value and certify that our company **will meet or exceed 3%** DVB participation on this project. **I understand that if the District cannot verify the Participation Requirement with the subcontractors/suppliers listed, the bid will be deemed non-responsive.**

| Submit within 24 hours of bid opening    |                                       |                                    |
|------------------------------------------|---------------------------------------|------------------------------------|
| Total Bid Price Including All Allowances | Total DVB Dollar Value (\$) Committed | Total DVB Percentage (%) Committed |
|                                          |                                       |                                    |

5. **Authority to Execute:** The individual executing this DVB Bidder Declaration on behalf of the bidder warrants and represents to the District that they are duly authorized to execute this document on behalf of the Bidder.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in \_\_\_\_\_ (City and State)

I declare under penalty of perjury under the laws of the State of California that the preceding information is true and correct.

\_\_\_\_\_  
(Sign)

\_\_\_\_\_  
(Name of Individual Executing Statement)





## What You Need to Know

San Diego Unified School District requires 3% DVB participation on all publicly bid construction contracts.

- 3% DVB participation required. The DVB requirement can be met through participation of contractors, suppliers, manufacturers, and equipment providers.
- "Good Faith Effort" no longer applies
- DVB prime contractors meet the requirement by default
- State of California certifications are required for DVBEs
- Federal verification letters are required for SDVOSBs

## Definitions

### DVB

Disabled Veteran Business

### DVBE (State of CA)

Disabled Veteran Business Enterprise

### SDVOSB (Federal)

Service Disabled Veteran-Owned Small Business

## > Non-DVB Prime Contractors: Do Your Due Diligence

### 1 Confirm valid certification/verification for subs & vendors



**DVBE:** Ask for DVBE Certification; go to <https://caleprocure.ca.gov/pages/sbdvbe-index.aspx>, input business name or supplier number



**SDVOSB:** Ask for verification letter; be sure it is current and valid. Check here for SDVOSB verification: [veterans.certify.sba.gov](https://veterans.certify.sba.gov)

### 2 Complete DVB Bidder Declaration for hard bids OR DVB Contractor Declaration for Lease-Leasebacks; include with bid

### 3 Collect all materials and include with bid if possible



## > **DVB Subs, Suppliers, Manufacturers, Equipment Providers:** Get Certified/Verified

- Eligibility must be current at time of bid
- It is your responsibility to apply for and maintain DVBE and/or SDVOSB eligibility status



Start the DVBE certification process at <https://caleprocure.ca.gov/pages/sbdvbe-index.aspx>

\* DVBE eligibility is a two-year period



Start the SDVOSB verification process at [veterans.certify.sba.gov](https://veterans.certify.sba.gov)

\* SDVOSB eligibility is a three-year period

## > **DVB Prime Contractors:** Maintain Your Eligibility

- Do not “need” DVB subs, but it is encouraged
- Complete DVB Bidder Declaration for hard bids **OR** DVB Contractor Declaration for Lease-Leasebacks; include with bid
- Submit proof of current and valid certification/verification with bid

## **Resources**

For further assistance finding Disabled Veteran Business contractors, suppliers, manufacturers, and equipment providers and/or confirming DVBE/SDVOSB status, contact the following:

### **San Diego Unified Business Outreach Department**

Karen Linehan, Outreach Program Manager | [klinehan@sandi.net](mailto:klinehan@sandi.net)

Alma D. Bañuelos, Business Outreach Coordinator  
[abanuelos@sandi.net](mailto:abanuelos@sandi.net)

Sidney Hucklebridge-Key, Lease-Leaseback Outreach Coordinator  
619-471-4960 | [shucklebridge@sandi.net](mailto:shucklebridge@sandi.net)



Veterans In Business (VIB) Network | [www.vibnetwork.org](http://www.vibnetwork.org)



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## **San Diego Unified School District - Contractors**

### **Accessing Your Projects Using Planroom**

**To access SDUSD projects documents online:**

1. Go to <https://www.sandiegousdplans.com>
2. Click **"Register for an account"**
3. Click the **Public Jobs** to access current projects
4. To view files click on **Plans, Specs, Addenda** or **Plan Holders** tabs
5. Once logged in click **Download** to get the entire project

**You may also submit requests via [edms@crispimg.com](mailto:edms@crispimg.com)**

**For further assistance please contact your  
Planroom Administrator:**

**EDMS Team**

p: 866.522.8475

e: [edms@crispimg.com](mailto:edms@crispimg.com)

**For Hard Copies of Plans and Specs go to:**

**Crisp Imaging**

9240 Trade Place, Suite 300

San Diego, CA 92126

858.535.0607

Hours: M - F 7:00am - 6:00pm

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