

Lake Forest Elementary Modular Project
Serrano Intermediate Two-Story Building Project
Response to Questions Submitted
April 12, 2024

Below are questions received for the Lease Leaseback Request for Proposal. The answer to each question follows each question.

1. Section IX.E of the RFP states, "For each Proposed Project for which a Contractor wants to be considered, provide a proposed fee [...] On a separate sheet, please explain whether and how the Contractor can obtain economies of scale if they are awarded one or more Proposed Project." When submitting the price proposal, do we submit 2 separate proposals, (1) for Lake Forest ES, and (1) for Serrano IS? Or are they considered to be under the same project?

ANSWER: Please submit one fee proposal for both projects but provide breakdown for each project.

2. Please provide the current status of DSA design review for Lake Forest ES Modulares and Serrano IS 2-Story.

ANSWER: Lake Forest ES will be submitted for DSA review on May 6, 2024. Serrano IS to be submitted for DSA review on May 30, 2024.

3. Please provide the most up-to-date design documents for Lake Forest ES Modulares and Serrano IS 2-Story.

ANSWER: The most recent design documents will be uploaded on our website [Bidding Opportunities | SVUSD.org](#) . Please note the date of the drawings to determine the most recent ones available.

4. Please provide Division 01 specs if available.

ANSWER: Please refer to the latest Project Manuals for Division 1 on our website [Bidding Opportunities | SVUSD.org](#)

5. Will you accept a USB-C type flash drive for the digital copy?

ANSWER: Yes

6. Is there a page limit for the proposal?

ANSWER: No

7. Must the Attachment 1 firm questionnaire be attached to the proposal, or may we create our own format of the firm questionnaire to fit within the style our proposal?

ANSWER: Attachment 1 Firm Questionnaire must be completed, signed and attached to the proposal. Additional sheets can be attached.

8. Please advise on the MEP Prequalification process for this project.

ANSWER: Section VIII of the RFP describes the process. In short, Education Code section 17406(a)(4)(A) and (B) authorizes the District to require the designation of subcontractors with the proposal for the Project or at a later date. Per Section VIII of the RFP, the District will allow the contractor to select subcontractors at a later time. Section VIII, in accordance with Education Code section 17406, then describes the process that should be followed after award of the contract.

In addition to the above, all MEP subcontractors (those holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and C-46 licenses) must be prequalified under Public Contract Code section 20111.6. The District's Bid Package contains the Prequalification Questionnaire and/or other necessary documents. MEP subcontractors need not be prequalified at the time a proposal is submitted to the District, but they must be prequalified with the District before the contractor enters into any subcontract with them.

9. Please clarify if the Prime Contractor or Modular company will be installing the foundations for the modulars

ANSWER: Foundation design is shown in the approved plans. The Lease-Leaseback contractor will be responsible for the installation of the modular foundations.

10. Please provide a responsibility matrix for the modular classrooms scope (typically provided by modular company)

ANSWER: The responsibility matrix is available on our website Bidding Opportunities | SVUSD.org

The following questions were submitted regarding the initial electrical design for Lake Forest Elementary Modular Project. Please see answers below and revised plans

11. Has the Lake Forest Elementary Modular Project been submitted to SCE yet?

ANSWER: This project does not require SCE review since we are connecting to the existing system. Please refer to the updated set of plans.

12. The plans show a new 1600-amp Main Switch Board. Has this MSB has been ordered?

ANSWER: Please refer to the updated set of plans. The new switchboard is substantially smaller (400A) and not the main. This should not require an extensive lead time.

13. The plans show a new 800-amp Distribution panel. Has this DB panel been ordered?

ANSWER: Please refer to the updated set of plans. The new distribution panel is substantially smaller (400A) and should not require an extensive lead time.

The following questions were submitted regarding the Construction Services Agreement; Exhibit F Requirements for Contractor Insurance:

14. Item 4. – The insurance requirements in this section may be too onerous for some subcontractors to meet, particularly on projects of this size. Please consider adjusting the subcontractor insurance requirements.

ANSWER: The District will review the insurance requirements for subcontractors and make adjustments as needed for the project size. After review, an addendum will be issued regarding this matter.

15. Item 4.b.i. - Material Hoist – Is this something the General Contractor has to obtain, or would this be the subcontractor in charge of hoisting/crane?

ANSWER: The District will review the material hoist requirements and adjust as needed for the project. After review, an addendum will be issued regarding this matter.

16. Item 4.b.iii. - Our insurance broker says that Explosion, Collapse, and Underground (XCU Coverage) is no longer available. Please confirm this requirement can be removed.

ANSWER: XCU coverage should be part of the Commercial General Liability policy unless it has been excluded. The intent of the Exhibit F, Section 4.b states that the “above mentioned” policies (i.e Commercial General Liability) should provide coverage for XCU in the amount of \$1,000,000.00. In other words, the District requires a Commercial General Liability policy that does not exclude XCU and provides coverage in the stated amount.

17. Item 4.b.iv. - With the additional excess liability of \$5,000,00.00, do you want?
a. A per occurrence limit of \$8,000,000.00 OR
b. A per Project Specific Aggregate of \$11,000,000.00

ANSWER: The answer to the above question is not an “OR.” The District is calling out for both - \$8 million per occurrence with a total of \$11,000,000 in General Aggregate limit. The General Aggregate limit should apply on a per project basis.