



ADDENDUM NO. 01

Date: April 28, 2020

To the "Request for Proposals" dated **April 10, 2020**.

Request for Proposal for Pre-Construction and Lease Leaseback Services for:

Poplar Avenue Elementary School Modernization and TLC Preschool Relocation Projects

Oroville, California

Thermalito Union Elementary School District

400 Grand Ave
Oroville, CA 95965

Prepared by: **PBK Architects**
2520 Venture Oaks Way, Suite 440
Sacramento, California 95833

- A. Receipt of this Addendum shall be acknowledged in Section C – Additional Information.
- B. This Addendum forms part of the RFP for the above referenced project and shall be incorporated integrally therewith.
- C. Each bidder shall make necessary adjustments and submit this proposal with full knowledge of all modifications, clarifications, and supplemental data included therein. Where provisions of the following supplemental data differ from those of the original RFP, this Addendum **shall govern**.
- D. Contact person: **Cody Walker, Assistant Superintendent of Business and Operations.**

Request for Proposals for Pre-Construction and Lease Leaseback Services for the Poplar Avenue Elementary School Modernization and TLC Preschool Relocation Projects:

Item No. 01: Page 15, Section X: Proposal Evaluation and Best Value Score, Item C Short List Interviews: DELETE the sentences "Any adjustments in points will be a decrease and no increase in points will be given." REPLACE with the following: "Proposal scoring may be adjusted as a result of the interviews and the responses in accordance with the evaluation criteria provided; however, the scoring categories and maximum points value remain as noted in the RFP."

Item No. 02: Pre-Proposal meeting sign-in sheet: ADD attached sheet.

Item No. 03: Hazmat Report: ADD attached Poplar AHERA Oct 2018 Hazmat Report.

Item No. 04: Modular Building Quote: ADD attached Enviroplex – 60X40 PreK Classroom Pricing – Concrete Foundation.

Item No. 05: Modular Building Quote: ADD attached Enviroplex – 60X40 PreK Classroom Pricing – Wood Foundation.

Item No. 06: Questions and Answers from Meeting and Site Walks: Add Attached Document.

End of Addendum No. 01

Thermalito Union Elementary School District
 Request for Proposals for Pre-Construction and Lease-Leaseback Services for
 Poplar Avenue Elementary School Modernization and
 TLC Preschool Relocation Projects

Attendee Sign-in Sheet
 Mandatory Pre-Proposal Meeting
 April 20, 2020 10 am
 Thermalito UESD District Office

Name	Company	Email	Phone
1. Frank Gonczerek	McCuen Const.	FrankMcCuen@cc.com	530 840 1647 916-631-7211
2. Zach Kaler	Kaler/dobler Construction	BillKaler@Kalerdobler.com	916 2nd 9529
3. Silas Nigam	SB JAMES	Silasnigam@sbjames.com	
4. Josh Waucer	SBJ	JoshWaucer@sbjames.com	916-257-9705
5. Andrew Headley	MODERN BUILDING	ANDREW@MODERNBUILDINGINC.COM	530-519-4160
6. EDGAR BARRA	United Building Cont.	EDGAR@UNITEDBUILDINGCONTRACTORS.COM	530-345-8155
7. Ashley Wright	RR Horn	estimating@rrhorn.com	530 342 8655
8. DAVID WYMORE	EXPERTS IN TURBINE	P.WYMORE@EXPERTSINTURBINE.COM	
9. Alyssa Countryman	BRCO Constructors, Inc.	acountryman@gobrc.com	916 253 9373 415-916-2751
10. SHAWN GERRITSON	CLASS LEASING, LLC	shawn@classleasing.net	715-4390 (530) 809-1109
11. Jennifer Wilson	Butte Cons. Co.	Jennifer@ButteConstructionCompany.com	
12. Joel Heckmann	OTTO Construction	jheckmann@ottoconstruction.com	
13. TRAVIS COOMBS	CORE	TRAVIS COOMBS@CORECONSTRUCTION.COM	
14. SETH MAURER	CORE	SETHMAURER@CORECONSTRUCTION.COM	
15.			

Asbestos Science Technologies, Inc.
P.O. Box 505
Bangor, CA 95914
(530) 518-0934

Poplar Avenue Elementary School
2075 Poplar Avenue
Oroville, Ca. 95965

Three-Year Asbestos Inspection
Conducted – October 30, 2017

Laurie L. Warren, an accredited asbestos inspector and Certified Site Surveillance Technician using EPA AHERA guidelines, has conducted the three-year re-inspection of this facility. The management plan is being updated for this school as part of this inspection.

A new respirator program has been added for compliance reasons as well as a new medical program.

A new short term worker notification form has been generated which will need to be given to all contractors that may disturb asbestos during the course of their work.

New forms have been generated for record keeping and disposal requirements.

A new six-month surveillance form has been provided which will need to be signed and dated every six months. Changes in the condition of the material at this district will be attached to that form.

All known or assumed asbestos containing material were visually inspected and touched if necessary to determine condition and friability.

Asbestos free areas will not be a topic of this inspection except for the purpose of eliminating them from the management plan.

Note: Before proceeding with any remodeling, renovation or demolition project, check with the designated person at your school, so he/she can determine whether or not the area is asbestos containing by referring to the management plan. This is not always fool proof, as all areas in a school may not have been sampled. Prior to work being done on these areas, an accredited inspector will need to take samples and send them to an accredited laboratory for analysis.

All of the 12 inch by 12 inch tile and mastic are in good condition under EPA AHERA standards and are assumed to be asbestos containing as no management plan is present nor can one be located by district personnel.

There may be 9 inch by 9 inch tile and mastic under some of the carpeted areas as thickness indicates this possibility. An inspection of the underneath material is not possible - so condition assessment is not possible.

The drywall/joint compound at this school is also assumed to be asbestos containing and is in good condition under EPA AHERA standards.

All of the above materials shall be sampled by a Certified Asbestos Consultant prior to any renovation or remodeling activities.

Disclaimer: All materials that may be behind walls, in ceilings or under inaccessible floors are not considered to be part of this inspection. There may be remaining asbestos containing materials in this school which cannot be accessed at this time. In no way does this inspection preclude this possibility.

An EPA accredited asbestos inspector who is also certified as an Asbestos Consultant through the Department of Occupational Safety and Health shall conduct the three-year re-inspection of this facility.

This fulfills the requirement for the three-year asbestos inspection as is required by AHERA.

Response Actions Required – No

Floyd Warren

This report has been prepared by Floyd E. Warren, Certified Asbestos Consultant, OSHA # 99-4590



Thermalito Union School District

60x40 Pre-School Classroom Building -- Heritage Community Day School -- Concrete foundation

Pricing subject to final design and finishes

2016 CBC

P-back Item #	Description	Unit	Qty	Piggyback Price	Total
1-STORY RIGID STEEL MOMENT FRAME BUILDINGS					
1000	24x40 Typical Classroom [With no floor Coverings: With Ceiling Tiles; LED light fixtures with dimming control; 9' floor to ceiling height in all modules; 2x4 fixed grid, lay in panel ceiling system (no suspension wires); (1) 3070 steel door w/Schlage lever hardware (2) 8040 windows, (2) porcelain/steel marker boards, walls-full height tackboard; (6) duplex receptacles; 4 Branch Circuits; (1) 125 amp single-phase panel; (1) 3.5 ton Bard wall mount HVAC with ducted air and programmable T-Stat; Standard bi-pitch roof design, approximately .25:12 dual slope, 5' overhang in front 2'6" rear overhang.	EA	1	\$ 58,364.76	\$ 58,364.76
1006	add 12x40 center module where Ss< 1.875	EA	3	\$ 24,452.36	\$ 73,357.08
Concrete Foundations					
Standard Design (1500 psf soil bearing pressure, non-expansive soil and level ground)					
2200	12x40 at grade foundation w/ 18" crawl space and 12" footing embedment (initial foundation segment)	EA	1	\$ 21,624.00	\$ 21,624.00
2201	12x40 at grade foundation (additional foundations segments)	EA	4	\$ 15,940.56	\$ 63,762.24
2214	Weld Plates	EA	12	\$ 433.50	\$ 5,202.00
2300	2x4 access vent well with retained metal grate (Non ADA)	EA	1	\$ 4,262.86	\$ 4,262.86
2302	4' polyvent	EA	5	\$ 1,659.51	\$ 8,297.55
2304	12" high, 24 ga metal flashing	Per lf	200	\$ 21.46	\$ 4,292.00
GENERAL					
3000	Interior wall, 2x4, standard finish (tack board) (Décor or equal)	Per lf	116	\$ 55.23	\$ 6,406.68
3011	Blocking only, wall mounted accessories, 4x4	Per lf	12	\$ 13.14	\$ 157.68
3018	FRP wall panels	EA	1,080	\$ 3.51	\$ 3,790.80
3033	Restroom signs (set)	EA	1	\$ 113.28	\$ 113.28
Doors (KD Frames standard)					
3105	3070 steel door w/Schlage D95 lever hardware, Norton 7500 door closer	EA	1	\$ 1,967.47	\$ 1,967.47
3110	3070 interior wood door in steel frame, solid core, paint finished	EA	6	\$ 1,323.57	\$ 7,941.42
3116	Continuous Hinges - IVES aluminum or equal	EA	8	\$ 553.32	\$ 4,426.56
3124	View light, 8x30 (adder)	EA	2	\$ 207.59	\$ 415.18
Windows					
Daylighting windows, see "Daylighting" section below					
3200	8040 xox	EA	2	\$ 1,111.50	\$ 2,223.00
Electrical Options					
3300	125 amp 1-phase panel	EA	1	\$ 793.54	\$ 793.54
Lights					
3415	Exterior Light with battery backup/photocell - TWS LED	EA	1	\$ 719.74	\$ 719.74
Electrical infrastructure					
3502	Duplex receptacle	EA	6	\$ 127.47	\$ 764.82
3504	GFI receptacle	EA	2	\$ 155.76	\$ 311.52
3506	Dedicated Circuit	EA	2	\$ 452.87	\$ 905.74
3514	N-light switching w on/off & dim	EA	6	\$ 144.51	\$ 867.06
3605	Exhaust Fan - Orbit 150CFM (or equal)	EA	2	\$ 333.04	\$ 666.08
HVAC Systems					
4202	Bard 3.5 ton WH, "Quiet Climate 1" wall hung heat pump w/CRV, 4 duct runs, programmable Thermostat	EA	1	\$ 11,741.22	\$ 11,741.22
PLUMBING					
4904	WC child's floor type, tank type, 10" height	EA	6	\$ 1,849.94	\$ 11,099.64
5000	Lavatory, wall hung, ADA or specified height, cold only	EA	2	\$ 1,926.81	\$ 3,853.62
5203	Hose bib, recessed (wall hydrant)	EA	1	\$ 1,284.39	\$ 1,284.39
Toilet partitions					
5300	Steel ADA stall w/enamel finish (Accurate or equal)	EA	2	\$ 2,555.36	\$ 5,110.72
5301	Steel standard stall w/enamel finish (Accurate or equal)	EA	2	\$ 2,412.27	\$ 4,824.54
Toilet accessories					
5400	Grab bars, ADA (set of 2), Bobrick B-5806	EA	2	\$ 199.18	\$ 398.36
5401	Mirror, 18x30, SS framed, Bobrick B-185-1830	EA	2	\$ 194.11	\$ 388.22
Flooring (all prices per sf unless otherwise noted)					
5600	Bigelow, New Basics II, 26oz, w/unitary backing (or equal)	Per sf	960	\$ 6.03	\$ 5,788.80
5702	Burke 4" Vinyl - Roll @ 100' lengths	EA	128	\$ 4.89	\$ 625.92
6100	Armstrong Connection Corlon	Per sf	480	\$ 12.03	\$ 5,774.40
6104	6" self cove (adder)	Per lf	176	\$ 17.39	\$ 3,060.64

Sub-Total	\$ 325,585.53
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P-back Item #	ENGINEERING AND DESIGN	Per Hr.		Piggyback Price	
1025	PC re-use. Structural Engineer overstamp and signature of ENV produced drawings	EA	12	\$ 325.00	\$ 3,900.00
				Engineering	\$ 3,900.00

PROJECT CLOSE OUT ITEMS					
1	Labor to close out site. Includes exterior painting, ceiling tile installation, equipment start-up and testing, light sweep out. Punchlist items.	hour	32	\$ 110.00	\$ 3,520.00
2	On-Site Labor (plumbing close-out) (assemble plumbing tree, attach fixtures, test connections, water tests)	hour	16	\$ 268.00	\$ 4,288.00
3	Crane	hour	8	\$ 1,500.00	\$ 12,000.00
4	Delivery	floor	5	\$ 3,250.00	\$ 16,250.00
5	Installation	floor	5	\$ 2,800.00	\$ 14,000.00
6	Administrative Fee to Willows School District (Final Project Manual Section 00 2113; Item 16 Sub-section B) (.25% of piggyback contract item building price)				\$ 813.96
7	Bond		1		\$ 3,418.65
8	Estimated Tax		1		\$ 10,418.74
				Grand Total	\$ 394,194.88

Notes:

- Structural Engineer's foundation design charges include engineering, review and stamp for DSA approval.
- ENV Foundation Drafting fees will be charged if foundation is removed from ENV's Scope of Work. Cost for drafting engineered drawings is \$1000.00 per module.
- Additional design & foundation costs may be incurred if the site specific soils condition or CGS review prompt footings that are outside of Enviroplex's standard foundation design
- Pursuant to DSA guidelines as described on the 1-MR form regarding the "Delegation of Authority for Modular & Relocatable Buildings", site specific inspection fees will be necessary if Enviroplex's structural engineer determines that he/she is required to personally inspect and observe construction site conditions and foundation progress. The scope and scale of this requirement will generally relate to a number of factors including, but not limited to, the experience of the foundation contractor, foundation design complexity, building square footage, geographic location and site & soils condition. These charges shall be owner responsibility and coordinated directly with Enviroplex's structural engineer. As outlined in the DSA bulletin, these responsibilities can be sub-delegated to the project's Architect of record at the owner's direction and discretion.



Thermalito Union School District

24x40 Pre-School Classroom 1 -- Heritage Community Day School -- Wood foundation

Pricing subject to final design and finishes

2016 CBC

P-back Item #	Description	Unit	Qty	Piggyback Price	Total
1-STORY RIGID STEEL MOMENT FRAME BUILDINGS					
1000	24x40 Typical Classroom [With no floor Coverings: With Ceiling Tiles; LED light fixtures with dimming control; 9' floor to ceiling height in all modules; 2x4 fixed grid, lay in panel ceiling system (no suspension wires); (1) 3070 steel door w/Schlage lever hardware (2) 8040 windows, (2) porcelain/steel marker boards, walls-full height tackboard; (6) duplex receptacles; 4 Branch Circuits; (1) 125 amp single-phase panel; (1) 3.5 ton Bard wall mount HVAC with ducted air and programmable T-Stat; Standard bi-pitch roof design, approximately .25:12 dual slope, 5' overhang in front 2'6" rear overhang.	EA	1	\$ 58,364.76	\$ 58,364.76
Wood Foundation Options (DSA allows up to 2000 sf)					
2001	1 1/2" layer for 24x40	EA	9	\$ 454.31	\$ 4,088.79
2004	MDO skirting up to 24" high	Per sf	88	\$ 4.77	\$ 419.76
2005	Treated lumber upcharge per 12x40	Per module	2	\$ 340.91	\$ 681.82
2009	Wood Foundation Bolt Kit 50 or 65 lb Floor	Per module	2	\$ 348.84	\$ 697.68
2100	12' zero clearance ramp (site must be completely level for base ramp)	EA	1	\$ 5,201.88	\$ 5,201.88
2104	MDO ramp skirting up to 24" high	Per sf	17	\$ 4.77	\$ 81.09
Doors (KD Frames standard)					
3110	3070 interior wood door in steel frame, solid core, paint finished	EA	3	\$ 1,323.57	\$ 3,970.71
3116	Continuous Hinges - IVES aluminum or equal	EA	4	\$ 553.32	\$ 2,213.28
3124	View light, 8x30 (adder)	EA	1	\$ 207.59	\$ 207.59
Lights					
3415	Exterior Light with battery backup/photocell - TWS LED	EA	1	\$ 719.74	\$ 719.74
Electrical infrastructure					
3514	N-light switching w on/off & dim	EA	3	\$ 144.51	\$ 433.53
Flooring (all prices per sf unless otherwise noted)					
5600	Bigelow, New Basics II, 26oz, w/unitary backing (or equal)	Per sf	960	\$ 6.03	\$ 5,788.80
5702	Burke 4" Vinyl - Roll @ 100' lengths	EA	128	\$ 4.89	\$ 625.92

Sub-Total	\$ 83,495.35
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P-back Item #	ENGINEERING AND DESIGN	Per Hr.	Piggyback Price		
1025	PC re-use. Structural Engineer overstamp and signature of ENV produced drawings	EA	8	\$ 325.00	\$ 2,600.00
				Engineering	\$ 2,600.00

PROJECT CLOSE OUT ITEMS					
1	Labor to close out site. Includes exterior painting, ceiling tile installation, equipment start-up and testing, light sweep out. Punchlist items.	hour	32	\$ 110.00	\$ 3,520.00
2	On-Site Labor (plumbing close-out) (assemble plumbing tree, attach fixtures, test connections, water tests)	hour		\$ 268.00	\$ -
3	Forklift	hour	1	\$ 3,250.00	\$ 3,250.00
4	Delivery	floor	2	\$ 3,250.00	\$ 6,500.00
5	Installation	floor	2	\$ 2,800.00	\$ 5,600.00
6	Administrative Fee to Willows School District (Final Project Manual Section 00 2113; Item 16 Sub-section B) (.25% of piggyback contract item building price)				\$ 208.74
7	Bond		1		\$ 876.70
8	Estimated Tax		1		\$ 2,671.85
				Grand Total	\$ 108,722.64

Notes:

- Structural Engineer's foundation design charges include engineering, review and stamp for DSA approval.
- ENV Foundation Drafting fees will be charged if foundation is removed from ENV's Scope of Work. Cost for drafting engineered drawings is \$1000.00 per module.

- 3** Additional design & foundation costs may be incurred if the site specific soils condition or CGS review prompt footings that are outside of Enviroplex's standard foundation design
- 4** Pursuant to DSA guidelines as described on the 1-MR form regarding the "Delegation of Authority for Modular & Relocatable Buildings", site specific inspection fees will be necessary if Enviroplex's structural engineer determines that he/she is required to personally inspect and observe construction site conditions and foundation progress. The scope and scale of this requirement will generally relate to a number of factors including, but not limited to, the experience of the foundation contractor, foundation design complexity, building square footage, geographic location and site & soils condition. These charges shall be owner responsibility and coordinated directly with Enviroplex's structural engineer. As outlined in the DSA bulletin, these responsibilities can be sub-delegated to the project's Architect of record at the owner's direction and discretion.



Thermalito Union School District
36x40 Pre-School Classroom 2 -- Heritage Community Day School -- Wood foundation
 Pricing subject to final design and finishes

2016 CBC

P-back Item #	Description	Unit	Qty	Piggyback Price	Total
1-STORY RIGID STEEL MOMENT FRAME BUILDINGS					
1000	24x40 Typical Classroom [With no floor Coverings: With Ceiling Tiles; LED light fixtures with dimming control; 9' floor to ceiling height in all modules; 2x4 fixed grid, lay in panel ceiling system (no suspension wires); (1) 3070 steel door w/Schlage lever hardware (2) 8040 windows, (2) porcelain/steel marker boards, walls-full height tackboard; (6) duplex receptacles; 4 Branch Circuits; (1) 125 amp single-phase panel; (1) 3.5 ton Bard wall mount HVAC with ducted air and programmable T-Stat; Standard bi-pitch roof design, approximately .25:12 dual slope, 5' overhang in front 2'6"rear overhang.	EA	1	\$ 58,364.76	\$ 58,364.76
1006	add 12x40 center module where Ss< 1.875	EA	1	\$ 24,452.36	\$ 24,452.36
Wood Foundation Options (DSA allows up to 2000 sf)					
2002	1 1/2" layer for 36x40	EA	9	\$ 622.44	\$ 5,601.96
2004	MDO skirting up to 24" high	Per sf	112	\$ 4.77	\$ 534.24
2005	Treated lumber upcharge per 12x40	Per module	3	\$ 340.91	\$ 1,022.73
2009	Wood Foundation Bolt Kit 50 or 65 lb Floor	Per module	3	\$ 348.84	\$ 1,046.52
2100	12' zero clearance ramp (site must be completely level for base ramp)	EA	1	\$ 5,201.88	\$ 5,201.88
2104	MDO ramp skirting up to 24" high	Per sf	17	\$ 4.77	\$ 81.09
GENERAL					
3000	Interior wall, 2x4, standard finish (tack board) (Décor or equal)	Per lf	76	\$ 55.23	\$ 4,197.48
3011	Blocking only, wall mounted accessories, 4x4	Per lf	12	\$ 13.14	\$ 157.68
3018	FRP wall panels	EA	1,080	\$ 3.51	\$ 3,790.80
3033	Restroom signs (set)	EA	1	\$ 113.28	\$ 113.28
Doors (KD Frames standard)					
3110	3070 interior wood door in steel frame, solid core, paint finished	EA	3	\$ 1,323.57	\$ 3,970.71
3116	Continuous Hinges - IVES aluminum or equal	EA	4	\$ 553.32	\$ 2,213.28
3124	View light, 8x30 (adder)	EA	1	\$ 207.59	\$ 207.59
Lights					
3415	Exterior Light with battery backup/photocell - TWS LED	EA	1	\$ 719.74	\$ 719.74
Electrical infrastructure					
3504	GFI receptacle	EA	2	\$ 155.76	\$ 311.52
3506	Dedicated Circuit	EA	1	\$ 452.87	\$ 452.87
3514	N-light switching w on/off & dim	EA	3	\$ 144.51	\$ 433.53
3605	Exhaust Fan - Orbit 150CFM (or equal)	EA	2	\$ 333.04	\$ 666.08
PLUMBING					
4904	WC child's floor type, tank type, 10" height	EA	6	\$ 1,849.94	\$ 11,099.64
5000	Lavatory, wall hung, ADA or specified height, cold only	EA	2	\$ 1,926.81	\$ 3,853.62
5203	Hose bib, recessed (wall hydrant)	EA	1	\$ 1,284.39	\$ 1,284.39
Toilet partitions					
5300	Steel ADA stall w/enamel finish (Accurate or equal)	EA	2	\$ 2,555.36	\$ 5,110.72
5301	Steel standard stall w/enamel finish (Accurate or equal)	EA	2	\$ 2,412.27	\$ 4,824.54
Toilet accessories					
5400	Grab bars, ADA (set of 2), Bobrick B-5806	EA	2	\$ 199.18	\$ 398.36
5401	Mirror, 18x30, SS framed, Bobrick B-185-1830	EA	2	\$ 194.11	\$ 388.22
Flooring (all prices per sf unless otherwise noted)					
5600	Bigelow, New Basics II, 26oz, w/unitary backing (or equal)	Per sf	960	\$ 6.03	\$ 5,788.80
5702	Burke 4" Vinyl - Roll @ 100' lengths	EA	128	\$ 4.89	\$ 625.92
6100	Armstrong Connection Corlon	Per sf	480	\$ 12.03	\$ 5,774.40
6104	6" self cove (adder)	Per lf	176	\$ 17.39	\$ 3,060.64

Sub-Total \$ 155,751.35

P-back Item #	ENGINEERING AND DESIGN	Per Hr.		Piggyback Price	
1025	PC re-use. Structural Engineer overstamp and signature of ENV produced drawings	EA	8	\$ 325.00	\$ 2,600.00
				Engineering	\$ 2,600.00

PROJECT CLOSE OUT ITEMS					
1	Labor to close out site. Includes exterior painting, ceiling tile installation, equipment start-up and testing, light sweep out. Punchlist items.	hour	32	\$ 110.00	\$ 3,520.00

2	On-Site Labor (plumbing close-out) (assemble plumbing tree, attach fixtures, test connections, water tests)	hour	16	\$ 268.00	\$ 4,288.00
3	Forklift (included w/PreK Classroom 1)	hour		\$ 3,250.00	\$ -
4	Delivery	floor	3	\$ 3,250.00	\$ 9,750.00
5	Installation	floor	3	\$ 2,800.00	\$ 8,400.00
6	Administrative Fee to Willows School District (Final Project Manual Section 00 2113; Item 16 Sub-section B) (.25% of piggyback contract item building price)				\$ 389.38
7	Bond		1		\$ 1,635.39
8	Estimated Tax		1		\$ 4,984.04
Grand Total					\$ 191,318.16

Notes:

- 1 Structural Engineer's foundation design charges include engineering, review and stamp for DSA approval.
- 2 ENV Foundation Drafting fees will be charged if foundation is removed from ENV's Scope of Work. Cost for drafting engineered drawings is \$1000.00 per module.
- 3 Additional design & foundation costs may be incurred if the site specific soils condition or CGS review prompt footings that are outside of Enviroplex's standard foundation design
- 4 Pursuant to DSA guidelines as described on the 1-MR form regarding the "Delegation of Authority for Modular & Relocatable Buildings", site specific inspection fees will be necessary if Enviroplex's structural engineer determines that he/she is required to personally inspect and observe construction site conditions and foundation progress. The scope and scale of this requirement will generally relate to a number of factors including, but not limited to, the experience of the foundation contractor, foundation design complexity, building square footage, geographic location and site & soils condition. These charges shall be owner responsibility and coordinated directly with Enviroplex's structural engineer. As outlined in the DSA bulletin, these responsibilities can be sub-delegated to the project's Architect of record at the owner's direction and discretion.

Request for Proposal for Pre-Construction and Lease Leaseback Services for:

Poplar Avenue Elementary School Modernization and TLC Preschool Relocation Projects

Questions and Answers from Meeting and Site walks. Item No. 06

Questions asked during the meeting:

- 1) Regarding Poplar Ave, is the \$2.5 million budget including the \$450k-\$500k for the parking layout? Or is that on top?
 - a) Response. The \$450k-\$500k is on top of the \$2.5 million modernization budget.
- 2) Who did the budget for these projects?
 - a) Response. PBK developed the costs during the master planning and worked with the district to come up with the budget.
- 3) When are the plans going to be approved?
 - a) Response. The parking may be going through the DSA approval first. Project is in the CD phase at this time.
 - b) Response. TLC would be submitted to DSA in about 3 months, with expected DSA approval in 6 months.
 - c) Response. Poplar Modernization is expected to be into DSA in 4 to 5 months, with DSA approval in roughly 8 to 9 months.
- 4) Is there a DSA inspector on board
 - a) Response. The district has filed an RFP for one, but does not yet have a DSA inspector on board.
- 5) Is there a score for the interview portion? If not, what's the point of the interview? Are you going to modify the score based on the interview?
 - a) Response. This has been reviewed. There will be no specific point value for the interview; however, the RFP submittal score can be adjusted as a result of the interview. This will be addressed in the addendum.
- 6) Break outs - Is there one contract for both schools? Or a separate contract for each?
 - a) Response. Separate contract, but intent is to award one contractor with both contracts.

Questions asked during walk @ TLC:

- 7) Is there a geotech report done? Is it available?
 - a) Response. There's an old one from the previous DSA application, which mentions a lime treatment, but there is a new one scheduled to be done through NV5.
- 8) Are the portables flush with grade or will need ramps?
 - a) Response. Preferably flush with grade, if the budget allows.
- 9) Is exterior painting part of scope?
 - a) Response. Painting will be done by the District outside of contract and project.

Questions asked during walk @ Poplar Ave ES:

- 10) What is the covered walk going to be made of?
 - a) Response. Pre-engineered PC approved metal canopy structure.
- 11) Will there need to be a CASP report done, or will PBK do that?
 - a) Response. No. Civil & PBK will be locating the work that will need to be done for ADA upgrades based on surveys.
- 12) Is Demo and Painting part of the scope?
 - a) Response. Not at this time. Painting and Demo of portables and buildings in the Amphitheater area will be done by the District along with any New HVAC equipment install. Moving the one portable will be included in contract and any internal HVAC ducting changes are part of contract work.
 - b) Response. The HVAC Equipment in the Cafeteria is relatively new.

From Silas Nigam - SB James - via email, 4/20/20

- 1) Can you please share sign-in sheet from today mandatory walk?
 - a) Response. Yes. Attached
- 2) Does the school have a Hazmat Report for Poplar they can share?
 - a) Response. Yes. AHERA Plan for Poplar Avenue Elementary is attached
- 3) Is there an anticipated start date for any of the work – i.e. Parking/Site Poplar, Work in Admin over the Summer, etc. I understand you may not have this but I thought I would ask.
 - a) Response. This is still being developed with district and input from the LLB contractor selected. Desire is to get work started as soon as possible without interruption to school.
- 4) Is the purchase cost for the Portables for TLC included in the \$2,250,000? If so, are you able to share the quote from Enviroplex?
 - a) Response. Yes, the purchase cost is included in the \$2,250,000. Two quotes from Enviroplex are attached. The preference is to use the portables installed at grade.
- 5) Does the district have a phasing plan in mind for Poplar?
 - a) Response. Nothing has specifically been determined. That will be determined in discussions with architect and selected LLB contractor.

From Shaun Geronimo - Class Leasing - via email, 4/21/20

- 1) How do I get a copy of floor plans, site plans, elevations etc, regarding only the Modular Buildings?
 - a) Response. No building manufacturer has been selected so no plans are available besides the proposed floor plan for the buildings included in the package provided at the walk through.