

RFP #24-25-01 Issued 12.16.24
Architect Services for Sierra Avenue Modernization

Addendum Number One (1) Issued 01.03.25
District Response to RFP Questions

Question 1: For the detailed breakdown of the not-to-exceed fee requested, is the district expecting to see a percentage breakdown based on the total construction cost or a breakdown of individual consultants and their associated fees combined with the total architectural fee that makes up the total not-to-exceed fee for the project?

Answer: The District expects a not-to-exceed fee proposal that consolidates the fees for individual consultants with the architectural fees, resulting in the total design cost for the project. These fees will be subject to negotiation based on the final design scope approved by the district.

Question 2: May we set up a site visit with District staff prior to the submittal deadline; alternatively, is the campus available to visit on our own?

Answer: Architectural firms are encouraged to schedule a site visit. To arrange a visit, please contact Andrew Koster at (530) 712-0100 or email akoster@thermalito.org with your preferred date and time.

Question 3: Please clarify what the District is looking for with a "Statement of Financial Solvency."

Answer: The statement of financial solvency should provide evidence of the firm's financial stability and capacity to complete the proposed work. This may include a brief summary of financial resources, such as recent financial statements, a letter from a financial institution, or similar documentation that assures the firm's ability to meet its obligations.

Question 4: Is the \$7 million the total project budget or the construction cost budget?

Answer: \$7 million is the budget for construction costs.

Question 5: Will there be any modernization of existing permanent buildings?

Answer: Modernization of existing buildings is not included in the scope of this project at this time. However, the recent passage of Proposition 2 offers supplemental grants for TK classrooms, multipurpose spaces, and school kitchens. The district intends to explore all available options to utilize these funds, likely aligning timing with the planned modernization project under a renegotiated contract.

Question 6: Will the new modular classrooms be installed in the same locations as existing that were removed?

Answer: The district's preliminary construction plan is to demo six (6) portable classrooms along Sierra Ave and replace with eight (8) modular classrooms in two wings. These should align within the demo limits of the existing classrooms.

Question 7: Please confirm the location of the new parking/drop-off area.

Answer: The preliminary location is on the east playground grass along the frontage of 10th Street.

Question 8: How are the modular buildings to be procured?

Answer: Procurement will be through the Lease-Leaseback contract with the awarded contractor.

Question 9: Will the modular classrooms be on a temporary (raised/wood) foundation or permanent (concrete w/crawl space)?

Answer: Modular classrooms will be on a permanent foundation.

Question 10: Are these to be standard PC modular classrooms?

Answer: These will be PC modular classrooms. Enviroplex Daylight Junior or similar from other manufacturers.

Question 11: Is there any plumbing to be anticipated within the new modular classrooms?

Answer: Yes, classroom sinks.

Question 12: What are the district standards for audio/visual within the modular classrooms?

Answer: A/V Equipment is OFOI. Signal standards are two (2) data ports per wall and ceiling for AP.

Question 13: Exhibit A – Responsibilities and Services of Architect A.5 lists District Standards for facilities and construction to be incorporated, but the list is blank. Can the District provide adopted District Standards for facilities and construction to be incorporated per Exhibit A.5.a./b?

Answer: The district has no adopted standards at this time. There is no expectation for A.5.a./b. to be listed by the firm on Exhibit A.