



ADDENDUM 1

To: All Proposers
Project: **RFQ/P - 25-001 REQUEST FOR QUALIFICATIONS / PROPOSALS
FOR PRECONSTRUCTION AND CONSTRUCTION
SERVICES (LEASE-LEASEBACK) FOR VARIOUS DISTRICT PROJECTS**

Date: **June 4, 2025**

NOTICE TO PROPOSERS

This Addendum forms a part of the Request for Qualifications (RFQ/P) and modifies the original documents. It is intended that all work affected by the following modifications shall conform with related provisions of the RFQ/P.

The purpose of this Addendum 1 is to provide information and clarification for submitted questions for the RFQ/P 25-001 for Request for Qualifications / Proposals for Preconstruction and Construction Services For Various Projects.

GENERAL NOTES

Request for Information and Clarifications for Submitted Questions

Q1. Submit to: Address correction

A1. Correction:

Submit to:

San Bernardino City Unified School District

Facilities Planning and Development

Attn: Dawn Metz, Contract Coordinator

956 West 9th Street

San Bernardino, CA 92411

Q2. For the preconstruction Fee (expressed as a lump sum) it is referenced to Section II in the RFQ/P "Background of District". In this section it discusses shovel-ready projects and design of future projects in the facilities master plan. There are no durations for preconstruction on the Facilities Master Plan. Would it be more appropriate to express this as a percentage of the construction costs?

A2. No, provide a lump sum per the sliding scale. Assume the following activities to occur during the duration of preconstruction phase:

- bi-weekly virtual design coordination meetings
- (1) cost estimate at 100% Design Development(DD) and reconciliation with A&E cost estimate
- (1) revised cost estimate at 90% Construction Development(CD)
- (1) constructability review and report at 90% Construction Development(CD) and verification of A&E incorporation into 100% CD
- bid packaging and solicitation of bidders
- development of Guaranteed Maximum Price(GMP)
- presentation of GMP to District
- any required rebidding to meet mutually established project budget

Q3. For General Conditions/Month (expressed as a lump sum) it is referenced to Section II in the RFQ/P "Background of District". In this section it discusses shovel-ready projects and design of future projects in the facilities master plan. There is no schedule provided for construction. Please confirm that the lump sum amount is for a fully staffed project based on the construction costs table for one month. This will help in providing the required backup.

A3. Provide lump sum monthly cost with line item breakdown of General Conditions. Include the following project staffing assumption:

- Project Executive (min 4 hrs/wk)
- Project Manager (full-time)
- Project Superintendent (full-time)
- Project Engineer (full-time)
- Project Admin/Accounting (part-time)

Q4. In Attachment 2, please confirm that #4 for the financing terms is regarding the lease

A4. Finance percentage will be utilized for the calculation of Lease Interest.

Q5. Does the district have a list of projects that they assume will use a LLB Delivery? Also is there a brief description of each project, the anticipated duration preconstruction for each project, the anticipated duration of construction services for each project, and the value of each project?

A5. There are numerous projects anticipated for LLB delivery, however all of these projects are still in the planning and development stages. Therefore, detailed information including descriptions, preconstruction durations, construction timelines, and project values are not available.

Q6. What items does district expect to be included in General Conditions? Or will item 3 on Attachment 2 be limited to staffing costs?

A6. Refer to A3 above.

Q7. Attachment 2 does not request bonding and/or insurance rates. Should bonding and/or insurance costs be included in the Lease-Leaseback Fee? Or will bonding and insurance costs be handled separately at a later time?

A7. Payment and performance bonds as well as insurance costs(per Section VII)I should be included in the General Conditions monthly rate as part of Attachment 2. No Builder's Risk policy is required by LLB Contractor, as it is provided by the District.

Q8. Project Reference Requirements for Dual Pool Qualification

Section VIII.C.3 of the RFQ/P requires at least three lease-leaseback projects "of any value" for consideration in the under \$10 million pool, and at least three projects "greater than \$10 million" for the over \$10 million pool.

If our firm submits three projects, all of which exceed \$10 million in value, will that submission satisfy the experience requirements for both contractor pools?

A8. Yes

Q9. Fee Proposal Submission for Firms Applying to Both Pools

Attachment 2 of the RFQ/P requests preconstruction fees, general conditions, and lease-leaseback fees broken down by construction cost ranges.

For firms applying to both pools, can the District confirm that it is acceptable to submit one (1) completed Attachment 2 that includes all project cost tiers, in lieu of submitting two separate fee proposals?

A9. Yes

Q10. Section VI (page 3) of the RFP document references the District Community Workforce Agreement (CWA). Can you provide the CWA for review?

A10. Yes, see link here: [SBCUSD CWA2025](#)

Updated Table of Contents for RFQ/P and Master Construction Services Agreement
(see below)

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