



San Juan Unified School District

Facilities Business Department

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October 3, 2019

Addenda #2
Request for Proposal (RFP #20-104)
Lease-Leaseback Construction Services
For
Cottage ES New Construction
Project #108-9512-P1

This addenda shall supersede the original Information, attachments, and specifications regarding RFP # 20-104 where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

AD2.1 – From Addenda 1, item AD1.1 – Section II Project, Scope Description, edit as noted below:

KEY BUILDING FEATURES MUST INCLUDE:

30x32 PC basis of design

Standard bi-pitch roof

Metal suspended canopies

Gable end overhangs 8ft

3-coat stucco exterior

Tall custom windows

Interior closet HVAC

Copper plumbing piping

Tackwall

Teaching wall – full-length of wall

Vaulted ceiling or minimum 9ft above finish floor ceiling

Carpet and walk-off mats (Tandus or Mannington)

AD2.2 Entity Question: Section IV of the RFP states LLB Entity is to include an allowance amount of \$50,000 for site investigation. The Fee proposal form has a pre-filled line item for \$10,000 for Site Investigation. Exhibit H to the Facilities Lease Agreement states an allowance of \$20,000 should be carried for site investigation. Please clarify which amount should be used for the Fee Proposal.

Answer: The LLB Entity shall carry a \$10,000 site investigation allowance as noted on the Exhibit D Fee Proposal.

AD2.3 Entity Question: Regarding Preconstruction Services item 8 (Long Lead Time Items) and item 10 (Prefabricated Modular Building Long Lead Procurement), can you please clarify the intent of these items? I'm assuming these items are intended to cover the cost of identifying and preparing submittals for long lead items, and not things like deposits, storage, or purchasing costs for long lead items. Please confirm.

Answer: Item 8 Long Lead Items are for any material long lead items. Item 10 Prefabricated Modular Building Long Lead Procurement is specific to the Modular Building and can include but not limited to any costs relating to the procurement, deposit for fabrication, etc...

AD2.4 During the months that school is in session, the LLB Entity will be allowed to work during regular school hours, however, shall not disrupt any on-site activities, students, and/or staff. If the LLB Entity cannot demonstrate that work can be completed without disturbance, they may be required to adjust work schedules to non-school hours to avoid conflicts. During the Star Testing period of April 22 – May 22, 2020, 9:30-11am, the LLB Entity will not be allowed to cause any classroom disturbances with loud construction activities. The LLB Entity is required to adhere to all County and City ordinances for start and stop times.

AD2.5 This project has been designated as a “pilot” project for the District’s new Autodesk Bim 360. Working with the District Representative, the LLB Entity may be asked to utilize the new program parallel with Autodesk Constructware.

End of Addendum 2

Vendor to sign as acknowledgment of receipt and return with RFP:

Signature: _____

Date: _____

Company Name (please print) _____