



Lancaster School District

August 20th, 2025

Request for Qualifications/ Proposals – Modular Construction Services for Mariposa Elementary School New Construction & Modernization Improvements Project.

ADDENDUM #1

1. Links associated with the RFP in case they don't work from the PDF:
 - www.pqbinds.com/lancaster ; [Link to Form Agreement for Modular Services](#) ; [Cost Estimation Form](#)
2. Link to Schematic Design (Preliminary Drawings and layout of New Modular Buildings) and Specifications:
 - [Schematic Design drawings](#);
3. Page 7, Relevant Qualifications – Describe your firm's experience with the Commissioning process. Please provide more information regarding expectations regarding commissioning, and commissioning of what systems:
 - [HVAC, Electrical, access control, fire alarm](#)
4. Page 7, Relevant Qualifications – reference to LEED. Please confirm whether this project requires LEED certification, and if so, please provide LEED Criteria/Certification level.
 - [No LEED](#)

5. Please confirm that the SOQ and proposal is for the new modular buildings only, and the modernization portion and interim housing will be by others.

- Confirmed

6. Please provide a recent soils report.

- Soils report not available

7. Attachment B – Project Description, page 13 refers to the need for the buildings to include District specifications. Please provide District standards which are to be incorporated.

- Not available at this time

8. Please confirm whether there is a separate budget for the new modular buildings only.

- It is part of the GMP construction budget disclosed in the RFP. The construction budget (projected Guaranteed Maximum Price, or “GMP”) for the project is \$14,135,576 inclusive of general conditions and requirements, contractor fees and overhead.

9. Page 14 – Design Requirements refers to sliding markerboards. Is there a spec available for these sliding markerboards?

- Magnetic, full height

10. Page 15 – Design Requirements refers to high-definition displays attached to hydraulic wall mounts. Can you please provide a spec for this and confirm that only blocking to accommodate such is to be provided as part of this proposal.

- Not available at this time, only blocking to accommodate such is to be provided by Modular contractor as part of this proposal.

11. With the start of construction shown as June 2027 and the completion shown as November 2028, please confirm whether the installation of the modular buildings will be in stages and which building(s) are to be installed first and when.

- Not available at this time

12. Please confirm whether fire sprinklers will be required.

- Unknown at this time- sprinkler requirements will be determined during the design process.

13. The TK/K floor plan does not show any windows. Please confirm size and quantity of windows.

- Four to six windows per TK/K classroom, size to be determined

14. Please confirm all the casework which is to be included in the TK/K classrooms.

- Casework in workroom and at sink locations

15. Please confirm that 22-gauge metal roofing will be acceptable in lieu of 24 gauge and also confirm whether this is to be a colored roof.

- Yes, 22-gauge is acceptable and colored roof

16. Please confirm whether the roof slope should be $\frac{1}{4}$:12, $\frac{3}{4}$:12 or 2:12 for all the modular buildings.

- $\frac{3}{4}$:12

17. Please confirm whether the subfloor for all buildings should be wood or lightweight concrete.

- Wood subfloor

18. Please confirm size and number of windows for all the buildings.

- Not available at this time

19. Please confirm that all windows are to be fixed, non-operable windows. If operable windows are desired.

- Fixed windows

20. Please confirm that one motorized solution per classroom / room (depending on the building) is to be added in order to meet ADA.

- Not needed

21. Please confirm if HVAC type should be exterior wall mounted units or interior floor mounted units?

- Rooftop mounted units

22. Please confirm that none of the buildings will require electronic door hardware.

- Confirmed

23. Please confirm that 5' overhangs at the front of all buildings in lieu of 6' will be acceptable.

- Confirmed

24. Please confirm that 2' overhangs at the rear of all buildings will be acceptable.

- Confirmed

25. Please confirm that modular manufacturer's standard Koroseal tackboard in lieu of mineral fiber core tackable panels will be acceptable.

- Confirmed

26. Please provide flooring type and spec for all buildings.

- HVT

27. Please confirm whether the main entrance doors at the TK/K classrooms are to have sidelites.

- No sidelites

28. Please confirm whether hot water heater will be required anywhere and if so, if an insta-hot will be acceptable.

- Hot water at staff restroom and admin sinks, insta is okay

29. Please confirm whether there is already an architect contracted for the project and provide their name.

- Yes, SVA Architects

30. Please confirm that Builder's Risk insurance is not required.

- Confirmed

31. Please provide a site plan for the project.

- Please see attached link in "2."

32. Please confirm the modular building perimeters are all straight with evenly aligned modules and no "jogs" as shown on the sample floor plans.

- Confirmed

33. Please confirm whether the music room will require wall acoustical panels and if so, if these will be provided by others and modular manufacturer is to provide blocking only.

- Confirmed

34. Please provide a cut sheet/spec for the required floor box as well as quantity per building.

- Not available at this time

35. Please confirm whether there is an EMS system and if there is, that all gateway/ integration/ controls/ repeaters/ all requirements to connect will be by the site contractor.

- Unknown at this time

36. Please confirm that solar panels should be deemed required that the modular manufacturer will assist AOR with coordination of installation by others, but the design, supply and installing the solar panels will be by others.

- Confirmed

37. What STC ratings are required, if any, for the music room?

- Not available at this time

38. The RFP states the 36x40 modular Music Room is 1,200 SF. Please confirm that's a typo and should say 1,440 SF

- Confirmed, the 36x40 music room is 1440 SF

39. The RFP states the 36x40 modular Science Room is 1,200 SF. Please confirm that's a typo and should say 1,440 SF

- Confirmed, the 36x40 science room is 1440 SF

40. Please confirm if gas and gas turrets are required.

- No gas required in the science room

41. Please confirm if acid resistant plumbing is required and if so, the quantity of piping.

- Acid resistant plumbing is not required

42. Please confirm if acid resistant tanks are required and if so, that they are to be provided by others and are not part of the modular scope.

- Not required

43. Please confirm if Deionized water is required and if so, how many sinks?

- Not required

44. Please confirm since the workstations are mobile, they are considered furniture and not part of the modular bid.

- Confirmed

45. Please confirm the mobile storage units are considered furniture and therefore shall be provided by others and are not part of the modular bid.

- Confirmed

46. Please confirm the required shelving for the Science Storage Room shall be by others and the modular manufacturer shall only provide blocking—to be coordinated with the AOR.

- Confirmed

47. Please confirm the mobile fume hood shall be provided by others and is not part of the modular bid

- Confirmed

48. Please confirm that an emergency shower is required

- Not required

49. Is there a teaching station in the Science Classroom? If yes, please confirm all required features.

- Teaching station furniture will be mobile and will be provided by others

50. Please confirm whether factory applied hybrid stucco will be acceptable in lieu of conventional site applied stucco.

- Confirmed

51. If the DSA submittal date is part of the upcoming code cycle change, please confirm that the modular manufacturer will be able to submit a change order for any costs associated with the new code requirements.

- The new code requirements will not affect the modular scope

52. Request a two-week extension for accurate pricing (September 9, 2025)

- Denied, due to schedule

General Project Questions

53. May all exterior irregular offsets, indents, alcoves, etc be omitted to allow for the necessary PC rectangular module shape?

- Yes

54. May the module roof overhang be reduced from 6'-0 to the standard PC 5'-0 dimension?

- Yes

55. Please confirm that the Modular POC is 5'-0 from the foundation with any utility connection by Others.

- Yes

56. May the Modular Bidder figure necessary Door, Window and Wall mount HVAC locations based on their PC floor plans & elevations?

- Please see attached drawings in 2. for reference.

57. Identify the grey rectangular shapes on the walls - Windows or Markerboards?

- Please see attached drawings in 2. for reference.

58. What is the vertical dimension of the Sliding Markerboards?

- Full height

59. Is the Modular Bidder to supply the TV monitor bracket or just the wall blocking?

- Only the wall blocking

60. Does the interim housing requirement fall under the Lease Lease Back General Contractor?

- Yes

Transitional Kindergarten Classrooms

61. The restrooms doors appear to be located in a doorless workroom. Please clarify.

- Please see attached drawings in 2. for reference.

62. Confirm (1) Classroom sink in each 36 x 40 classroom.

- Please see attached drawings in 2. for reference.

63. Specify the type of sink intended for the Workroom.

- Please see attached drawings in 2. for reference.

64. Confirm if casework is intended for the classroom sink. Upper and Lower cabinets? Any drawers?

- Please see attached drawings in 2. for reference.

Music Classrooms

65. Confirm no acoustic treatments on interior surfaces beyond the standard PC materials.

- Confirmed

Building Sizes:

66. Please confirm the building sizes for each site. Specifically, Mariposa ES as the site plan shows a discrepancy.

- (2) 72 x 40 TK
- (1) 36 x 40 Music
- (1) 36 x 40 Science Lab