



Lancaster School District

August 20th, 2025

Request for Qualifications/ Proposals – Modular Construction Services for Sierra 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. Please confirm that in order to be deemed a responsible respondent, the respondent must have completed a minimum of (3) separate DSA projects consisting of permanent custom modular buildings within the last 4 years under the same legal entity who contractually performed the work and licensed under the same name.
 - [Confirmed](#)
4. Please confirm whether the project is subject to Skilled and Trained Workforce requirements.
 - [No Skilled and Trained Workforce requirements.](#)
5. Please confirm the project is not subject to any PLA/PSA or any union labor agreements.

- The project is not subject to any PLA/PSA or any union labor agreements.
6. 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
7. 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
8. 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
9. Please provide a recent soils report.
- Soils report not available
10. 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
11. 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 \$16,017,171 inclusive of general conditions and requirements, contractor fees and overhead.
12. Page 14 – Design Requirements refers to sliding markerboards. Is there a spec available for these sliding markerboards?
- Magnetic, full height
13. 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.

14. 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

15. Please confirm whether fire sprinklers will be required.

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

16. 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

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

- Casework in workroom and at sink locations

18. 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

19. Please confirm whether the roof slope should be ¼:12, ¾:12 or 2:12 for all the modular buildings.

- ¾:12

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

- Wood subfloor

21. Please confirm size and number of windows for the Library building.

- Unknown at this time

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

- Fixed windows

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

- Not needed

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

- Rooftop mounted units

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

- Confirmed

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

- Confirmed

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

- Confirmed

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

- Confirmed

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

- HVT

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

- No sidelites

31. 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

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

- Yes, Arcadis Architects

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

- Confirmed

34. Please provide a site plan for the project.

- Please see attached link in "2."

35. Please confirm the modular building perimeters are all straight with evenly aligned modules and no "jogs" as shown on the sample floor plans.
- Confirmed
36. Please provide a cut sheet/spec for the required floor box as well as quantity per building.
- Not available at this time
37. 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
38. 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
39. Please confirm whether factory applied hybrid stucco will be acceptable in lieu of conventional site applied stucco.
- Confirmed
40. 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
41. Request a two-week extension for accurate pricing (September 9, 2025)
- Denied, due to schedule

General Project Questions

42. May all exterior irregular offsets, indents, alcoves, etc be omitted to allow for the necessary PC rectangular module shape?
- Yes
43. May the module roof overhang be reduced from 6'-0 to the standard PC 5'-0 dimension?
- Yes
44. Please confirm that the Modular POC is 5'-0 from the foundation with any utility connection by Others.

- Yes

45. 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.

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

- Please see attached drawings in 2. for reference.

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

- Full height

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

- Only the wall blocking

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

- Yes

Transitional Kindergarten Classrooms

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

- Please see attached drawings in 2. for reference.

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

- Please see attached drawings in 2. for reference.

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

- Please see attached drawings in 2. for reference.

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

- Please see attached drawings in 2. for reference.

Library Classrooms

54. Confirm high windows in each Break-out area.

- Not yet determined

55. Specify what Glazing system is intended for folding glass doors on Break-out areas.

- Not yet determined

56. Specify the Library floor load.

- Not yet determined

Building Sizes:

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

- (6) 72 x 40 TK
- (1) 30 x 72 Library