

MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT



REQUEST FOR PROPOSALS FOR LEASE-LEASEBACK SERVICES FOR MOUNTAIN EMPIRE HIGH SCHOOL RECONSTRUCTION PROJECT

ADDENDUM #1

April 7, 2026

NOTICE TO PREOPOSERS: The following changes, additions and clarifications have been made to the original RFP documents and shall be incorporated into the Proposer's response. The Proposer shall acknowledge receipt of this Addendum where required in its submittal. All other aspects of the RFP shall remain unchanged. In case of conflict between a provision of the original RFP documents and a provision of this Addendum, the provision of this Addendum shall govern.

Some questions may have been reworded for clarity and multiple questions on the same subject may have been combined.

1. A detailed Preliminary Project Schedule ("Project Schedule") has been added to the website with the other MEHS LLB RFQ/P documents.
 - a. **This Project Schedule is formally issued as part of this Addendum #1. This Schedule is identified by "HS117-25-003-1—MEHS Replacement Project—OPSC—Bond" in the first row. The Contractor and its work under its proposal and contract shall comply with this Project Schedule. The Project Schedule may be revised by the District in its sole discretion.**

2. The District has received Requests for Clarifications/Questions. These are listed below along with answers in no particular order:

Question 1: Are we allowed to include an 8.5" x 17" fold-out page in the proposal for the schedule and logistics plan?

ANSWER: Yes.

Question 2: For Section C, we are currently limited to six (6) pages total for two (2) projects. Would it be acceptable to instead include three to four relevant school facility projects (one page each), and use the remaining two to three pages to highlight our regional LLB K-12 experience?:

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Please confirm it is acceptable to list more than 2 relevant projects if we stay within the maximum 6 page count.

ANSWER: The Contractor may include up to three (3) projects. The Contractor MUST address each bullet point of required information listed in Section C, including but not limited to the following:

- Challenges that arose during the project and how the LLB entity resolution.
- Discussion of claims, demands, and/or litigation arising from the project and involving the proposer, and resolution of same.

The District is interested in how the Contractor brought value to the LLB projects, dealt with challenges, achieved a successful result, and contributed to the collaborative process. The District is interested in the quality of the response, demonstrating the Contractor's abilities, rather than the quantity of projects.

Question 3: Pg. 15 of RFP " It is STRONGLY recommended that submittals be HAND-DELIVERED DIRECTLY TO THE DISTRICT!". However, on Pg 16. it says "One (1) electronic copy and five (5) printed and bound copies of the proposal shall be submitted to the district addressed as identified above." Will the electronic copy be via email or a thumb drive?:

ANSWER: The electronic copy will be by thumb drive.

Question 4: Is there a 3D BIM Model either in Revit or Sketch-up?:

ANSWER: Not at this time. As the design is further developed, a 3D BIM model will be provided.

Question 5: Can you confirm whether the \$25 million budget for this project is accurate? Given that the project involves 71,715 square feet of new ground-up construction, this amount appears to be lower than typical costs for similar projects. If actual costs exceed \$25 million, does the district have access to additional funding to cover the difference?:

A "Scope or Work" has been provided in the RFP docs. The, "Direct Cost for Construction", estimate per the RFP docs is \$24,900,000.00. This estimate seems low given approximately 71,000sf of new building plus all the other scope to complete this project. Will there be additional funding for this project or is there a priority list for the scope of work?:

ANSWER: The budget for the project is stated in the documents and may increase as state grants and other funding sources are identified.

Question 6: The LLB summary cost worksheet has a line item for "Preconstruction Fee." At the job walk, a duration of June 2026 through November 2026 was mentioned. Please advise if a 5 month duration is accurate for estimating.

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ANSWER: The District is issuing a Project Schedule as part of this Addendum #1. According to that Project Schedule, Preconstruction Services begin on June 12, 2026, and continue until the Contractor receives its Notice to Proceed, scheduled for March 10, 2027. The Preconstruction Services Fee should be a flat rate. The District will not entertain requests for additional fees if the preconstruction time should be extended.

Question 7: Per the Summary Cost Worksheet, please advise whether the builder's risk insurance and bond line items should be calculated based on a 3 year period.:

ANSWER: The District is issuing a Project Schedule as part of this Addendum #1. According to that Project Schedule, the Notice to Proceed will be issued on March 10, 2027 and the project will be complete on December 6, 2029. All bonds and insurance should cover the full duration of construction.

Question 8: For builder's risk insurance purposes, please clarify the building type of construction (Wood, CMU...?):

ANSWER: The construction type is a combination of wood frame and CMU.

Question 9: Regarding the General Conditions worksheet, Non-Labor Costs: Without a set of plans and a more defined scope, many of the costs cannot be accurately accounted for. (For Example: Water service installation, SWPPP, Temp Power, etc.) Please advise how the contractors should account for these items so that the District can compare proposals accurately.:

ANSWER: A site plan Exhibit with the laydown yard location and additional details is included as part of this Addendum to assist in pricing Temp Power and Temp Water. SWPPP pricing should be based on similarly sized projects.

Question 10: Regarding the cost workbook "Sub Bids & Other Costs" worksheet: All costs for this proposal will be estimated without a complete set of plans, specifications, and sub bids. Please advise how the proposer should identify specific costs and their value without the above mentioned items.:

ANSWER: For the purposes of the Proposal, the Contractor should assume that all of its General and Special Conditions costs are incurred directly, and that none of these types of costs are bid out (i.e., there will be no entries on the Sub Bids and Other Costs tab.) All Contractor General Conditions, General Requirements, and Special Conditions must be accounted for on the General Conditions and Special Conditions tabs.

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Question 11: Please advise if the contractor is required to contract directly with ENGIE Solar to relocate the existing solar panels.:

ANSWER: No, the contractor is not required to contract with the solar company, QE Solar. Currently, the District intends for the solar project to remain separate from the LLB contract.

Question 12: If available, please provide a copy of your SD plan pages.:

ANSWER: The SD plans dated 3-30-2026 are attached and you may also use the following link to access the plans:
[MEHS Reconstruction Arch SD Plans_3-30-26](#)

Question 13: Has a Hazmat Survey been completed for the site? If not, do you want the selected prime contractor to cover this during preconstruction services?:

ANSWER: The District is in the process of scheduling a hazmat survey at its cost.

Question 14: Please provide an explanation on how the “Price” criteria section of the RFQ/P is scored.:

ANSWER: Price will be scored on a sliding scale, depending on the range of pricing received.

Question 15: Please provide an explanation on how the “Pre-Qualification Score” criteria item is scored.:

ANSWER: All prequalified proposers with sufficient bonding capacity for the project will receive full points.

Question 16: Builder’s Risk Insurance is listed as an item in summary cost worksheet. Pricing for Builder’s Risk can’t be reasonably determined at the time of proposal submission. Please advise if this should be based upon the RFQ/P budget or will be determined at a later date. .:

ANSWER: The Contractor MUST provide its best estimate of Builder’s Risk insurance cost, based on the Contractor’s project costs as shown on the Cost Workbook Summary Tab.

END OF ADDENDUM #1