

**ADDENDUM NO. 2**  
(Issued April 9, 2024)  
**Request for Qualifications**  
**for Alternative Design-Build Services**  
**for Coliseum College Prep Academy (CCPA)**

The following changes, additions, modifications and corrections hereinafter set forth shall apply to the statement of qualification documents for the project and shall be made a part thereof and subject to all the requirements thereof, as if originally specified and/or shown;

**District Addition #1:**

The DBE Team shall complete and submit the attached LBU Affirmation Worksheet. Worksheet shall be placed in an Appendix.

**Question #1**

RFQ states the budget is \$44M of which the modular is \$28M, leaving \$16M for the alternative Delivery DB portion. Is that correct?

**District Response #1**

Yes. While the \$44M project budget is fixed, the construction costs for the modular building and the other project components can vary.

**Question #2**

Alternative design build portion is for the design/construction of the gym and sitework as well as being responsible for the final design and transmission of the final design (including modular design?... contracted separately by OUSD or will the modular contract be assigned?) Is that correct? If I am reading that correctly, seems very difficult to have the alt DB contractor responsible for submitting modular buildings from another contractor to DSA for permit if they are not under contract together? Hopefully I am just reading the wrong.

**District Response #2**

The District's objective for the separate RFQs is to retain control over the selection of the modular building manufacturer. By issuing the RFQs simultaneously and scheduling Board approval of the modular building manufacturer ahead of the Alternative Design-Build Entity ("ADBE"), the District would ensure the manufacturer's contract is executed prior to the ADBE's approval by the District Board.

Included in the modular builder manufacturer's scope of work will be producing documents for the ADBE to incorporate into a unified DSA submission. During construction, the modular building manufacturer will coordinate with and install the modular units onto the foundation constructed by the General Contractor.

**Question #3**

Will the alt DB entity be responsible for anything associated with the modular building (foundation, utilities, earthwork, etc?)

**District Response #3**

Yes. The Alternative DBE will be responsible for but not limited to site preparation, site utilities, foundation and final utility hook-ups. Work and materials not included on the modular building manufacturer’s PC documents would be the responsibility of the Alternative DBE.

**Question #4**

Question- If we are thinking about JV’ing with a local GC and we are both prequalified as GC’s do we need to submit to be prequalified as a JV or are we ok with both being prequalified?

**District Response #4**

The proposal requirements for joint ventures are delineated in the “Important Instructions” section of Exhibit B (Statement of Qualifications).

**Question #5**

And if needed, do we use the non local or local questionarre?

**District Response #5**

The Design-Build Entity must be in strict compliance with the District’s Project Labor Agreement.

**RECEIPT OF THIS ADDENDUM (AS WELL AS PREVIOUSLY ISSUED ADDENDA) MUST BE ACKNOWLEDGED IN THE SUBMITTAL).**

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## LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Design-Build Team: \_\_\_\_\_

The Design-Build Entity affirms that it will achieve OUSD’s minimum Local Business Utilization (LBU) requirements. Included in our proposal is a detailed narrative and strategy describing how the DBE intends to meet or exceed the District’s LBU requirements.

The narrative shall describe previously implemented methods used for successful local business utilization and shall be inclusive of at least one relevant California K-12 DBE example.

The narrative shall include our LBU strategy, but not limited, to the following:

- Identified Joint-Venture partnership agreements at the prime and sub level
- An outline of small and local firms with planned partnership
- Areas and/or scopes that have been identified as carve out opportunities for small, local partners
- Other identified opportunities for local and small local utilization

The submitted narrative and strategy will be scored and awarded up to 5 additional points by the District’s LBU Consultant.

Minimum Local Business Participation per District Policy can be found in the following link:  
<https://www.ousd.org/facilities-planning-management-department/opportunities/local-business-utilization-lbu-policy>

Signature: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / 2024