

July 3, 2025

HMC Project No. 3431007000

DSA File and Application No. 39-50 / 02-122910

PTN: 68585-271

ADDENDUM NO. 2

Lodi Middle School – Site Work
945 South Ham Lane, Lodi, CA 95842


HMC Architects

1. ALL WORKMANSHIP, MATERIALS, APPLIANCES AND EQUIPMENT which may be included in the following items shall be the same relative quantity as described for similar work set forth in the original or main specifications of which these Addendum items shall be considered a part.
2. ADDENDUM SECTIONS (included with this Addendum)
The following modify or supplement the issued bid documents.

NONE
3. ADDENDUM DRAWINGS (included with this Addendum)
The following modify or supplement the issued bid documents.

NONE
4. PROJECT MANUAL

NONE
5. DRAWINGS

NONE

6. REQUEST FOR QUALIFICATIONS

- A. VI – Submittal Format, Section C – Contents, TAB 4 – Respondent Information – Section h
 - 1. REVISE required General Building Contract License to “A or B License”.
- B. VI – Submittal Format, Section C – Contents, TAB 6 – Prior Relevant Experience
 - 1. REVISE minimum previous project contract amount to “\$10,000,000”.
- D. VI – Submittal Format, Section C – Contents, TAB 8 – Pricing and Contingency
 - 1. ADD \$250,000 utility allowance and 20% owner contingency.
- C. Exhibit F – Construction Schedule
 - 1. ADD Exhibit F – Construction Schedule per AD2.01 included with this addendum.

7. BID QUESTIONS

- 1. Do you have a milestone schedule for this project?

Response: Please see Addendum above.

- 2. Tab 4 – Respondent Information – h – states, “Respondent must hold a General Building Contractor License (B License)”. Can this be changed to and A or B license category?

Response: Please see Addendum above.

- 3. Tab 6 – Prior Relevant Experience states, “please provide a list of completed or ongoing projects the Respondent has been involved with for the past five (5) years where the total project contracts exceeded fifty million dollars (\$50,000,000) per project.” Since the engineers estimate is \$7,800,000, should the prior relevant experience in Tab 6 be reduced to a similar dollar amount?

Response: Please see Addendum above.

- 4. The scoring criteria provided seem more suited and more appropriate for design-build projects. There are also some criteria items (life cycle, schedule, CPHS, energy savings, durability) that are not part of the contents of the RFQP response. Please provide revised scoring criteria that show maximum points allotted for each of the elements of this lease-leaseback RFQP response.

*Response: Only site package applicable Criteria Items will be graded.
Maximum points will be based on site package applicable Criteria Items.*

5. How soon after the developer is selected during the week of July 23, 2025, is the GMP expected to be provided?

Response: The District will work together with the selected proposed to refine the schedule, including development of GMP.

6. Are the Electrical subcontractors to be prequalified with the District?

Response: Please review RFQ/P documents and Public Contract Code § 20111.6 for prequalification requirements.

7. Is there a Hazmat Report available for the existing portable building?

Response: District will obtain hazmat reports for all portables and distribute.

8. Are there any drawings available relating to the existing portable buildings?

Response: Archive drawings will be distributed as a separate document.

9. Does the project have any Disabled Veterans Business Enterprises (DVBE) participation requirements?

Response: Yes, please review RFQ/P documents.

10. At the job walk of 6/10 the District via Mr. Joe Patty referenced a "low bidder" and "competitive pricing". However, the current RFQ/P #0908-8208-440-45 does not solicit a total price for the project. On page 11 of the RFP the District requests:

This does not seem congruent to the Lodi Middle School Site Work - Increment 1 project.

e.) The project has DSA approved construction documents. Preconstruction services/fee are not necessary.

f.) Please confirm the District intends to evaluate the project weighing general conditions cost as the majority factor, 100 points or 40% of the total points, while not factoring a total price for the project.

Additionally, the evaluation criteria include points for Life Cycle cost analysis, CHPS and Energy Savings totaling 25 points or 10% of the total points. This method of evaluation does not seem congruent with a site work project with DSA approved construction documents.

Please clarify and/or confirm what pricing information the District is soliciting and if the "best value evaluation" criteria and points are applicable as published.

Response: Please follow the RFQ/P documents to the best of your ability. Only site package applicable Criteria Items will be graded. Maximum points will be based on site package applicable Criteria Items.

11. **Escrow agreement** – Developer shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account, and all expenses of District. The District will charge Developer \$_____ for each of District's deposits to the escrow account. These expenses and payment terms shall be determined by District, Developer, and Escrow Agent.
1. Please send us the approved escrow agreement template or more information on the fees/expenses associated.

Response: This amount is to be determined upon GMP.

12. Please confirm an appendix section can be used for other documents not included in the page count.

Per the RFQ/P document, submittals shall not contain more than 30 single-sided pages. This page limit excludes the front and back covers, tabs, certificates of insurance, detailed schedule charts, and Comments to the Form of Agreement. Please confirm resumes of key personnel and list of projects can be included as part of the Appendix and can also be excluded from the page count.

Response: No, an appendix section cannot be used for other documents not included in the page count. All exclusions from the page limit are listed in the RFQ/P documents. If not specified, all other items to be submitted must be included within the specified page limit.

* * * END OF ADDENDUM * * *

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