



ADDENDUM NO. 01 – REVISIONS, CLARIFICATIONS; QUESTIONS/ANSWERS

**RE:
RFQ#26-11FAC – LEASE-LEASEBACK –
PRECONSTRUCTION AND CONSTRUCTION
SERVICES FOR VARIOUS PROJECTS**

Issuance Date: November 20, 2025

TABLE OF CONTENTS

1.0	REVISIONS; CLARIFICATIONS.....	3
2.0	QUESTIONS/ANSWERS	4



1.0 REVISIONS; CLARIFICATIONS

Clarifications and revisions to the RFQ document are comprised as follows within sections 1.0 and 8.0. The revisions, clarifications, corrections are identified in Red Underlined or ~~Red~~ Strike-thruText.

1.0 PURPOSE OF THE RFQ

MINIMUM QUALIFICATIONS – LLB-CONTRACTOR POOL ~~(GREATER THAN \$10M)~~

~~A prerequisite to be qualified in the lease-leaseback contractor pool for projects 'greater' than \$10,000,000, t~~ The lease-leaseback contractor must have successfully completed (and/or is currently working on) at least three (3) lease-leaseback contracts ~~of \$10M or greater~~ for a California School District or Community College within the past five (5) years.

~~MINIMUM QUALIFICATIONS – LLB-CONTRACTOR POOL (LESS THAN \$10M)~~

~~A prerequisite to be qualified in the lease-leaseback contractor pool for projects 'less' than \$10,000,000, the lease-leaseback contractor must have successfully completed (and/or is currently working on) at least three (3) lease-leaseback contracts of '\$5M or greater' for a California School District or Community College within the past five (5) years.~~

8.0 C.1. MANDATORY REQUIREMENTS

- a. **Lease-Leaseback Contractor Prequalification** – All Firms submitting an SOQ to this RFQ must be prequalified with the District pursuant to Public Contract Code section 20111.6 (b)-(m) without exception prior to submitting an SOQ. Any Firm that submits an SOQ and is not prequalified will be deemed non-responsive and that Firm' s SOQ will be rejected and returned to the Firm unopened. Prequalification documents are available from the Colton Joint Unified School District web site at <https://cjud.net/departments-services/home/purchasing>. Prequalification documents must be submitted by Tuesday, November 25, 2025 at 4:00pm (PDT). Contractors will be notified via email of their prequalification rating within five (5) business days after submission of their prequalification

8.0 C.3. RELEVANT EXPERIENCE AND PAST PERFORMANCE

~~Also in this section, indicate which of the below applies to your Firm's SOQ:~~

- ~~✓ Lease-Leaseback contractor pool for projects less than \$10,000,000: In order to be considered for the pool of lease-leaseback contractors for projects less than \$10,000,000, please provide the requested information for at least three (3) lease-leaseback projects, of \$5M or greater that you have successfully completed or are currently in progress within the past five (5) years.~~



~~✓—Lease-Leaseback contractor pool for projects greater than \$10,000,000: In order to be considered for the pool of lease-leaseback contractors for projects less than \$10,000,000, please provide the requested information for at least three (3) lease-leaseback projects, of \$10M or greater that you have successfully completed or are currently in progress within the past five (5) years.~~

~~✓—Lease-Leaseback contractor pools (less and greater than \$10M, or both)~~

2.0 QUESTIONS/ANSWERS

Below you will find the prospective responder 'questions' and the District 'responses'.

DATE	PROPECTIVE RESPONDER QUESTIONS / DISTRICT RESPONSES
10/30/2025	QUESTION 1) If we are already pre-qualified with CJUSD, do we need to pre-qualify again, if we are interested in submitting the RFQ- Lease Leaseback Preconstruction and Construction Services -Various projects packet?
11/20/2025	RESPONSE 1) If your firm is currently “prequalified” with the District as a General or Trade Contractor, then you are prequalified accordingly. However, in order to compete for Lease-Leaseback contracting opportunities as a prime contractor to the District, your firm must submit a response to this RFQ.
11/5/2025	QUESTION 2) I hope you are well. I have a question regarding the minimum qualifications for an LLB contractor for projects under \$10M. [Firm Name Here] is a new firm; I am a partner in the company and I would like to confirm whether my personal experience can be used to meet the qualifications for the LLB contractor classification (projects under \$10M). I have been delivering Lease-Leaseback education projects since 2011 across several Southern California school districts. Prior to founding [Firm Name Here], I served as Senior Vice President at [Firm Name Here], where I led multiple large-scale public and K–12 delivery projects and was responsible for GMP development, and project execution. We intend to provide the same level of resources, controls, and client service typically expected from larger firms, while offering a more efficient and responsive project delivery model. If helpful, I can provide a project list with district contacts, a résumé, and references that document my role and responsibilities on prior LLB engagements. Please let me know if my individual experience can be considered to satisfy the minimum qualifications for the LLB contractor under \$10M, and what supporting documentation you would like to see. Thank you for your time and guidance.



Colton Joint Unified School District

Frank Miranda, Ed.D., Superintendent

Gregory Fromm, Assistant Superintendent, Business Services Division

Owen Chang, Director of Facilities and Energy Management

DATE	PROPECTIVE RESPONDER QUESTIONS / DISTRICT RESPONSES
11/20/2025	RESPONSE 2) Each responding prime firm or entity must meet the ‘Minimum Qualifications’ described in this RFQ to be considered qualified to be a prime contactor for Lease-Leaseback services with the District. An Individual employee’s experience gained while employed with one (1) company does not immediately become the experience of a new place (“firm”) of employment, even if the employee or Principal of the next place of employment is the owner of the new company.
11/9/2025	QUESTION 3) After reviewing the RFP for the LLB services the scope of services does not address Testing & Inspection. Please take note of [name of firm] interest in the testing & inspection services. We are in the City of Colton and will respond to the request for proposals when received. Please update your files to list my e-mail and contact information. Thank you.
11/20/2025	RESPONSE 3) Duly noted.
11/10/2025	QUESTION 4) [name of firm] is interested in submitting for the above subject LLB RFQ. [name of firm] is currently prequalified with the District. Our current prequalification status is expiring 12/13/2025. We are in the process of completing the prequalification to renew our annual prequalification. Is this the same prequalification questionnaire required to be approved to be qualified to submit a proposal response for the LLB pool? Thank you,
11/20/2025	RESPONSE 4) Yes. And the due date to submit your prequalification is November 25, 2025.
11/12/2025	QUESTION 5) Regarding the prequal questionnaire sent on Oct 16, is there a deadline for that to be completed and returned?
11/20/2025	RESPONSE 5) The deadline for the submission of the prequalification questionnaire is Tuesday, November 25, 2025
11/12/2025	QUESTION 6) I hope this message finds you well. Our firm is interested in participating as part of a team for the LLB for Colton Joint Unified School Various Project. Could you please share any available information on potential prime contractors currently pursuing this solicitation, as well as the list of incumbents associated with the existing contract? We would also appreciate any solicitation details, submission timelines, or points of contact that may assist us in coordinating possible teaming or subcontracting opportunities. Thank you for your time and assistance. We look forward to your guidance and the opportunity to collaborate on this important project.



DATE	PROPECTIVE RESPONDER QUESTIONS / DISTRICT RESPONSES
11/20/2025	RESPONSE 6) In section 7.0 Subcontractor Designations, it states “Since the purpose of this RFQ is to create a pool of lease-leaseback contractors, a designation of subcontractors is not required in your SOQ.” At the conclusion of the procurement process, a List of Prequalified firms will be identified. The District will post the list of Prequalified Firms, once approved by the Board, with contact information to support subcontracting opportunities.
11/17/2025	QUESTION 7) I’m reaching out about the RFP- 26-11FAC - LLB for Colton Joint Unified School Various Project. [firm name] is interested in connecting with prequalified interested firms to explore teaming or subcontracting opportunities. We specialize in project controls, PM/CM, program management, and inspection with experience on major transportation, infrastructure programs, and public works. Could you please share the plan holder list or suggest the best way to connect with interested firms?
11/20/2025	RESPONSE 7) In section 7.0 Subcontractor Designations, it states “Since the purpose of this RFQ is to create a pool of lease-leaseback contractors, a designation of subcontractors is not required in your SOQ.” At the conclusion of the procurement process, a List of Prequalified firms will be identified. The District will post the list of Prequalified Firms, once approved by the Board, with contact information to support subcontracting opportunities.
11/18/2025	QUESTION 8) On behalf of [firm name here], thank you for the opportunity to review and respond to RFQ 26-11FAC for Lease-Leaseback Preconstruction and Construction Services. After reviewing the RFQ documents, we have compiled a list of clarification questions to ensure our submission is fully aligned with the District’s expectations and requirements. Please find our questions below: Insurance: - Please confirm that Appendix C - Construction Services Agreement Section 35.6 “Builders Risk/All Risk” cost will be determined at a later date once project-specific data is available. If pricing is required in this phase, please confirm the following: - Where is this pricing to be included? - The requirements for Builders Risk include 100% replacement coverage for damage caused by earthquake or flood. (1)Please confirm that the coverage requirements for earthquake and flood damage are within the Acts of God definition of Public Contract Code 7105. (2)To comply with Public Contract Code 7105, are you asking that our Fee Proposal for Builders Risk include coverage up to 5% of the contract value, and then a separate Add Alternate for the premium to provide 100% replacement value coverage? - To provide pricing for Builders Risk, please provide the following information on any new and existing buildings: number of stories, year(s) built, square footage, and construction type.



DATE	PROSPECTIVE RESPONDER QUESTIONS / DISTRICT RESPONSES
continued	Pricing: Appendix AA Section 2 Describes a fee range by percentage, including Overhead, Profit, and “Other Cost”, and as described in Article 3 of Appendix C. Does this percentage include Insurance cost as described in Appendix C section 35? Insurance? Or does Appendix C, Section 35, Insurance cost get included in Appendix AA, Section 3, General Conditions Range? Can this cost be expressed as a percentage in the “list of general conditions the Firm requires for the Project”? Please provide some clarification as to where the insurance cost described in Appendix C should be carried, and if that can be expressed as a percentage rather than a monthly rate. Or please confirm that Insurance will be handled in Phase 2.
11/20/2025	RESPONSE 8) Insurance: Yes, determined at a later date is correct. Pricing: The District is not seeking pricing as part of this SOQ solicitation. Appendix AA is to be submitted separately from the SOQ which seeks to provide the District following the evaluation and ranking phase, with ‘upper’, ‘lower’, and ‘average’ percentage (%) of Construction Costs. Section 2 – LEASE-LEASEBACK FEES (RANGE) “all other costs (excluding general conditions)” is self-explanatory.
11/18/2025	QUESTION 9) Re: Appendix AA Fee Ranges Are “all other costs” as highlighted below to be inclusive of insurance and bonds as well? SECTION 2 – LEASE-LEASEBACK FEES (RANGE) The lease-leaseback fee shall include the Firm’s overhead, profit, and <u>all other costs</u> (excluding general conditions) that are necessary to fully complete any Project, and should be expressed as a percentage and shall be the same as the “Contractor’s Fee” as set forth in Article 3 of the Construction Services Agreement (APPENDIX C).
11/20/2025	RESPONSE 9) Yes.
11/18/2025	QUESTION 10) Please consider the following RFI regarding RFQ #26-11FAC: RFQ section 3.0 RFQ TIMELINE states that the deadline for contractors to submit prequalification questionnaires is Tuesday, November 25, 2025. However, in Section 8.0 CONTENTS OF THE SOQ, paragraph C.1.a states that prequalification documents are due on November 13, 2025. Please confirm that contractors may submit prequalification questionnaires by Thursday, November 25, 2025.
11/20/2025	RESPONSE 10) Clarification (above): Tuesday, November 25, 2025 is the deadline to submit the prequalification document.



Colton Joint Unified School District

Frank Miranda, Ed.D., Superintendent

Gregory Fromm, Assistant Superintendent, Business Services Division

Owen Chang, Director of Facilities and Energy Management

DATE	PROPECTIVE RESPONDER QUESTIONS / DISTRICT RESPONSES
11/18/2025	QUESTION 11) I hope you're doing well. We are reviewing the Colton JUSD LLB RFQ No. 26-11FAC for Various Projects and would like to request clarification on the following: In Appendix AA Fee Schedule (Range), Section 2 asks for the lease-leaseback fee, inclusive of all OH&P and <u>all other costs</u>. Can you please confirm if insurance costs, Payment & Performance bond costs, and financing fees for sublease payments should be included in the Lease-leaseback fee? Please also advise if there are any other costs that should be included. Thank you in advance for your clarification.
11/20/2025	RESPONSE 11) As it pertains to Section 2, yes, insurance costs, payment & performance bonds, financing fees, sublease payments should be included as part of “all other costs (except general conditions)”.

END OF ADDENDUM NO. 01