



ADDENDUM NO. 01

Site I Elementary School Modulares Inc 2 LLB RFQP Project #0892-8092-752-56

Issued August 21, 2026

This addendum issued on the above date sets forth clarifications to published RFQP for this project. Questions regarding the following listed changes should be directed to: Amberly Kidder; akidder@lodiUSD.net.

Questions/Answers:

- Will interviews be conducted and scored-included in the overall aggregate score?
 - No interviews will be conducted.
- Please provide scoring formula for Tab 8 – Pricing and Contingency so respondent can achieve maximum points for this category.
 - The RFQ/P Packets will be evaluated based on the District's adopted Best Value Evaluation criteria and rating system found on page 16 VI. SELECTION CRITERIA.
- Is the submitting entity for this RFQP required to be the designer and manufacturer or can a GC team up with a modular manufacturer?
 - Submitting entity may be GC or modular manufacturer.
- Will HMC carry the Mechanical, Electrical, Plumbing, LV, Fire Sprinkler, food services and PV design?
 - HMC will only carry the low voltage and food service design. The successful proposer will be required to carry the remainder of the design, with coordination and input by the District and HMC.
- Will there be any alternates for this RFQP?
 - No.
- Will there be a Construction Manager for this project, if so, who is the CM?
 - Yes, a CM will be on this project. CM has not been contracted at this time.
- Can a GC/Modular manufacturer use a PC design for this project?
 - Yes, a PC design may be used if it meets the required dimensions of buildings.
- Please clarify for the fixed preconstruction services fee; is this fee to also include modular building design with drawings inclusive of M/E/P/FS/PV to be used for DSA submission?
 - Fee may be a numerical amount or percentage. Fixed fee inclusions are up to contractor to determine.

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- Will HMC Architects provide the project specifications?
 - Guidelines will be provided for project specifications. Successful proposal will provide all required specifications for DSA.
- Are the General Condition costs to be identified as a monthly cost?
 - General Conditions may be identified as monthly, or any length of time, determined by contactor.
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- Given the volatility of the insurance market, it is difficult to determine the cost of Builder's Risk insurance. Can we exclude the cost of Builder's Risk at this time and include it at the time of the GMP?
 - No.
- Confirm design of the multipurpose building will be by respondents and will not be by HMC.
 - Correct; excluding food service design within MPR.
- When will the Increment 1 RFQ/P for the site be released? Will this scope of work also be procured via lease-leaseback?
 - To be determined. Procurement will be lease-leaseback.
- Would you allow the use of 11x17 size pages (folded into 8 ½ x 11) for specific responses (org. chart, schedule, project approach, etc.)?
 - Only Schedule & Drawings may be 11x7.
- Please confirm if all or some of the following may also be excluded from the 30-page page constraint: Appendix C-1, Appendix C-2, Appendix C-3, Price Proposal (Section 8).
 - Exclusions only include front and back covers, tabs, certificates of insurance, detailed schedule charts, and Comments to the Form of Agreement (Tab 11). All other items must be included.