

**REQUEST FOR QUALIFICATIONS/
PROPOSALS FOR GENERAL CONTRACTOR
CONSTRUCTION SERVICES - LEASE
LEASEBACK - ADDENDUM# 1**



**VISTA UNIFIED
SCHOOL DISTRICT**
EXCELLENCE ★ INNOVATION

RFQ/P# V26270411RFP

**PROPOSAL DEADLINE DATE:
SEPTEMBER 25, 2026
BY 2:00PM**

**SUBMIT TO:
VISTA UNIFIED SCHOOL DISTRICT
ATTN: MR. KEVIN LESKO,
DIRECTOR OF PURCHASING
1234 ARCADIA AVE
VISTA, CA 92084**

**RFQ/P# V26270411RFP GENERAL CONTRACTOR CONSTRUCTION SERVICES - LEASE
LEASEBACK ADDENDUM No. 1:**

The following is issued to supplement or revise the RFQ/P Documents. The revisions to the documents are described below. Unless specifically changed by this addendum, the remainder of the drawings, documents, specifications, and dates/times shall remain in effect as originally issued.

Q1: Please confirm whether contractors currently included in the Measure LL Pool are required to submit a response to RFQ/P #V26270411RFP in order to remain eligible for future Lease-Leaseback project assignments, or whether existing pool members will remain eligible without submitting a new proposal.

A1: Please see Section # 3- Project Description. Current Measure LL Pool contractors are not required to submit a response to remain eligible for Measure LL projects. This RFQ/P is intended to establish the contractor pool for all funding sources, including the potential Measure N (2026), and augment the District's existing Lease-Leaseback contractors for Measure LL (2018).

Q2: Section 5, question #2 requests the names of Superintendents and Project Managers with Primavera P6 scheduling experience, the school projects everyone worked on, and the timeframe of the projects that these individuals worked on. Similarly, Section 6, Tab 4 requests the submission of resumes for anticipated and back up key staff (e.g. Project managers, Superintendents, Project Engineers, etc. which will be a considerable amount of information and could easily exceed 15 resumes). In the interest of remaining within the District's 50-page limit, can the information requested in Section 5, question #2 be eliminated since this information will be covered within the resumes submitted in Section 6, Tab 4?

A2: A separate detailed response to Section 5, Question #2 is not required. Proposers shall identify the proposed key personnel in their response to Section 5, Question #2 and may cross-reference the applicable resumes for the requested school project experience, project timeframes, and scheduling experience. Resumes for proposed and backup key personnel may be included in Tab 9 – Appendix and will not count toward the 50-page proposal limit.

Q3: The information being requested in Section 5 will require a few pages to answer – will this information be counted as part of the 50-page proposal limit?

A3: Yes. Responses to Section 5 will count toward the 50-page proposal limit. As clarified in A2, proposers may cross-reference the applicable resumes for the detailed information requested in Section 5, Question #2. Resumes for proposed and backup key personnel may be included in Tab 9 – Appendix and will not count toward the 50-page proposal limit.

Q4: Is the information being requested in Section 5 to be included as a separate attachment to the proposer's 50-page proposal submission, or is it to be attached at the end of the proposal as a separate attachment or appendix?

A4: Please see A.

Q5: Unbound Hard Copy: Section 6 requires one (1) "unbound hardcopy." Would loose, single-sided proposal pages with tabbed dividers, placed within a presentation folder and without staples, comb binding, spiral binding, or other permanent binding, satisfy the District's "unbound" requirement? Or can you clarify the formatting of "unbound".

A5: Please place items in a three ring binder without secured binding so all materials can be reviewed.

Q6: Tab 5 – Project Experience: Tab 5 requires project experience to be divided into three sections (LLB Construction Projects, Construction Management Projects, and General Contract Projects) and states to "List at least 5 recent projects (within the past 5 years)." Please confirm whether this means a minimum of five projects total across the three categories, or five projects within each category.

A6: This is a total of five projects across categories, with no less than one per-category. As a lease lease-back pool, the preference is for projects of that type.

Q7: 50-Page Limit / Resumes: Since the proposal is limited to 50 single-sided pages, plus covers, sample forms, dividers, and DVBE forms. Please confirm whether the staff resumes requested under Tabs 4 and 6 are included within or excluded from the 50-page limit.

A7: Please see A2.

Q8: Tabs 4 and 6 – Staff Resumes: Tabs 4 and 6 both request resumes for proposed staff. To avoid duplicating information and make efficient use of the 50-page limit, may proposers include staff resumes once under Tab 4 and, under Tab 6, provide the required organization chart identifying the specific proposed staff and reference the corresponding resumes in Tab 4, rather than repeating the resumes in both sections?

A8: Resumes do not need to be duplicated. Proposers may include resumes once within the main proposal or in Tab 9 – Appendix, as clarified in A2. The organization chart in Tab 6 should identify the specific staff proposed for the District.

Q9: Question 7 asks for the company's company track record of working in partnership with DSA IORs and associated references in the past 3 years including types of projects, dates, names, addresses, and phone numbers of clients served. Are the clients' referenced here to be the name and phone number of the DSA inspector or a school district's reference? Similar information is being requested under Section 6, Tab 5 – Project Experience e. In the interest of maintaining the 50-page limit, and the information being asked in Section 5, question 7 be eliminated and the information consolidated with Section 6, TAB 5 – Project Experience?

A9: The client reference should be the school district for which the project was performed. Section 5, Question 7 should be addressed; however, duplicative information is not required. Proposers may cross-reference the applicable project experience and reference information provided in Tab 5 – Project Experience.

Q10: Question 8 asks for the company's company track record of working in partnership with designers/architectural firms and associated references in the past 3 years including types of projects, dates, names, addresses, and phone numbers of clients served. Again, based on consideration of the 50-page limit, can Section 5, question 8 also be eliminated and the reference information pertaining to the designer/architectural firm be consolidated with Section 6, TAB 5 – Project Experience?

A10: Section 5, Question 8 should be addressed; however, duplicative information is not required. Proposers may cross-reference the applicable project experience and reference information provided in Tab 5 – Project Experience.

Q11: Section 5 – Minimum Qualifications and Requirements: Please clarify where responses to Section 5 should be included. Should Section 5 be submitted as a separate section, or should it be incorporated into the tabs identified in Section 6 – Proposal Format?

A11: Responses to Section 5 should be included in Tab 9 – Appendix. Please see A3 regarding the proposal page limit.

Q12: Tab 5 – Project Experience: Please confirm whether all projects included in Tab 5 must be completed projects, or if relevant projects currently in progress may also be included.

A12: Please see A6.

Q13: Resumes: Resumes are requested in both Tab 4 and Tab 6. Please clarify in which tab resumes should be included. Additionally, may supplemental resumes be included in the Appendix, and if so, are they excluded from the 50-page limit?

A13: Please reference A2.

Q14: Tab 8 – Fees: Please clarify the required format for presenting General Construction Fees. Is there a District-provided form proposers should use?

A14: Each firm is permitted to use their own format.

Q15: The RFQ identifies Tab 3 as "Preliminary Plan of Action (services provided)," and Section 4 outlines the preconstruction, construction, closeout, and warranty services anticipated for the District's future Lease-Leaseback contractor pool. Please confirm whether proposers should use the services identified in Section 4 as the basis for developing a high-level plan of action in Tab 3.

A15: Yes. Proposers should use the services identified in Section 4 as the basis for developing a high-level Preliminary Plan of Action for Tab 3.

Q16: Section 5, Question 3 requests information regarding the firm's history, while Tab 4 separately requests a company fact sheet, including the firm's history and related information. Please confirm that the firm-history information provided in Tab 4 will satisfy the Section 5 requirement and that proposers may cross-reference Tab 4 rather than repeat the same information in the Section 5 questionnaire.

A16: The two sections serve different purposes and should be addressed separately. Section 5, Question 3 is intended to provide a brief narrative regarding the firm's history, services, experience, and ability to support the District. Tab 4 is intended to provide a Company Fact Sheet with firm-specific data and metrics, including company history, number of employees, licenses, and other requested information. Proposers should respond to each section accordingly.

Q17: Section 5 states that "Personal resumes and brochures should be included as part of this section." This requirement appears to overlap with the requirements for Tabs 4 and 6, which request assigned staff information, an organization chart, and resumes.

Please clarify:

Which resumes are required in Section 5, Tab 4, and Tab 6; and/or

Whether proposers may include the resumes once in Tab 6 and cross-reference them in Section 5 and Tab 4

A17: Please see A2.

Q18: Please confirm that the Section 5 Questionnaire and Non-Collusion Affidavit should be included in Tab 9

A18: Yes. Please include the completed Section 5 Questionnaire and Non-Collusion Affidavit in Tab 9 – Appendix. As clarified in A3, the Section 5 Questionnaire is included in the 50-page proposal limit.

Q19: Section 4 references DVBE good-faith efforts, and Section 6.B notes that covers, sample forms, dividers, & DVBE forms are excluded from the 50-page proposal limit. However, we were unable to locate any applicable DVBE form or specific DVBE participation requirement within the RFQ documents. Please confirm:

Whether DVBE forms are required as part of this RFQ submission;

If required, which specific forms must be submitted;

A19: No DVBE form or DVBE documentation is required to be submitted as part of this RFQ/P. Applicable DVBE requirements will be addressed on a project-specific basis.

Q20: Budget- Please provide the district's budget estimate projecting the total cost for all projects.

A20: Project-specific budgets and the anticipated total value of future projects are not being provided as part of this RFQ/P. The District will comply with all applicable competitive procurement requirements for future project assignments.

Q21: PLA- Will this be a PLA project?

A21: The District has both PLA and non-PLA projects. As this RFQ/P is intended to establish a contractor pool for multiple future projects, projects awarded through the pool may be subject to a Project Labor Agreement (PLA), as applicable.

Q22: Schedule- What is the estimated time line for all projects to be completed? (Start phase 1 through final phase completion)

A22: This pool will be limited to those projects that are contracted within the next five (5) years. Many projects are larger and may extend an additional four years beyond the contracted date.

Q23: Architect- Please advise who will be the architect for these projects.

A23: The District currently has an active RFQ/P pool for architects. It is anticipated that an architect pool will be selected by late fall or early winter this year. Current architecture firms are AlphaStudio Design Group, Ruhnau Clarke Architects, and Sprotte Watson Architecture.

Q24: Legal- Please advise who is legal counsel drafting the lease/lease back documents.

A24: The District does not disclose our legal council and reserves the right to use multiple legal firms.

Q25: For project experience, is prior experience on an LLB project required, or may relevant K-14 project experience be used to demonstrate qualifications? Our firm is currently prequalified with additional local school districts and included on their LLB-qualified contractor list; however, the company has not yet completed or participated in an LLB project.

A25: Yes, prior LLB project experience is required. If your firm has not completed this requirement, then share if the proposed Superintendent and Project Executive that have.

Q26: Pg. 11 of the RFQ/P, Section 5, Question 2: Should the third bullet say, "As a Construction Manager?" instead of General Contractor since that is already stated above in the first bullet?

A26: Yes, the three bullet points should read as follows:

- As a General Contractor
- As a LLB Contractor
- As a Construction Manager

Q27: Section 6, Item B. states "Limit 50 single-sided pages, plus covers, sample forms, dividers and DVBE forms." Can you please clarify what sample forms and DVBE are required? The only form included with the RFQ/P is a non-collusion affidavit.

A27: Please see A19.

Q28: Section 6, Tab 4 asks for "resumes of anticipated, and back up, staff to key positions such as superintendent, project manager, project engineer, etc." We have completed the resumes for our key employees that we anticipate could work on the District's projects, and we are currently at 29 pages of half-page resumes for our key employees. Providing this information along with the other information requested in this RFP/Q will greatly exceed the 50-page proposal requirement. Will the District please consider expanding the page limit to 75 pages so we can include the requested resumes?

A28: Please see A2.

Q29: Section 6, Tab 6 asks for "Organization chart with actual specific staff proposed with resumes." Can you please clarify if resumes are again required with the organization chart, or is the organization chart to only include all the employees whose resumes were submitted in Tab 4? If we are to include all employees requested in Tab 4, this will exceed 60 employees on the organization chart. Will the District consider a modified organization chart that includes the company leadership and hierarchically steps down to each position (e.g. project executive, project manager, superintendent, etc.) without have to name each employee whose resume has been submitted?

A29: Please see A2 regarding resumes. The Tab 6 organization chart should identify the specific key personnel proposed for the District and illustrate the proposed project team structure and reporting relationships. It is not necessary to include every employee whose resume is provided.

Q30: Tab 8: Fees. Is there a standard form that can be provided by Vista Unified for the Fees section? We typically see this provided by school districts in order to level the playing field.

A30: Please see A14.

Q31: Tab 8: Fees. There is a request for General Conditions however these are project specific and not a percentage base. Can we leave this as TBD based on the specific project?

A31: No. For purposes of this RFQ/P, proposers shall provide a representative example of General Conditions, including anticipated cost categories and the basis used to develop those costs. Final General Conditions will be established on a project-specific basis.

Q32: Tab 8: Fees. How many years do the staff rates need to be good for? Should we provide current staff rates with anticipated annual escalation % or a NTE rate that is good for a specific number of years till the next prequal?

A32: The rate sheet should reflect current staff rates. Proposers should also provide their firm's objective methodology for determining any future rate increases or annual escalation.

Q33: Please clarify where resumes should be included in the proposal. Section 5 – Minimum Qualifications and Requirements states that resumes should be provided in that section; however, Section 6 – Proposal Format also requests resumes under both Tab 4 and Tab 6. Please confirm the appropriate section and/or tab(s) for resume submission.

A33: Please see A2 and A3.

Q34: Please clarify whether resumes are included in the 50-page limit. The RFP states, "Limit to 50 single-sided pages, plus covers, sample forms, dividers and DVBE forms," but does not specifically address resumes. May resumes be excluded from the page count?

A34: Please see A2 and A3.

Q35: Please clarify whether Section 5 – Minimum Qualifications and Requirements is considered a required form and should be completed and included in Tab 9 – Appendix, or if responses to Section 5 should be incorporated within the applicable proposal sections/tabs. If Section 5 is to be incorporated into the proposal, please confirm whether those pages are included in the 50-page limit or may be excluded from the page count.

A35: Please see A2 and A3.

Q36: Please clarify whether full responses to each question in Section 5 – Minimum Qualifications and Requirements are required within that section, or if proposers may reference the applicable page(s) and tab(s) where the requested information is already provided elsewhere in the proposal.

A36: Proposers may cross-reference the applicable page(s) and tab(s) where the requested information is provided elsewhere in the proposal. Each question in Section 5 should be addressed; however, duplicative information is not required. Please also see A2 regarding personnel and resumes.

Q37: Please confirm whether all required forms included in Tab 9 – Appendix, including the Non-Collusion Affidavit, are excluded from the 50-page limit, or if the page-count exclusion applies only to sample forms and DVBE forms.

A37: The 50-page limit excludes covers, sample forms, dividers, and resumes as clarified in A2. The Non-Collusion Affidavit is also excluded from the 50-page limit. As clarified in A3, responses to the Section 5 Questionnaire are included in the 50-page limit.

Q38: The proposal-format requirements reference DVBE forms; however, no DVBE form appears to be included with the RFQ/P. Please confirm whether a DVBE form or DVBE documentation is required with this proposal and, if so, please provide the applicable form or requirements.

A38: Please see A19.

Q39: Please identify the anticipated term of the Lease-Leaseback contractor pool established through this RFQ/P, including any renewal or extension options.

A39: The District anticipates the pool award to remain active for a period of five years, however the required prequalification lasts one year at a time. Contractors must maintain all applicable statutory prequalification and other eligibility requirements to remain eligible for project assignments. The pool may be augmented, modified, or re-solicited as determined necessary by the District.

Q40: Please clarify the District's anticipated number of additional firms to be selected through this RFQ/P and the anticipated total number of firms in the resulting Lease-Leaseback contractor pool.

A40: The District has not established a predetermined number of additional firms to be selected through this RFQ/P. The number of firms added to the existing Lease-Leaseback contractor pool will be determined based on the qualifications and proposals received and the anticipated needs of the District.

Q41: Please clarify the anticipated process and criteria by which individual projects will be assigned and/or competitively procured among firms in the pool.

A41: Please see "Additional Clarifications" at the end of this addendum.

Q42: Tab 8: Please clarify how the 25-point Fee & General Conditions Proposal will be evaluated across proposers.

A42: The Fee & General Conditions Proposal will be evaluated for overall competitiveness, completeness, and transparency of the proposed fee structure, General Conditions, staff rates,

and any identified exclusions. The District will evaluate this information comparatively among proposers as part of the 25-point Fee & General Conditions Proposal criterion.

Q43: Section 5 Question 2: The assigned personnel checkbox for experience as General Contractor shows up twice and appears redundant. Should the second repeated criterion be assumed as deleted?

A43: Please see A26.

Q44: Section 5 Question 8: Does partnership with architectural firms refer to Design Build projects or does this include all types of projects?

A44: This is a lease lease-back contractor pool. All reference should be to that methodology.

Q45: Bonding: The row General Contractor shows up twice and appears redundant. Should the second repeated criterion be assumed as deleted?

A45: Please see A26.

Q46: Project Types. Tab 5: Do the projects listed need to be completed or can they be in progress if they are relevant K-12 projects?

A46: All projects listed should have reached substantial completion as of the date of the proposal being submitted.

Q47: Project Types Tab 6: What are the specific staff member roles that Vista would like names for in the Org chart?

A47: Proposers should identify the specific key personnel and backup personnel they propose to assign to the District based on their recommended team structure for effectively managing the anticipated services.

Additional Clarifications:

- Prequalification is required for prime contractors, subcontractors and tiers—including C-38 refrigeration contractors—for all Lease-Leaseback projects. Applications must be completed and submitted online via the PQ Bids platform at <https://pqbids.com/vista-usd/>.
- Clarification on Section 3 Terminology “Informal Process”: The term “Informal Competitive Process” listed in Page 5, Section 3 is defined as the issuance of an RFP for a specific project or grouping of projects for the pre-qualified contractors that will be established in this pool.
- Clarification on Process for Future RFPs: Future RFPs issued within the established pool of pre-qualified contractors will define specific projects and include items such as, but not

necessarily limited to: project scope, schedule, staffing requirements, preconstruction services, fees and General Conditions, project-specific requirements, and the applicable evaluation and selection criteria. The District will select the firm offering the best value for that project, evaluated solely on the criteria stated in that request. The prequalification score under this RFQ/P plays no part in that determination.

- Section 4 — Scope of Services

- No service described in Section 4 is removed by this Addendum. The scope of services for each project will be stated in the project-specific request for proposals for that project. Section 4 is clarified only as to the capacity in which the firm performs. The firm performs all Section 4 services as the LLB Entity and prime contractor, in its own name and at its own expense. The firm is not the District's construction manager, program manager, or agent, and has no authority to bind the District. References in Section 4 to "the contractor"; "contractors"; "the successful contractor"; and "the Prime Contractors" mean the firm's own subcontractors, and the bidding, evaluation, award, contracts, and notices to proceed described in Section 4 are those of the firm's own subcontracts, procured as Education Code section 17406(a)(4) requires. The firm does not solicit, receive, open, or award bids in the name of the District or on the District's behalf.

- Protests:

Any protest shall be submitted in writing and delivered in person to the Business Services Office located at 1234 Arcadia Ave Vista, CA 92084. A protest concerning the evaluation or the prequalification determination must be received not later than five (5) business days after the District issues notice of that determination. The protest shall state the specific grounds and supporting facts and identify the provision alleged to have been violated. Failure to submit a timely and complete protest waives the grounds asserted.

Acknowledgment

Each Proposer shall execute the Acknowledgment at the end of this Addendum and submit it with its proposal. Failure to acknowledge receipt may render a proposal non-responsive.

ACKNOWLEDGMENT OF ADDENDUM NO. 1

The undersigned, an authorized representative of the Proposer named below, acknowledges receipt of **Addendum No. 1** to RFQ/P No. V26270411RFP, General Contractor Construction Services – Lease Leaseback, and confirms that the Proposer's proposal is submitted in accordance with the RFQ/P as amended by this Addendum.

Name of Proposer (firm)

California contractor's license number and classification(s)

Signature of authorized representative

Printed name and title

Date