REQUEST FOR QUALIFICATIONS
SFUSD – FACILITIES DEPARTMENT

MODULAR BUILDING SERVICES PROVIDERS

November 2017
REQUEST FOR QUALIFICATIONS
MODULAR BUILDING SERVICES PROVIDERS

TABLE OF CONTENTS

1. Table of Contents

2. Request for Qualifications Announcement

3. Introduction of RFQ Submittal Process
   A. Overview
   B. Description of Scope of Work
   C. Methodology of Contracting for Modular Building Services and Basis of Fees
   D. Insurance Requirements

4. Process for Consultant Selection

5. SOQ Evaluation Criteria

6. RFQ Schedule

Exhibits
- Exhibit A - Scope of Services and Building Specifications
- Exhibit B - Typical Classroom and Restroom Layouts
- Exhibit C - Master Lease Agreement (To be issued via Addendum)
ANNOUNCEMENT
REQUEST FOR QUALIFICATIONS
SFUSD – FACILITIES DEPARTMENT

MODULAR BUILDING SERVICES PROVIDERS

The San Francisco Unified School District (SFUSD) is accepting Statement of Qualifications (SOQ) for Modular Building Services Providers. SFUSD intends to create a pool of firms from which it can assign capital improvement projects including Proposition A Bond and Facilities Design & Construction.

Qualification packages are to be submitted to Room 206 at 135 Van Ness Avenue, San Francisco

No Later Than 2:00 p.m. on December 15, 2017

This Request for Qualifications (RFQ) seeks firms to provide the following service:

● Furnish, install and maintain DSA and/or DOH approved leased temporary modular buildings required for the efficient completion of the District’s facilities construction projects.
● Provide all District appointed architects with pre-approved drawings and specifications in the design phase for each project.
● Provide DSA and/or DOH approved numbers for the temporary modular buildings.

RFQ package will be posted on the SFUSD website on November 13, 2017 at:

The RFQ provides a detailed description of the requirements for the SOQ submission package. Any Addenda issued to this RFQ will be posted on the website.
1. INTRODUCTION

A. Overview
SFUSD is seeking Statement of Qualifications (“SOQ”) from qualified Modular Building Service Providers to provide DSA and/or DOH leased temporary modular buildings for SFUSD facilities divisions.

● SOQs – submit three (3) bound copies in 8-1/2” x 11” format.
● Length of SOQ – Suggested 20 pages
● Hand Deliver to:
  Kristen H. Raymond, Sr. Project Manager
  Harperk@sfusd.edu
  San Francisco Unified School District
  135 Van Ness Avenue Room 206
  San Francisco, California 94102

Direct all comments or questions regarding this RFQ in writing to:
  Fe Bongolan, Contracts Administrator
  BongolanF@sfusd.edu
  San Francisco Unified School District
  135 Van Ness Avenue, Room 208
  San Francisco, California 94102

ALL SOQS DUE NO LATER THAN 2:00 PM ON DECEMBER 15, 2017
LATE SUBMITTALS WILL NOT BE CONSIDERED

B. Description of Projects and Scope of Work
● Exhibit A - Scope of Services and Building Specifications
● Exhibit B - Typical Classroom and Restroom Layouts

C. Methodology of Contracting for Modular Building Services and Basis of Fees
SFUSD will create a pool of qualified Modular Building Service Providers from which the District can award specific projects. Selection will be made based on Statement of Qualifications received and reference checks. SOQ’s will be ranked based on points indicated in Section 3 – SOQ EVALUATION CRITERIA. Project assignments will be determined at a later date. Contracts will be awarded based on approved qualifications and cost proposals.

See Exhibit C for DRAFT Lease Agreement required by SFUSD.

Being selected to the pool does not commit the District to contracting with any given consultant or guarantee work will be assigned.

SFUSD anticipates initial services to commence Spring 2018.
D. Insurance Requirements
Each firm awarded a contract will be required to maintain, in full force and effect and at their own expense, insurance policies with companies certified with the California Insurance Commission. Please include the name of your insurance providers in your response. The following minimum insurance is required in order for your firm/joint venture group to qualify for participation in these projects:

- Worker’s Compensation Insurance (Statutory limits)
- General Liability Insurance ($2 million / per occurrence)
- Automobile Insurance ($1 million/ per occurrence)

If any policy is written on a Claims Made Form, the consultant must provide a project specific policy to continue the coverage for two (2) years beyond the date of the individual project completion.

Prior to issuance of a Notice to Proceed, each firm must provide the District with original “wet signature” certificate(s) of insurance that includes the following:

- The San Francisco Unified School District and its Board, Officers and employees, shall be named as additional insured parties on General Liability and Automobile policies. Endorsements must be submitted with the certificate(s);
- Should any of the above described policies be canceled before the expiration date thereof, the issuing company will provide written notice to the certificate holder a minimum of 30 days prior to said cancellation.

2. DISTRICT PROCESS FOR CONSULTANT SELECTION

The District intends to create a pool of qualified Modular Building Providers from which it can assign specific projects. All SOQs will be scored through a preliminary screening process outlined in section C along with verification of reference contacts. Those Firms who qualified through the preliminary screening process may be invited to participate in the final screening process which may consist of an interview and/or presentation.

The District reserves the right to contract with any firm responding to this RFQ for all or portions of the above-described phases, to reject any SOQ as non-responsive, and not to contract with any firm for the Services described herein. The District makes no representation that participation in the RFQ process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any response to this RFQ.

Responses to this RFQ will become the property of the District and subject to the California Public Records Act, Government Code sections 6250, et seq. Those elements in each response that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as “TRADE SECRET,” “CONFIDENTIAL,” or “PROPRIETARY” may not be subject to disclosure. The District shall not be liable or responsible for the disclosure of any such records including,
without limitation, those so marked if disclosure is deemed to be required by law or by an
order of the Court. A firm that indiscriminately identifies all or most of its response as
exempt from disclosure without justification may be deemed non-responsive. In the event
the District is required to defend an action on a Public Records Act request for any of the
contents of a response marked “Confidential,” “Proprietary,” or “Trade Secret,” the firm
agrees, by submission of its response for the District’s consideration, to defend and
indemnify the District from all costs and expenses, including attorneys’ fees, in any action or
liability arising under the Public Records Act.

3. SOQ EVALUATION CRITERIA

Please provide the following information in the order given below. SOQ will be carefully
reviewed and assigned evaluation points based on the information provided with a maximum
score of 80 points.

1. Introductory/Cover Letter (0 points maximum, 1 page limit)
   Please provide:
   a) The full name and address of the Company and its location in the state of
      California
   b) Information regarding the size of your firm, and include any joint venture,
      partnering, sub-consultants or subcontractors that you intend to include in your
      project team.
   c) A brief description of your Company including a description of your typical
      services
   d) Name, email address and phone number of a designated contact person

2. Professional Qualifications and Experience, Project Approach (25 points
   maximum, 8 page limit )
   Describe the company’s approach on providing the requested services listed in
   Exhibit B:
   a) Provide a chart identifying individuals who will comprise the SFUSD Team.
      Include any immediate subcontractors or consultants.
   b) Provide brief resumes of key team members listed on the chart
   c) Include brief description of sub-consultants/ subcontractors and role in helping
      provide Modular Services
   d) Quality Control - Your team’s approach to quality assurance and your process
      for quality control.
   e) Availability – Provide a description of your company’s ability to provide modular
      buildings and the time frame in which they can be provided.

3. References (10 points, 5 page limit)
   Provide a list of representative projects (minimum of ten (10) projects) undertaken in
   the last five (5) years demonstrating your team’s K-12 public school experience.
   Include:
   a) Project title
b) Description of services provided

c) Project duration

d) Owner contacts and telephone numbers.

The District may or may not contact those listed on this reference list.

4. **Safety (10 points, 2 page limit)**

   Please briefly discuss the firm’s safety program covering field activities. Please provide the firm’s Workman’s Compensation Experience Modification Rate.

   Has your firm received any Cal OSHA citations in the last three (3) years? If so, provide an explanation for each of these.

5. **Prior Claims (+/- 10 points maximum, no page limit)**

   Provide a complete listing of the formal (written) claims presented to the firm, joint venture partners, outside consultants, and/or subcontractors in the past five (5) years. Include:

   a) The name of the claimant.

   b) A brief description of the claim.

   c) The dollar value of the claim.

   d) Whether the claim was accepted, rejected, or if settlement of any type was made in full or part without admission of guilt or negligence. If handling of the claim is still in process, clearly indicate “resolution pending”.

   e) Claim Statement:

   1. End the list with statement: “Under penalty of disbarment I certify this list to be complete and accurate.” Have the statement dated and signed by a company principal or senior representative.

   2. In the case that the firm, joint venture partners, outside consultants, and/or subcontractors as a group do not have any errors or liability claims presented in the past five (5) years submit the statement: “Under penalty of disbarment I certify that firms, joint venture partners, outside consultants, and/or subcontractors represented by this Qualifications do not have any claims associated with errors or liability in the past three years.” Have this statement signed and dated by a company principal or senior representative.

6. **Disabled Veteran Business Enterprise - DVBE Goals (0 points, ½ page limit)**

   Describe your firm’s approach in meeting DVBE goals, either directly or through sub-consultants or sub-contractors.

7. **Billing Rates and Fees Schedule (25 points max, no page limit)**

   Provide fee schedule for services for Exhibit A and Exhibit B.

   **Maximum Length: 20 pages (suggested)**

   **Maximum Points Possible: 80**
<table>
<thead>
<tr>
<th>EVALUATION CRITERIA SCORING SHEET: Evaluation Criteria</th>
<th>Points</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Introductory and Cover Letter</strong>&lt;br&gt;Please provide:&lt;br&gt;a) Information regarding the size of your firm, and include any joint venture, partnering, sub-consultants or subcontractors that you intend to include in your project team.&lt;br&gt;b) The full name and address of the Company and its location in the state of California.&lt;br&gt;c) A brief description of your Company including a description of your typical services.&lt;br&gt;d) Name, email address and phone number of a designated contact person.</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>2. Professional Qualifications and Experience, Project Approach</strong>&lt;br&gt;Describe the company's approach on providing the requested services listed in Exhibit B.&lt;br&gt;a) Provide a chart identifying individuals who will comprise the SFUSD Team. Include any immediate subcontractors or consultants.&lt;br&gt;b) Provide brief resumes of key team members listed on the chart.&lt;br&gt;c) Include brief description of sub-consultants/subcontractors and role in helping provide Modular Services.&lt;br&gt;d) Quality Control - Your team's approach to quality assurance and your process for quality control.&lt;br&gt;e) Availability – Provide a description of your company’s ability to provide modular buildings and the time frame in which they can be provided.</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td><strong>3. References</strong>&lt;br&gt;Provide a list of representative projects (minimum of 10 projects) undertaken in the last five years demonstrating your team’s K-12 public school experience. Include:&lt;br&gt;a) Project title&lt;br&gt;b) Description of services provided&lt;br&gt;c) Project duration&lt;br&gt;d) Owner contacts and telephone numbers.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td><strong>4. Safety</strong>&lt;br&gt;Please briefly discuss the firm’s safety program covering field activities. Please provide the firms Workman’s Compensation Experience Modification Rate.&lt;br&gt;Has your firm received any Cal OSHA citations in the last three (3) years? If so, provide an explanation for each of these.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td><strong>5. Prior Claims</strong>&lt;br&gt;Provide a complete listing of the formal (written) claims presented to the firm, joint venture partners, outside consultants, and/or subcontractors in the past five (5) years. Include:&lt;br&gt;a) The name of the claimant.&lt;br&gt;b) A brief description of the claim.&lt;br&gt;c) The dollar value of the claim.&lt;br&gt;d) Whether the claim was accepted, rejected, or if settlement of any type was made in full or part without admission of guilt or negligence. If handling of the claim is still in process, clearly indicate “resolution pending”.</td>
<td>+/- 10</td>
<td></td>
</tr>
</tbody>
</table>
e) **Claim Statement:**
   1) End the list with statement: “Under penalty of disbarment I certify this list to be complete and accurate.” Have the statement dated and signed by a company principal or senior representative.

   2) In the case that the firm, joint venture partners, outside consultants, and/or subcontractors as a group do not have any errors or liability claims presented in the past five (5) years submit the statement: “Under penalty of disbarment I certify that firms, joint venture partners, outside consultants, and/or subcontractors represented by this Qualifications do not have any claims associated with errors or liability in the past three years.”. Have this statement signed and dated by a company principal or senior representative.

6. **DVBE Goals**
   Describe how your firm/joint venture group will encourage DVBE participation in these projects.

7. **Billing Rates and Fee Schedule**
   Provide fee schedule for services for Exhibit A and Exhibit B.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>6. DVBE Goals</td>
<td>0</td>
</tr>
<tr>
<td>7. Billing Rates and Fee Schedule</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Poor: 0-5</td>
</tr>
<tr>
<td></td>
<td>Marginal: 6-13</td>
</tr>
<tr>
<td></td>
<td>Acceptable: 14-18</td>
</tr>
<tr>
<td></td>
<td>Exceeds: 19-25</td>
</tr>
<tr>
<td>8. TOTAL SCORE</td>
<td>9. 80</td>
</tr>
</tbody>
</table>
D. RFQ SCHEDULE (Subject to change)

- Advertise RFQ Advertisement: November 13, 2017 & November 20, 2017
- RFQ Available: November 13, 2017
- Written Questions Accepted up to: December 1, 2017
- Addenda Posted to Website By: December 5, 2017
- SOQ Due no later than: December 15, 2017 at 2:00 P.M.

NOTES

- The District reserves the right, at its sole discretion, to modify RFQ requirements, cancel the selection process, amend the schedule, or select two or more “pools” of firms.
- Firms responding to this RFQ shall not be reimbursed for any costs associated with the preparation of SOQ in response to this RFQ.
EXHIBIT A

Scope of Services and Building Specifications

Scope of Services:

A. Preconstruction included but are not limited to:
   1. Site Walk: Review design documents for inclusion of existing conditions information and make recommendation with respect to constructability and site access. Coordinate with District and Architect to locate the buildings to meet access requirements, fire code requirements and other site needs.
   2. Construction Phasing/Logistics Plans: Coordinate with the District/CM to develop construction/logistics plans that accomplish the delivery and removal of modulars with site specific access also for plan for all site safety needs during delivery, set up, teardown and removal of modular units.
   3. Scheduling Services. Coordinate and develop project construction phasing schedules that meet deadlines required by the District.
   4. Permits: Contractor is responsible for all hauling permits including but not limited to “over-size load” permits. The contractor shall coordinate with the District to determine the delivery and removal of the portable classrooms to minimize the disruption to the school. District is responsible for the acquisition of “no stopping” sign permits in which to permit the delivery and removal of portables from the aforementioned site.

B. Construction Phase Services include but are not limited to:
   1. Furnish: California Division of State Architect (DSA) and/or California Department of Housing & Community Development (DOH) approved temporary leased modular classrooms and toilet buildings as specified in this RFQ.
   2. Submittals: Provide only modular buildings pre-approved by DSA or DOH. The units must have the following identification on the building: manufacturer name and address and the date it was manufactured also the building serial number(s).
   3. Site Design: Install building where indicated on Architect’s site plans and confirmed by the District. Provide handicap ramps and doors and portable classroom utility point of connection at locations noted on the plans. Locate buildings to meet fire code requirements. Place modular buildings on District provided building pad or existing paved area as noted on site plans. Bidder will verify in writing to the District the suitability of each designated location before proceeding with installation. All work must comply with ADAAG and Title 24 and Title 25 requirements.
   4. Utility Hook-Up: The District will provide power and low-voltage service to the portables and make terminal connections at the portable classroom utility point of connection. The portable contractor will provide the Architects with the design load for electrical power requirements for the portables at each site. Portables will be delivered to the site ready for connection made by the District’s contractor. In the event that no power is available at the site at time of installation, the bidder will provide, at an additional fee to the District, temporary power as required for installation and testing and inspection prior to turn-over and acceptance by the District.
   5. Modifications: The Modular Company Accepts and Permits the District to modify the portables provided as part of this lease to allow for the installation by the District’s forces of low voltage systems such as data communication networks, telephone/intercom systems, clock/bell systems, intrusion and fire alarms.
   6. Turn Over: Provide the District a punch list of defects in the assembly or installation of the
portable classrooms as well as a plan for remediation and demonstrate to the District’s satisfaction that all systems and components of the portables are in good working order prior to acceptance of the portables by the District.

C. Modular Building Leasing and Maintenance Services include but are not limited to:

1. Lease agreement(s) shall be effective on the date of acceptance of the Modular Buildings. The date of acceptance is that date on which the Modular Buildings are installed and certified ready for use by the contractor and accepted by the District as ready for beneficial occupancy.

2. All leased Modular Buildings shall have full maintenance coverage including but not limited to, preventive maintenance, service calls and replacement of all defective or worn parts, repairs and/or cleaning to electrical devices, heating, ventilation, and air conditioning equipment, repair roof leaks, door and hardware repairs, flooring and other repairs as deemed necessary by the District. The Districts’ responsibilities will be limited to the following: custodial cleaning of portables, changing of air filters, changing of light bulbs, setting the thermostat, and only the repair of damage resulting from vandalism.

3. Lessor shall provide a service response within twenty-four (24) hours of the notified by the District. Should the lessor fail to respond to the service call within the specified time, the District will notify the lessor and proceed with needed repairs. Costs for repairs will be withheld from the lessor's payment. Lessor shall provide authorized local service representative to respond to emergency repairs.

4. In the event that any Modular Buildings becomes unsafe or service components cannot be repaired or replaced, the lessor shall provide a replacement unit at no additional cost to the District. The lease payment will be prorated for any time lost in use of the unit.

5. Lessor shall have the right to inspect portable Modular Buildings by appointment at any time during the term of the lease agreement. If there is a problem with a portable Modular Buildings condition or its operation, both parties shall inspect it and a formal report shall be created and agreed upon by both parties.

6. The District shall be relieved from risk of loss or damage to all Modular Buildings leased during the period of transportation, installation, and the entire time the equipment is in the possession of the District except when loss or damage is due to fault or negligence of the District.

7. If the lessor and the District determine the portable unit(s) is overloaded beyond normal capacity, misused, abused and/or neglected, the lessor may remove the Modular Buildings with 30 days notice to the District.

8. Lease agreements shall terminate upon completion of the specified lease agreement period. If the District continues to possess or occupy the portable unit(s) leased after the expiration of the lease, the District shall then be considered to have renewed the lease agreement on a month-to-month basis and will pay the current monthly lease rate as identified in the unit costs between the vendor and the School District.

9. A lease agreement may be cancelled at any time and for no reason during the lease period with a 30 day written notice given by the District to the vendor.

Building Specifications:

A. Specifications for DSA Classrooms: Provide a complete set of pre-approved DSA and/or DOH classroom drawings, specifications and calculations and that meet the following criteria:

1. Sustainable Design: provide the manufacturer’s model that incorporates the greatest use of recycled materials and lowest use of VOC’s and formaldehyde in its construction. Provide the most energy efficient lighting and mechanical equipment offered by the manufacturer.
2. **Structural:** A. Building Design Loads to be as follows or as required by California Building Code for indicated Occupancy and Construction Type if CBC is higher: 1) Floor Live Loading: Classroom: 50 pounds per square foot. 2) Roof Live Loads: 20 pounds per square feet. 3) Wind Load: 70 pounds per square foot Exposure “C” or as require by DSA. 4) Lateral Loads: As required by appropriate CBC Section.

3. **Foundations and method of fastening:** the units shall be per previous approval by DSA. Foundations shall be installed to be flush with building edges and not project beyond the outside face of the building. A minimum of 18” clear continuous crawl access shall be provided for all utilities from an exterior access door in foundation to the point where the utility enters the building. Floor access hatches will not be permitted in lieu of exterior foundation access doors. 1) Permanent Portable foundation to have an above grade permanent concrete footing with a short concrete stem wall. 2) Temporary Portable foundation to be a DSA approved temporary foundation.

4. **Skirting and Closure Panels:** Modular services should include continuous foundation skirting and panels between buildings with tamper proof fasteners tight to existing grade. Provide DSA required areas of foundation ventilation.

5. **Ramps and Stairs:** Relocatable Ramps; provide DSA approved and ADAAG compliant relocatable ramps, handrails and landings for threshold heights from existing site grades. Ramps shall have fully enclosed bases contiguous with base on building. 1) All handrails and guardrails to be hot-dipped galvanized after fabrication. Aluminum and stainless steel will be acceptable alternatives. De-burr metal and grind smooth all exposed edges and surface that present a hazard to children. 2) Ensure that ramp landings align vertically and horizontally with the portable classroom door.

6. **Building Shell:** all roofing to be 3-Ply built-up roofing system with minimum fire hazard classification of UL Class A. 1) Thermal Insulation: Provide a minimum of R-19 walls, R-19 floors (if raised), R -30 roof or (if higher values are required) as determined by Title 24 Energy Calculations prepared by Portable Classroom Manufacturer.

7. **Exterior Finish:** Single Story: Painted wood siding and trim with sacrificial anti-graffiti coating. All plywood siding shall be APA or comparable rated exterior type, siding shall be medium density overlay (MDO) Duratemp or equal. 1) All flashing to be galvanized sheet metal. Provide gauges and fabrication as required by SMACNA, “Architectural Sheet Metal Manual”, current edition. 2). Provide signage for Classroom Doors as required to comply with Accessibility Requirements of Title 24.

8. **Doors:** Heavy-duty, 16 gauge solid core metal doors.

9. **Door Frames:** 16 gauge frames, fully welded, with a minimum of three strap anchors per jamb plus two at head.

10. **Door hardware:** each door to be provided with the following: a). Continuous geared aluminum hinge b). Galvanized astragal at door lock c). Vandalgard or equal lever set d). District Schlage master keying all units at one location shall have the same keying and total of 3 spare keys need to be turned over to the District/CM e). Lock protector f). Door stop holder g). Aluminum threshold h). Weather-stripping i). Kick plate

11. **Windows:** Provide extruded anodized aluminum windows with fixed and operating sash, minimum AAMA Grade C-60, minimum section depth 1-1/2” thick. One hopper vent per sash. Emergency egress window (see 6F) shall be at least 6 square feet. Provide a minimum of two 4’x8’ windows, one on each of the short ends of the portables. 1) Glazing; Provide laminated glass consisting of two layers clear 1/8” thick minimum float glass with 0.030” thick tinted polyvinyl butyl interlayer 2) Provide all windows with fixed window guards except for one emergency operable window guard with a minimum of six feet square area for fire egress located farthest from the door.

12. **Interior Finishes and Features:** all classrooms to include the following interior finishes and features 1). Wall Finish: Vinyl wrapped tack board over 5/8” type “X” gypsum wallboard. 2).
Floor Finish: Permanent Portables: Marmoleum Flooring with 4” top-set rubber base. 3). Ceilings: Acoustical Tile in lay-in ceiling grid. Exposed heavy-duty non-fire rated 24” by 48” grid flat white baked enamel finish. Mineral fiber (highest recycled content) lay-in ceiling tiles 24” by 48”, NRC Range .050 to .060, STC Range 30 to 34, white, fissured finish. Grid to be installed per DSA IR 47-4 4) Marker boards: (2) two white marker boards 48” high by 96” long per classroom with cork filled map rail chalk tray and aluminum trim. Each whiteboard shall have a minimum of two map hooks 5) Casework: built-in WIC Custom Grade plastic laminate casework as shown on plans. Casework shall have keyed locks 6) Fire Extinguishers: one 10:BC extinguisher 7) Window Shades 8) Flag Mount 9) Clock: Provide one (1) clock in each classroom, approximately seven (7) feet above the floor. Clocks are to be District Standard. Plumbing: No plumbing requirements.

13. Mechanical: Each portable classroom to have an HVAC unit. 1) HVAC units shall have an efficiency rating not less than that required by Title 24. When equipment is available with energy efficiency ratings that exceed Title 24, such equipment shall be provided. HVAC units shall have heating, cooling and ventilation only modes. 2) Thermostat: Provide electronic programmable thermostats for all HVAC units with a tamper-proof cover. 3) Screen and padlock HVAC units

14. Line Voltage Electrical: Provide panel schedule with electrical load calculations on drawings. 2) Provide one, 100-amp panel per classroom with minimum of 10 receptacles per classroom. Provide lock on panel. 3) Lighting: provide exterior lighting: 2 per classroom at diagonally opposing corners. 4) Interior lighting: Provide 2 x 4 drop-in T-8 fixtures per District standard light fixture schedule. Provide layout that creates a maintained average lighting level of 50 foot-candles.

15. Low Voltage Electrical: The portables provided as part of this lease will be modified by the District’s forces for the installation of Low Voltage systems such as data communication networks, telephone/intercom systems, clock/bell systems, intrusion and fire alarms. Portable classroom manufacturer will coordinate with the District’s Architect for inclusion of an empty panel box for future installation of low-voltage systems.

16. Telephone/Data Modular Company’s to Coordinate with the District/CM and provide a total of 6 data outlets with conduit, j-box, pull-wire and cover plate.

17. Fire Alarm System: Modular Company to provide horn/strobe stand-alone fire alarm system for each portable classroom.

18. Accessibility: Each portable classroom shall be fully accessible and in compliance with ADAAG including but not limited to door clearances and hardware, casework, lights switches, etc.

See District Typical Classroom layout in Exhibit B.
B. Specifications for DSA/DOH Student Restrooms: Provide a complete set of pre-approved DSA and/or DOH drawings, specifications and calculations that meet the following criteria

1. **Sustainable Design:** Provide the manufacturer’s model that incorporates the greatest use of recycled materials and lowest use of VOC’s and formaldehyde in its construction. Provide the most energy efficient lighting and mechanical equipment offered by the manufacturer.

2. **Structural for Student Restrooms:** Building Design Loads to be as follows or as required by California Building Code for indicated Occupancy and Construction Type if CBC is higher:
   1) Floor Live Loading: Classroom: 50 pounds per square foot. 2) Roof Live Loads: 20 pounds per square feet. 3) Wind Load: 70 pounds per square foot Exposure “C” or as require by DSA. 4) Lateral Loads: As required by appropriate CBC Section.

3. **Foundations and method of fastening:** The units shall be per previous approval by DSA. Foundations shall be installed to be flush with building edges and not project beyond the outside face of the building. A minimum of 18” clear continuous crawl access shall be provided for all utilities from an exterior access door in foundation to the point where the utility enters the building. Floor access hatches will not be permitted in lieu of exterior foundation access doors. 1) Permanent Portable foundation to have an above grade permanent concrete footing with a short concrete stem wall. 2) Temporary Portable foundation to be a DSA approved temporary foundation.

4. **Skirting and Closure Panels:** Modular services should include continuous foundation skirting and panels between buildings with tamper proof fasteners tight to existing grade. Provide DSA required areas of foundation ventilation.

5. **Ramps and Stairs:** Relocatable Ramps; provide DSA approved and ADAAG compliant relocatable ramps and landings for threshold heights from existing site grades. Ramps shall have fully enclosed bases contiguous with base on building. 1) All handrails and guardrails to be hot-dipped galvanized after fabrication. Aluminum and stainless steel will be acceptable alternatives. De-burr metal and grind smooth all exposed edges and surface that present a hazard to children. 2) Ensure that ramp landings align vertically and horizontally with the portable classroom door.

6. **Building Shell:** all roofing to be 3-Ply built-up roofing system with minimum fire hazard classification of UL Class A. 1)Thermal Insulation: Provide a minimum of R-11 walls, R-11 floors (if raised), R -19 roof or (if higher values are required) as determined by Title 24 Energy Calculations prepared by Portable Classroom Manufacturer.

7. **Exterior Finish:** Single Story: Painted wood siding and trim with sacrificial anti-graffiti coating. All plywood siding shall be APA or comparable rated exterior type, siding shall be medium density overlay (MDO) Duratemp or equal. 1) All flashing to be galvanized sheet metal. Provide gauges and fabrication as required by SMACNA, “Architectural Sheet Metal Manual”, current edition. 2). Provide signage for Classroom Doors as required to comply with Accessibility Requirements of Title 24.

8. **Doors:** Heavy-duty, 16 gauge solid core metal doors.

9. **Door Frames:** 16 gauge frames, fully welded, with a minimum of three strap anchors per jamb plus two at head.

10. **Door hardware:** each door to be provided with the following: a). Continuous geared aluminum hinge b). Galvanized astragal at door lock c). Vandlgard or equal lever set d). District Schlage master keying all units at one location shall have the same keying and total of 3 spare keys need to be turned over to the District/CM e). Lock protector f). Door stop holder g). Aluminum threshold h). Weather-stripping i). Kick plate

11. **Interior Finishes and Features:** Commercial sheet flooring-Armstrong Corlon or Equal with 6” self covig; Wall panels- Fiberglass Reinforced Polyethylene panels over ½” water resistant gypsum wall board at plumbing walls only; soap dispenser, paper towel, and toilet paper dispenser.

12. **Plumbing:** Provide layout for plumbing hook ups
13. Mechanical: Light/Exhaust fan in each boy/girl and or staff room.

14. Line Voltage Electrical: Provide panel schedule with electrical load calculations on drawings. 2) Provide one, 100-amp panel per classroom with minimum of 10 receptacles per classroom. Provide lock on panel. 3) Lighting: provide exterior lighting: 2 per classroom at diagonally opposing corners. 4) Interior lighting: Provide 2 x 4 drop-in T-8 fixtures per District standard light fixture schedule. Provide layout that creates a maintained average lighting level of 50 foot-candles.

15. Low Voltage Electrical / Fire Alarm System: Modular Company to provide horn/strobe stand-alone fire alarm system for each portable classroom.

16. Accessibility: Each restroom shall be fully accessible and compliant with ADAAG including but not limited to, door clearances and hardware, restroom fixtures, toilet accessories, toilet partitions, etc.

See District Typical Student Restroom layout in Exhibit B.

C. Specifications for DSA / DOH Staff Restrooms: Provide a complete set of engineered approved DSA / DOH staff restroom drawings, specifications and calculations that meet the following criteria:

1. Sustainable Design: provide the manufacturer’s model that incorporates the greatest use of recycled materials and lowest use of VOC’s and formaldehyde in its construction. Provide the most energy efficient lighting and mechanical equipment offered by the manufacturer

2. Structural for gang restrooms: A. Building Design Loads to be as follows or as required by California Building Code for indicated Occupancy and Construction Type if CBC is higher: 1) Floor Live Loading: Classroom: 50 pounds per square foot. 2) Roof Live Loads: 20 pounds per square feet. 3) Wind Load: 70 pounds per square foot Exposure “C” or as require by DSA. 4) Lateral Loads: As required by appropriate CBC Section.

3. Foundations and method of fastening: the units shall be per previous approval by DSA. Foundations shall be installed to be flush with building edges and not project beyond the outside face of the building. A minimum of 18” clear continuous crawl access shall be provided for all utilities from an exterior access door in foundation to the point where the utility enters the building. Floor access hatches will not be permitted in lieu of exterior foundation access doors. 1) Permanent Portable foundation to have an above grade permanent concrete footing with a short concrete stem wall. 2) Temporary Portable foundation to be a DSA approved temporary foundation.

4. Skirting and Closure Panels: Modular services should include continuous foundation skirting and panels between buildings with tamper proof fasteners tight to existing grade. Provide areas of foundation ventilation as required per applicable codes.

5. Ramps and Stairs: Relocatable Ramps; provide DSA approved and ADAAG compliant relocatable ramps and landings for threshold heights from existing site grades. Ramps shall have fully enclosed bases contiguous with base on building. 1) All handrails and guardrails to be hot-dipped galvanized after fabrication. Aluminum and stainless steel will be acceptable alternatives. De-burr metal and grind smooth all exposed edges and surface that present a hazard to children. 2) Ensure that ramp landings align vertically and horizontally with the portable classroom door.

6. Building Shell: all roofing to be 3-Ply built-up roofing system with minimum fire hazard classification of UL Class A. 1) Thermal Insulation: Provide a minimum of R-19 walls, R-19 floors (if raised), R -30 roof or (if higher values are required) as determined by Title 25 Energy Calculations prepared by Portable Classroom Manufacturer.

7. Exterior Finish: Single Story: Painted wood siding and trim with sacrificial anti-graffiti coating. All plywood siding shall be APA or comparable rated exterior type, siding shall be medium density overlay (MDO) Duratemp or equal. 1) All flashing to be galvanized sheet metal. Provide gauges

8. **Doors**: Heavy-duty, 16 gauge solid core metal doors.

9. **Door Frames**: 16 gauge frames, fully welded, with a minimum of three strap anchors per jamb plus two at head.

10. **Door hardware**: each door to be provided with the following: a). Continuous geared aluminum hinge b). Galvanized astragal at door locks c). Vandlgard or equal lever set d). District Schlage master keying all units at one location shall have the same keying and total of 3 spare keys need to be turned over to the District/CM e). Lock protector f). Door stop holder g). Aluminum threshold h). Weather-stripping i). Kick plate

11. **Finishes and Features**: Commercial sheet flooring-Armstrong Corlon or Equal with 6” self coving; Wall panels- Fiberglass Reinforced Polyethelyene panels over ½” water resistant gypsum wall board at plumbing walls only; soap dispenser, paper towel, and toilet paper dispenser, floor mounted/tank style water closets.

12. **Plumbing**: Provide layout for plumbing hook ups.

13. **Mechanical**: Light/Exhaust fan in each boy/girl and or staff room.

14. **Line Voltage Electrical**: 1) Provide panel schedule with electrical load calculations on drawings. 2) Provide one, 100-amp panel per classroom with minimum of 10 receptacles per classroom. Provide lock on panel. 3) Lighting: provide exterior lighting: 2 per classroom at diagonally opposing corners. 4) Interior lighting: Provide 2 x 4 drop-in T-8 fixtures per District standard light fixture schedule. Provide layout that creates a maintained average lighting level of 50 foot-candles.

15. **Low Voltage Electrical / Fire Alarm System**: Modular Company to provide horn/strobe stand-alone fire alarm system for each portable classroom.

16. **Accessibility**: Each restroom shall be fully accessible and compliant with ADAAG including but not limited to, door clearances and hardware, restroom fixtures, toilet accessories, toilet partitions, etc.

See District Typical Staff Restroom layout in Exhibit B.
SFUSD - TYPICAL CLASSROOM

TYPICAL PORTABLE - LEFTHAND DOOR
CLASSROOM LAYOUT
CLASSROOM

SFUSD TYPICAL #2
Typical Cabinets

1. Elev. - Base Cabinets
   - 24" deep base cabinets w/ adj. shelves
   - 3'x6" pull-out shelves
   - Suspended clg.
   - Vinyl-covered tackable board of gyp. bd. (typ)
   - Resilient base
   - Fin. flrg

Scale 1/4" = 1'-0"

2. Elev. - Full HT. Cabinets
   - 24" deep full height cabinets w/ adj. shelves
   - 24x60' units
   - 24x40' units
   - (2) Lori-lock and U-shape handle per cabinet typ.

Scale 1/4" = 1'-0"
SFUSD Typical
Boy / Girl Restroom

12 x 4'3" (3' Towbar)

Floor mounted / Tank Style Water closets
- Plumbing manifold under frame - Requires @ 36" finished floor height set up.
SFUSD TYPICAL
RESTROOM SPEC

DOOR SCHEDULE

<table>
<thead>
<tr>
<th>SYM</th>
<th>SIZE</th>
<th>THK</th>
<th>DOOR MATL TYPE</th>
<th>JAMB MATL TYPE</th>
<th>JAMB FIN FIN HRLD</th>
<th>QTY</th>
<th>ROUGH OPENING</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3068</td>
<td>1 3/4&quot;</td>
<td>24ga. H.M. ALUM</td>
<td>ALUM HINGED FABRICATE</td>
<td>4.65&quot;</td>
<td>1</td>
<td>1</td>
<td>37 1/8&quot; x 37 1/8&quot;</td>
</tr>
</tbody>
</table>

HARDWARE GROUP

- NOTE DOOR HANDLES TO BE HANDICAP ACCESSIBLE.
- 1. PULL HANDLE W/PUSH PLATE, DBL CYLINDER
- DEAD BOLT, 10" x 34" 9/8 KICKPLATE,
- THRESHOLD, DOOR SWEEP, WEATHER STRIPPING, NORTON 8C-91 CLOSER, DRIP CAP,
- (1) NRP, (2) STD. HINGES
- EXTERIOR DOORS KEYED ALIKE YES - (2 KEYS PER DOOR)

FINISH GROUP

- 1. VINYL LAMINATE
- INTERIOR DOOR COLOR : CAFFE
- EXTERIOR DOOR COLOR : CAFFE
- JAMB COLOR : BRONZE

FINISH SCHEDULE

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>INTERIOR</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. .080&quot; LINO (THROUGHOUT BUILDING)</td>
<td>COLOR: 61064 PORCELIN</td>
<td></td>
</tr>
<tr>
<td>BASE</td>
<td>1. 6&quot; VINYL BASE COVE (THROUGHOUT BUILDING)</td>
<td>COLOR: 9204</td>
</tr>
<tr>
<td>WALLS</td>
<td>1. 1/8&quot; FRP OVER 1/2&quot; MR GYP TO CEILING HEIGHT (THROUGHOUT BUILDING)</td>
<td>COLOR: WHITE</td>
</tr>
<tr>
<td>TRIM</td>
<td>1. STANDARD FRP TRIM (THROUGHOUT BUILDING)</td>
<td>COLOR: TO MATCH WALL COVERING</td>
</tr>
<tr>
<td>CEILING</td>
<td>1. 2x4 SUSPENDED CEILING 2X10 A.F.F. (ROOM TO ROOM)</td>
<td>ARMSTRONG 7809 OR EQUIVALENT</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROVIDE SEISMIC TIES &amp; STRUTS PER CODE.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

UNIT WITH 100% OUTSIDE AIR

Air Conditioner, Bard Wallmount, WA57--A10XX4 10.0KW
36,000 Nom Btu Cooling Capacity - 9.20 EER
34,130 Nom Btu Heating Capacity
MCA 58, MOCP 60, Min. Wire Size #6
1205 CFM @ .3 Eap, Unit Weight 355 lbs.
230 Volt, 60 Cycle, Single Phase

THERMOSTAT, WHITE--RODCERS, 1F78--151,
MANUAL--CHANGEOVER, DIGITAL--PROGRAMMABLE,
5+2DAY, 1-HEAT--1-COOL
WITH THERMOSTAT GUARD

SUPPLY DIFFUSER--CEILING, MODULAR METAL FABRICATORS,
PDS2424 24 X 24, T-BAR, 4 WAY, PERFORATED FACE,
FIBERBOARD BACK, 8" COLLAR, U.N.O.

SUPPLY DIFFUSER--CEILING, MODULAR METAL FABRICATORS,
PDSM1224, 12 X 24, T-BAR, 4 WAY, PERFORATED FACE,
FIBERBOARD BACK, 4" COLLAR, U.N.O.

28"X8" SHORT SUPPLY PLENUM
W/2 EA. 12" COLLARS, 24 GA., BARE, RAW,
WRAPPED W/13" FOIL BACKED INSULATION.

14X14 BAROMETRIC RELIEF GP Dwg# 08--160
SFUSD Typical

Staff Restroom

8’x29’ (32’)

= 80 CFM Exhaust Fan

Exterior 3/0x6/8 Doors have a 24”x12” Louvered Vent with lever locks
Lights and Fans are wired to an infrared motion detector to turn off and on by motion

Floor mounted / Tank Style Water closets

Plumbing manifold under frame - requires approx. 30” f.f.f.

set up