SAN FRANCISCO UNIFIED SCHOOL DISTRICT
PROPOSITION A 2011 BOND PROGRAM

REQUEST FOR QUALIFICATIONS (RFQ)
for
MODULAR BUILDING SERVICES PROVIDERS

February 2012
REQUEST FOR QUALIFICATIONS
MODULAR BUILDING SERVICES PROVIDERS

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The San Francisco Unified School District wishes to create a pool of Modular Building Services Providers from which it can develop a pool of consultants to lease temporary modular buildings for the 2011 Proposition A Bond Program. Selected Modular Building Service Providers shall be an advocate for the District and represent the best interests of the owner in the performance of services and modular building quality. Proposals are to be submitted to Room 217 at 135 Van Ness Avenue, San Francisco no later than 2:00 P.M., March 9, 2012.

This request for qualifications seeks the following type of service providers:

Qualified Modular Building Services Providers to furnish, install and maintain DSA and DOH approved leased temporary modular buildings required for the expeditious and efficient completion of the Prop A 2011 Bond Program projects. Scope of services includes providing all District’s appointed architects with pre-approved drawings and specification in the design phase for each project as well as DSA and DOH approved numbers for the temporary modular buildings.

Request for Qualification information packages will be available for pick-up at the Bond Program Office Room 207, 135 Van Ness Avenue, San Francisco, beginning February 13, 2012. The information package will provide a detailed description of the information required in the submission package. In addition, the District will conduct a pre-submittal conference on February 21, 2012 at 1:00 p.m. at 135 Van Ness Avenue, Room 210, San Francisco. Those who plan to submit statements of qualifications are encouraged to attend.

The provisions of Public Contract Code Sections 101 15 et seq. as defined in the State Allocation Board regulation 1862.12.5(g) for implementation of Disabled Veteran Business Enterprise Goals shall apply to these projects.
I. INTRODUCTION TO RFQ SUBMITTAL PROCESS

The San Francisco Unified School District Bond Program is seeking SOQs from qualified Modular Building Service Providers to develop a pool of consultants to furnish leased temporary modular buildings for the SFUSD Proposition A 2011 Bond Program. Selected Modular Building Service Providers shall be an advocate for the District and represent the best interests of the owner in the performance of services and modular building quality. The Prop A 2011 Bond Program consists of over 45 modernization projects of varying sizes. See Exhibit A for a complete list of the Prop A 2011 Bond projects.

Construction is anticipated to start in summer 2012 with all construction of Bond projects completed by summer 2017. Modular Building companies must be able to start work immediately upon selection, in order to, furnish and install modular units for the upcoming 2012 summer projects.

The provisions of Public Contract Code Sections 101 15 et seq, as defined in the State Allocation Board regulation 1862.12.5(g) for implementation of Disabled Veteran Business Enterprise Goals shall apply to projects in this program.

SOQs submitted shall be limited to 20 pages and provide three (3) bound copies of the Statement of Qualifications should be submitted in 8-1/2” x 11” format with any supporting materials or documentation in a sealed envelope and delivered or mailed to:

Fe Bongolan, Contracts Administrator
San Francisco Unified School District
135 Van Ness Avenue, Room 217
San Francisco, California 94102

Pre-proposal meeting shall be held on February 21, 2012 at 1pm at 135 Van Ness Ave, Room 210.

All questions and comments from Modular Building Service Providers must be in written format and addressed to Erin Hirst, Senior Project Manager in writing via email to hirste@sfusd.ed or via fax at (415) 241-6635 by the close of business February 29, 2012.

Applicants shall submit Qualifications by 2:00 PM, March 9, 2012.
Late submittals shall not be considered

1. Methodology of Contracting for Modular Building Service Providers Services and Basis of Fees

The District will create a pool of 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 below. Project assignments will be determined at a later date. Contracts will be awarded based on approved cost proposals.

2. Insurance Requirements

provide copy of current insurance coverage issued by Consultant's Insurance carrier that meets minimum District 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 ($1 million)
- General Liability Insurance ($1 million/per occurrence)
- Automobile Insurance ($1 million/per occurrence)
- Professional Liability Insurance ($1 million per occurrence and $2 million aggregate)

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.

3. Description of Projects and Scope of Work

- See Exhibit A for a list of School Sites.
- See Exhibit B for Scope of Services and Building Specifications
- See Exhibit C for typical Classroom and Restroom Layouts

II. DISTRICT PROCESS FOR CONSULTANT SELECTION

The District wishes to create a pool of Modular Building Service Providers consultants from which it can assign specific projects. All SOQ’s will be scored through a preliminary screening process which will include Part III below and may include contact of references and further screening through an interview and presentation.

The District will accept written questions and comments from prospective consultants from February 21 through February 24, 2012 close of business. Addenda will be posted after March 2, 2012.

The District reserves the right to make a selection anytime during the selection process in the event that the District can readily make a clear determination and selection from the proposals.

III. CONTENTS OF PROPOSALS AND EVALUATION CRITERIA

Please provide the following information, in the order given below. Proposals will be carefully reviewed and assigned evaluation points based on the information you provide with a maximum score of 45 points in the following categories:

1. Introductory/Cover Letter (maximum length: 1 pages; no points possible).
Please provide 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.

1. The full name and address of the Company and its location in the state of California
2. A brief description of your Company including a description of your typical services
3. Name, email address and phone number of a designated contact person

2 Professional Qualifications and Experience, Project Approach (suggested length: 15 pages; 20 points possible).

a) Describe the company’s approach on providing the requested services listed in Exhibit B.

1) Provide a chart identifying individuals who will comprise the SFUSD Team. Include any immediate subcontractors or consultants.
2) Provide brief resumes of key team members listed on the chart
3) Include brief description of sub-consultants/subcontractors and role in helping provide Modular Services
4) Quality Control - Your team’s approach to quality assurance and your process for quality control.
5) Availability – Provide a description of your company’s ability to provide modular buildings and the time frame in which they can be provided.

b) References – 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 project title, description of services provided, project duration, owner contacts and telephone numbers. The District may or may not contact those listed on this reference list.

3 Insurance (10 points max.)

Provide copy of current insurance coverage issued by Consultant’s Insurance carrier that meets minimum District 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 ($1 million)
- General Liability Insurance ($1 million/per occurrence)
- Automobile Insurance ($1 million/per occurrence)
- Professional Liability Insurance ($1 million per occurrence and $2 million aggregate)

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.

4. Prior Claims (10 points max. and max. deduct 10)

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

5. **Disabled Veteran Business Enterprise - DVBE Goals (5 points max.)**
Describe your firms approach in meeting DVBE goals.
5. EVALUATION CRITERIA SCORING SHEET

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Points</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introductory Cover Letter</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Professional Qualifications, Experience and Project Approach</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>a) Describe the company’s approach on providing requested services listed in Exhibit B</td>
<td></td>
<td></td>
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<tr>
<td>b) Provide a list of representative projects (min of 10) undertaken in the last 5 years demonstrating your team’s K-12 public school experience.</td>
<td></td>
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<tr>
<td>3. Insurance</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>a) Provide a copy of current insurance coverage that meets minimum District requirements:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Workers Compensation Insurance - $1 million</td>
<td>Poor: 0-3</td>
<td></td>
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<tr>
<td>• General Liability Insurance - $1 million/occurrence</td>
<td>Marginal: 3-5</td>
<td></td>
</tr>
<tr>
<td>• Automobile Insurance - $1 million/occurrence</td>
<td>Acceptable: 5-8</td>
<td></td>
</tr>
<tr>
<td>• Professional Liability Insurance - $1 million/occurrence and $2 million aggregate</td>
<td>Exceeds: 8-10</td>
<td></td>
</tr>
<tr>
<td>4. Prior Claims</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>a) Name of claimant</td>
<td>Poor: 0-3</td>
<td></td>
</tr>
<tr>
<td>b) Description of the claim</td>
<td>Marginal: 3-5</td>
<td></td>
</tr>
<tr>
<td>c) Dollar value of claim</td>
<td>Acceptable: 5-8</td>
<td></td>
</tr>
<tr>
<td>d) Status of claim</td>
<td>Exceeds: 8-10</td>
<td></td>
</tr>
<tr>
<td>e) Signature on list of claims</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. DVBE Goals</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Completed State forms for DVBE participation or describe how your firm/joint venture group will encourage DVBE participation in these projects.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SCORE</strong></td>
<td>45</td>
<td></td>
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</tbody>
</table>

SUGGESTED LENGTH OF PROPOSAL/SUBMITTAL: 20 pages, single sided

MAXIMUM POINTS POSSIBLE: 45 points
IV. **RFQ SCHEDULE (Subject to change)**

The San Francisco Unified School District reserves the right to withdraw this RFQ at any time. Proposers shall not be reimbursed for any costs associated with the preparation of proposals to this RFQ.

- Advertise RFQ Advertisement: **February 13, 2012 & February 20, 2012**
- RFQ Available: **February 13, 2012**
- Pre-proposal Meeting: **February 21, 2012 at 1pm**
- Written Questions Accepted: **February 21 – February 24, 2012**
- Addenda Posted to Website By: **March 2, 2012**
- **Proposals Due no later than:** **March 9, 2012 at 2:00 P.M.**
- Shortlist Notification: **March 2012**
- SFUSD Board Approval: **April 2012**

The District reserves the right, at its sole discretion, to modify RFQ requirements, cancel the selection process, amend the schedule, or select two “pools” of firms.

Proposers shall not be reimbursed for any costs associated with the preparation of proposals in response to this RFQ.

The District will be confirming accuracy of all information submitted in response to this RFQ.
### EXHIBIT A

**PROPOSITION A 2011 BOND PROJECT SITES**

<table>
<thead>
<tr>
<th>School Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Argonne Elementary School</td>
<td>680 18th Avenue</td>
</tr>
<tr>
<td>Bret Harte Elementary CDC</td>
<td>950 Hollister Avenue</td>
</tr>
<tr>
<td>Cesar Chavez Elementary School</td>
<td>825 Shotwell Street</td>
</tr>
<tr>
<td>Daniel Webster Elementary School &amp; CDC</td>
<td>465 Missouri Street</td>
</tr>
<tr>
<td>El Dorado Elementary School</td>
<td>70 Delta Street</td>
</tr>
<tr>
<td>Enola Maxwell Campus (ISA)</td>
<td>655 De Haro Street</td>
</tr>
<tr>
<td>Frank McCoppin Elementary School &amp; CDC</td>
<td>651 6th Avenue</td>
</tr>
<tr>
<td>Garfield Elementary School &amp; CDC</td>
<td>420 Filbert Street</td>
</tr>
<tr>
<td>George Moscone Elementary School</td>
<td>2576 Harrison Street</td>
</tr>
<tr>
<td>George Peabody Elementary School</td>
<td>251 6th Avenue</td>
</tr>
<tr>
<td>Gordon J Lau Elementary School</td>
<td>950 Clay Street</td>
</tr>
<tr>
<td>Guadalupe Elementary School</td>
<td>859 Prague Street</td>
</tr>
<tr>
<td>Ida B Wells High School</td>
<td>1099 Hayes Street</td>
</tr>
<tr>
<td>James Lick Middle School</td>
<td>1220 Noe Street</td>
</tr>
<tr>
<td>Jean Parker Elementary School &amp; CDC</td>
<td>840 Broadway Street</td>
</tr>
<tr>
<td>John Yehall Chin Elementary School</td>
<td>350 Broadway Street</td>
</tr>
<tr>
<td>Jose Ortega Elementary School</td>
<td>400 Sargent Street</td>
</tr>
<tr>
<td>Junipero Serra Elementary School &amp; CDC</td>
<td>625 Holly Park</td>
</tr>
<tr>
<td>Lafayette Elementary School</td>
<td>4545 Anza Street</td>
</tr>
<tr>
<td>Las Americas CDC</td>
<td>801 Treat Avenue</td>
</tr>
<tr>
<td>Longfellow Elementary School</td>
<td>755 Morse Street</td>
</tr>
<tr>
<td>McAteer Campus (School of the Arts)</td>
<td>555 Portola Drive</td>
</tr>
<tr>
<td>McKinley Elementary School</td>
<td>1025 14th Street</td>
</tr>
<tr>
<td>Miraloma Elementary School</td>
<td>175 Omar Way</td>
</tr>
<tr>
<td>Mission Annex Child Development Center</td>
<td>421 Bartlett Street</td>
</tr>
<tr>
<td>Monroe Elementary School &amp; CDC</td>
<td>260 Madrid Street</td>
</tr>
<tr>
<td>Paul Revere Annex</td>
<td>610 Tompkins Street</td>
</tr>
<tr>
<td>Paul Revere Elementary School</td>
<td>555 Tompkins Street</td>
</tr>
<tr>
<td>Philip &amp; Sala Burton High School Campus</td>
<td>400 Mansell Street</td>
</tr>
<tr>
<td>Presidio Middle School</td>
<td>450 30th Avenue</td>
</tr>
<tr>
<td>Redding Elementary School &amp; CDC</td>
<td>1421 Pine Street</td>
</tr>
<tr>
<td>Robert Louis Stevenson Elementary School</td>
<td>2051 34th Avenue</td>
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<td>Rooftop Elementary School - Nancy Mayeda Campus</td>
<td>500 Corbett Avenue</td>
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<tr>
<td>Roosevelt Middle School</td>
<td>460 Arguello Street</td>
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<td>Sarah B. Cooper Child Development Center</td>
<td>940 Filbert Street</td>
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<tr>
<td>Sheridan Elementary School</td>
<td>431 Capitol Avenue</td>
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<tr>
<td>Starr King Elementary School</td>
<td>1215 Carolina Street</td>
</tr>
<tr>
<td>Sunnyside Elementary School</td>
<td>250 Foerster Street</td>
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<tr>
<td>Tule Elk Park Child Care Center</td>
<td>2110 Greenwich Street</td>
</tr>
<tr>
<td>Visitacion Valley Elementary School</td>
<td>55 Schwerin Street</td>
</tr>
<tr>
<td>School Name</td>
<td>Address</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Visitacion Valley Middle School</td>
<td>450 Raymond Street</td>
</tr>
<tr>
<td>Yick Wo Elementary School</td>
<td>2245 Jones Street</td>
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<tr>
<td>George Washington High/Seismic Retrofit</td>
<td>600 32nd Avenue</td>
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<tr>
<td>Lowell High School/Seismic Retrofit</td>
<td>1101 Eucalyptus Drive</td>
</tr>
<tr>
<td>Willie L. Brown, Jr. School</td>
<td>2055 Silver Avenue*</td>
</tr>
<tr>
<td>Mission Bay School</td>
<td>To be determined</td>
</tr>
<tr>
<td>Former San Miguel Elementary School</td>
<td>300 Seneca Street</td>
</tr>
<tr>
<td>Children’s Center Administration Building</td>
<td>20 Cook Street</td>
</tr>
<tr>
<td>McLaren School</td>
<td>2055 Sunnydale Avenue</td>
</tr>
<tr>
<td>Florence Martin Center</td>
<td>1155 Page Street</td>
</tr>
<tr>
<td>Central Office Annex</td>
<td>601 McAllister Street</td>
</tr>
<tr>
<td>Student Nutrition Center</td>
<td>841 Ellis Street</td>
</tr>
</tbody>
</table>
EXHIBIT B

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 District’s 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 Division of State Architect (DSA) 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 roofs (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. 1) Door Frames: 16 gauge frames, fully welded, with a minimum of three strap anchors per jamb plus two at head.

9. Door hardware: each door to be provided with the following: a) Continuous geared aluminum hinge b) Galvanized astragal at door lock c) Vandigard 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

10. 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.

11. 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.

12. 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

13. 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.

14. 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.

15. 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.

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

17. 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.

18. See District Typical Classroom layout in Exhibit C.

B. Specifications for DSA/DOH Student Restrooms: Provide a complete set of pre-approved Division of State Architect (DSA) 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: 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 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. 1) Door Frames: 16 gauge frames, fully welded, with a minimum of three strap anchors per jamb plus two at head.

9. **Door hardware:** each door to be provided with the following: a) Continuous geared aluminum hinge b) Galvanized astragal at door lock c) Vandigard 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

10. **Interior Finishes and Features:** Commercial sheet flooring-Armstrong Corlon or Equal with 6” self coving; 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.

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

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

13. **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.

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

15. **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.

16. **See District Typical Student Restroom layout in Exhibit C.**

**C. Specifications for DOH Staff Restrooms:** Provide a complete set of engineered approved 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
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 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 25.

8. **Doors:** Heavy-duty, 16 gauge solid core metal doors. 1) Door Frames: 16 gauge frames, fully welded, with a minimum of three strap anchors per jamb plus two at head.

9. **Door hardware:** each door to be provided with the following: a). Continuous geared aluminum hinge b). Galvanized astragal at door locks c). Vandigard 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

10. **Finishes and Features** Commercial sheet flooring-Armstrong Corlon or Equal with 6” self coving; 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, floor mounted/tank style water closets.

11. **Plumbing:** Provide layout for plumbing hook ups-

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

13. **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.

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

15. **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.

16. **See District Typical Staff Restroom layout in Exhibit C.**
EXHIBIT C

TYPICAL CLASSROOM AND RESTROOM LAYOUTS
SFUSD - Typical Classroom

24'-0"

JUNCTION BOX
MECH. UNIT
ROOF OVERHANG, TYP.

BASE CABINETS W/ COUNTER

ELEC. PANEL
COMPUTERS ON TABLE, N.I.C.

16'x4' MARKER BOARD

FULL HEIGHT CABINETS

TEACHER'S DESK, N.I.C.

F.A. PULL

F.A. HORSE

RAMP & RAILING

3'-6" MIN.

4'-0" MIN.

4'-6" MIN.

6'-0"

TYPICAL PORTABLE - LEFTHAND DOOR
CLASSROOM LAYOUT
Typical Cabinets
SFUSD Typical
Boy/Girl Restroom

12' x 4'3" (3' Towbar)

Floor mounted / Tank Style Water Closets
Plumbing manifold under frame - Requires 30" 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</th>
<th>JAMB</th>
<th>JAMB</th>
<th>FIN</th>
<th>HRE</th>
<th>MNT</th>
<th>ROUGH</th>
<th>OPENING</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3069</td>
<td>1 3/4</td>
<td>24gs.</td>
<td>H clumsy 4-4</td>
<td>4-6x6</td>
<td>1</td>
<td>1</td>
<td>8' 1/2 x 8' 1/4</td>
<td>4-6x6</td>
<td>RLG-1 DOOR</td>
<td>HDOP 5860</td>
</tr>
</tbody>
</table>

HARDWARE GROUP

- NOTE DOOR HANDLES TO BE HANDICAP ACCESSIBLE.
- 1. PULL HANDLE W/PUSH PLATE, DBL CYLINDER DEAD BOLT, 10"x14" K/B KICKPLATE, THRESHOLD, DOOR SWEEP, WEATHER STRIPPING, NORTON BC-91 CLOSER, DRIP CAP, (1) NRP, (2) STD. HINGES

FINISH GROUP

- 1. VINYL LAMINATE
- INTERIOR DOOR COLOR: CAPE
- EXTERIOR DOOR COLOR: CAPE
- JAMB COLOR: BRONZE
- EXTERIOR DOORS KEPT ALIKE - YES - (2 KEYS PER DOOR)

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: #61084 PORCELIN</td>
<td></td>
</tr>
<tr>
<td>BASE</td>
<td>1. 6&quot; VINYL BASE COVE (THROUGHOUT BUILDING)</td>
<td>COLOR: #204</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 26'-10&quot; A.F.F. (ROOM TO ROOM)</td>
<td>ARMSTRONG 7685 OR EQUAL</td>
</tr>
</tbody>
</table>

UNIT WITH 100% OUTSIDE AIR

- Air Conditioner, Bard Wallmount, WA37—A10×X4 10.0KW
- 36,000 Nom Btu Cooling Capacity — 9.20 EER
- 34,100 Nom Btu Heating Capacity
- MCA 58, MOCP 60, Min. Wire Size #6
- 1205 CFM @ .3 Eef, Unit Weight 355 lbs.
- 230 Volts, 60 Cycle, Single Phase

- THERMOSTAT, WHITE—RODERS, 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, PDS1224, 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/12" FOIL BACKED INSULATION.

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

8'x29' (32')

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 frames - requires approx. 30" ffl. set-up