



# LAKEWOOD LOCAL SCHOOLS

## Modular Building Request for Proposals (RfP) Q&A

1. **Can the district provide clarification that a pre-leased OH modular complex be utilized, in lieu of new?**

Yes, the district will accept proposals of used modular buildings that fit the specifications. With any used modular building, the district would like initial build date, major renovations (“like new renovations”), history, and any applicable warranty that will exist with the building.

2. **Can the district provide clarification that a lease of a modular building be listed as an alternate?**

Yes, the district would accept a lease as an option, or a lease to own option, but it is not required.

3. **Could the building be placed in the existing parking lot? This will lower cost and omit below grade footers.**

Unfortunately, the modular building will not be able to be placed on an existing parking lot.

- a. **Will sub footers and vapor barrier be applicable? If state of OHIO omits, we can credit back this scope of work.** We are requesting vapor barriers regardless of Ohio law.

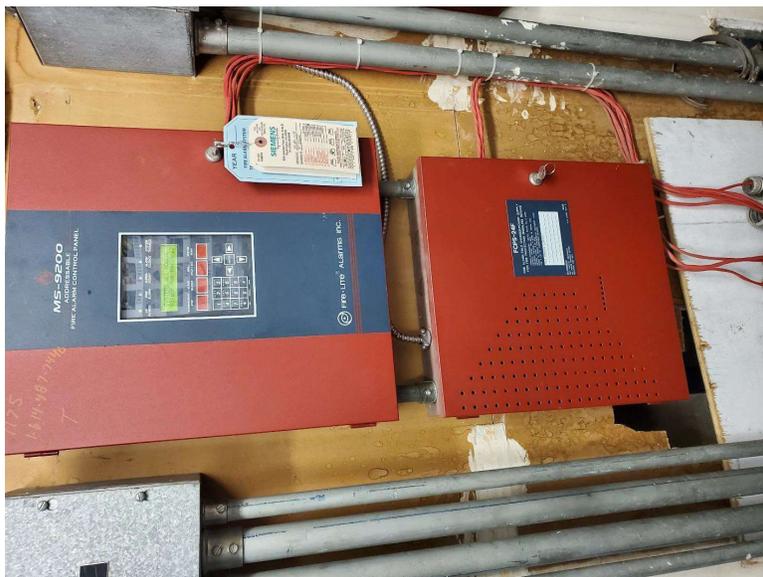
4. **Can you clarify that the HVAC system be electric in lieu of gas?**

- a. **If so, can the gas line installation be removed from the bid?**

At this time there seems to be no need for gas lines to be run to the new modular building. We will remove that requirement from the proposal.

5. **Please provide the make and model for Jackson's current Fire Alarm system. This information will be necessary in order to quote a compatible system in the modular classroom building.**

Fire-Light MS -9200 Control Panel. Picture is below.



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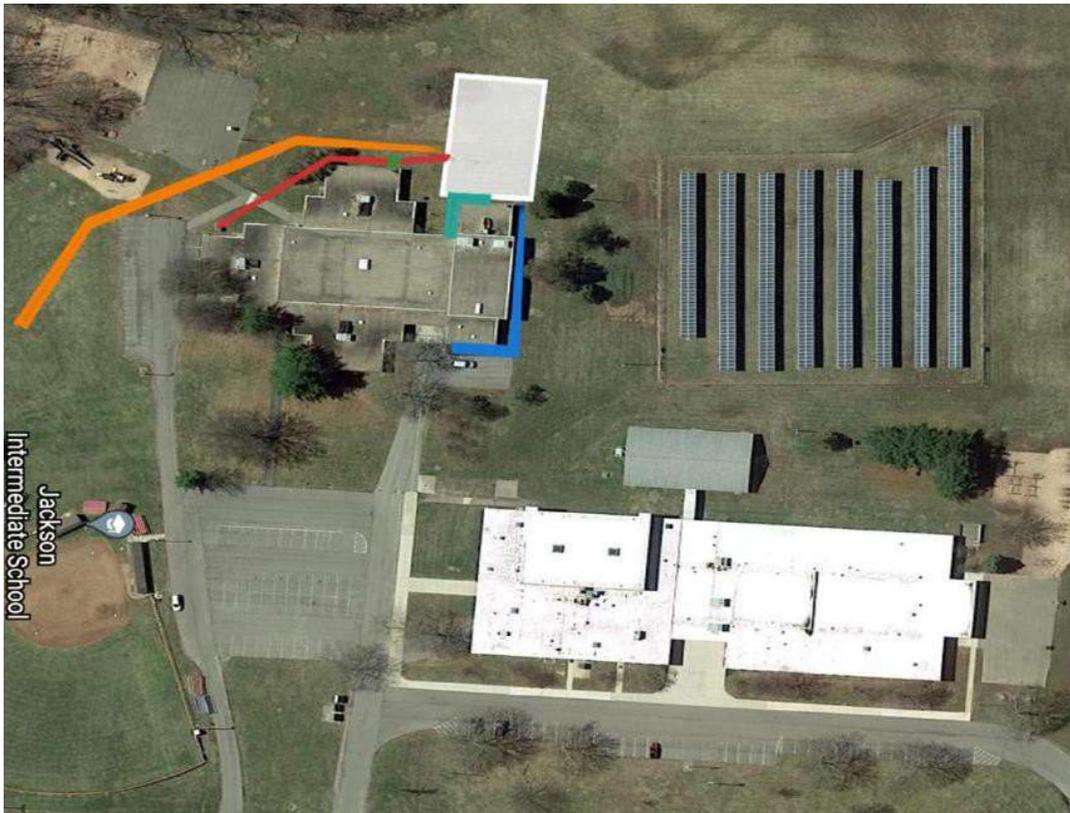
6. **Has a geotechnical investigation and report been completed for the site?**  
No geotechnical investigation and report have been completed for the site.
7. **If no geotechnical report is available, is the bidder to include a geotechnical investigation and report in our proposal?**  
If the vendor believes a geotechnical survey is necessary, then the vendor should include it in their proposal.
8. **Section 1.2.1 Minimum Specifications for Modular does not indicate the required ceiling type. Please confirm the ceiling type desired.**  
Appropriate drop ceiling or like substitute to contain wiring as appropriate.
9. **Section 1.2.1 Minimum Specifications for Modular does not indicate any plumbing or plumbing fixture requirements. Please provide any plumbing or fixture requirements or specifications.**  
Plumbing specifications and requirements would be appropriate for student or staff bathrooms that we request.
10. **Section 1.3.7 Electrical states "Furnish and install (1) 1000 amp single phase 120/240 MDP on Modular with (4) 225 amp single phase breakers and 91) 150 amp single phase breakers." We assume the quantity of 150 amp breakers is an error, please confirm.**  
The building needs the appropriate electrical to run the functions necessary that the building was originally built to operate.
11. **Section 1.3.7 Electrical states "Coordinate Electrical service with the utility company and will provide additional cost estimates for the construction services necessary promptly when the service scope identified." Who is providing the additional cost estimates indicated here, and when will the service scope be identified?**  
The vendor should provide a cost allowance for these new electrical services to the modular.
12. **Section 1.3.7 Electrical states "The Modular MDP and utility company charges will be addressed by cost allowance. The electrical MDP and panels will also be included in the bid allowance." This seems to indicate that the MDP, utility company charges and panels are to be included in a cost allowance established by the Owner, and not included in the bidder's proposal. Is this correct? Please clarify.**  
The Modular MDP and utility company charges should be included in the vendor's proposal.

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13. The site plan included in Section 1.4 has several lines drawn in various colors (blue, teal, red and orange). However, it is not clear what information these colors and their pathways are meant to convey. Please provide clarification on the site plan colors and pathways.

Clarification is provided in the accompanying document:



- Orange line is sewer
  - Red line is electrical
  - Green line is pad mounted transformer
  - Teal line is connecting corridor between the modular building and the main building
  - Blue line is water
14. **Who will be responsible for determining the adequacy of existing utilities to accommodate the proposed Modular Classroom Building?**  
The vendor will be responsible for determining the adequacy of existing utilities to accommodate the proposed Modular Classroom Building.
15. **There is no information on the proposed water and sewer utility connection points. Please indicate the proposed or assumed connection points for these services and provide any available information on the existing utilities to be tied into so that the bidder may responsibly price this work.**  
See the answer, picture and legend with question #13.

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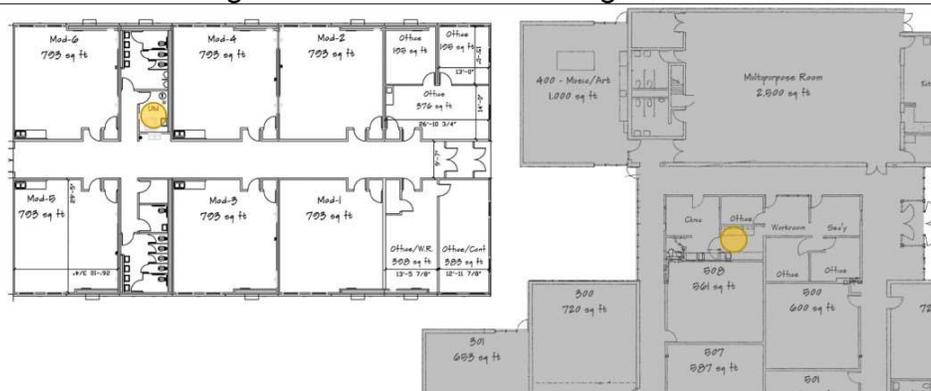
Modular Building Request for Proposals (RfP) Q&A

16. There is no information on the proposed gas service connection point from Jackson. Please indicate the proposed or assumed connection points for the gas service from Jackson, the proposed path of the new gas service inside Jackson (if applicable) and provide any available information on the existing gas service to be tied into so that the bidder may responsibly price this work.

At this time there seems to be no need for gas service to the modular building. We would like all electrical building.

17. Section 1.3.11 Technology & Cabling states that the proposed low voltage systems should connect inside the main building at the "main building wiring closet". Please indicate the location of the main building wiring closet as well as the proposed pathway of the low voltage systems inside the main building.

This is located adjacent to the main office. Existing and proposed new wiring closets identified in the drawing below. Cable route through the corridors.



18. Is work inside the existing school/main building (such as low voltage systems wiring/conduit) to be included as part of the bidder's proposal?  
Yes.
19. For work inside the existing school/main building (such as low voltage systems wiring/conduit), are there limitations on working hours? Are there any other restrictions on working inside the main building?  
There will be very little limitation on working hours on the main building due to its limited use in the 2022-2023 school year.
20. For the analog paging system, please define the scope delineation between the bidder's scope of work and the school district's paging system vendor's scope of work. Who is responsible for work inside the existing school/main building?

The bid should include speakers and cabling to connect modular classrooms to the existing head-end unit, including connecting cable. District's vendor can terminate. See specification for cable requirements.

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21. **Regarding Alternate 1.2.6 - Shingle Roof Covering; shingles cannot be installed on a low slope roof. Shingles would require a site-installed pitched roof system of minimum slope for shingles, including trusses to be designed, procured and installed on site. Structural upgrades to the modular building would be necessary to accommodate the pitched roof system. An attic space would be created which would require access, and other code implications such as insulation and ventilation of the space. This would also likely require an extension to the schedule for the added work on site and would limit the ability of the school district to relocate the modular building in future years. Please confirm that this is the intent of the shingle roof covering option.**

The shingle roof was an option. It is not the only type requested. The district would accept proposals that provide any roof covering that is appropriate for the elements and needs of central Ohio.

22. **Is the bid for new buildings only?**

The district will accept proposals of used modular buildings that fit the specifications. With any used modular building, the district would like initial build date, major renovations ("like new renovations"), history, and any applicable warranty that will exist with the building.

23. **What finishes are expected in the Connecting Link?**

- a. **Floor to be concrete or VCT to match the modular classroom building?**  
Either concrete (smooth finish) or VCT would be acceptable for flooring.
- b. **Walls to be Taped and Painted drywall or Vinyl Covered Sheetrock?**  
Walls can be the choice of the vendor. Painted drywall, vinyl covered sheetrock, store front, or whatever is appropriate for central Ohio elements.
- c. **Ceiling to be open or T grid?** T-Grid with LED troffer lights would be appropriate for the ceiling.
- d. **Lights to be lay in with T grid or individual fixtures?** T-Grid with LED troffer lights would be appropriate for the ceiling.