

**Yuba Community College District Measure J Bond Program
RFQ 09-005J for Lease/Leaseback Services
Questions Answers Effective: April 15, 2009**

RFI #	Question	Answer
1	<p>Our firm specializes in lease\leaseback projects for schools...Although most of our work has been K-12, we are interested in Community College work as well. The current RFQ discusses financing as being needed for the J01 project? Is this correct? If the college is interested in financing the J01 project then is definitely interested in pursuing the project. We do have a B license, however we would team up with a GC for a project of this size. I know that I am asking a question that you may not be able to answer....However, I would appreciate a direct response...I do not want to pursue a project if we have not chance of being considered.</p>	<p>Yes, Project J-01, Sutter County Outreach Facility is currently under funded and will require outside funding sources.</p> <p>Yuba Community College District feels that all experience relative to educational lease/leaseback projects is an attribute to submitting firms.</p>
2	<p>Are LPA and tBP the Districts design architects only or will they be the architects the proposing teams will work with throughout the project?</p>	<p>The architecture/engineering firms are under contract with the District to provide services throughout design and construction for both projects.</p>
3	<p>We are a small surveying firm that would like to explore teaming possibilities with larger firms. Will you be doing anything to facilitate subs getting together with primes? Do you have a list of primes that you can distribute?</p>	<p>The District is currently under contract with surveying firms for both projects.</p> <p>See item #6.</p> <p>The attached list of firms attended the mandatory pre-submittal conference.</p>
4	<p>Would experience in providing construction and LLB services under Education Code Section 17406 for K-12 schools be considered equivalent to Education Code 81335. Both of these provide construction services using the LLB process. K-12 project size can range between \$10M to \$100M. We have completed over 10 project using this delivery method.</p>	<p>Short answer is yes....identify any Higher education LLB experience if possible. See Question #1.</p>
5	<p>Will the new Caltrans DBE requirements apply to these projects?</p>	<p>No - However, If Federal stimulus funding becomes available, some Federal Procurement rules will apply.</p>
6	<p>What will be done to facilitate subs getting together with the primes?</p>	<p>After LLB Prime is selected, a outreach workshop will be conducted to make the project(s) visible to sub-contractors and local vendors.</p>
7	<p>How much financing is required for the Sutter County project?</p>	<p>Approximately \$16M. Refer to Project Narrative, Attachment B.1 to this RFQ.</p>

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8	Do chosen architects already have subcontractors lined up or would the selected team be responsible for their selection?	Architectural firms may already have teams in place.
9	Is project #2 (80,000 sf) under funded and would additional capital be required?	See response to #7.
10	Will selected team be responsible for property management under the facilities lease once the structures are completed?	No - However a two year warranty period will be in effect for the original construction effort.
11	Do you need insurance info from all parties or just the general contractor?	YCCD is looking to a Owner Controlled Insurance Program (OCIP) to reduce costs and afford a greater benefit to the projects. Information to be forthcoming.
12	How much over budget is Sutter Outreach currently?	See response to #7.
13	Pertaining to the 40,000sf building located on the Yuba College campus (J-25). Since the bond funds are anticipated to cover the cost of the project, is it your intention to exercise the buyout option of the lease shortly after occupancy?	On the Yuba College Campus site, the Scheduled Lease Payments will match the construction duration and is expected to be exhausted at that time.
14	Pertaining to the 80,000sf Sutter Building off Campus (J-01). Since the allotted bond funds are anticipated to not cover the cost of the project, is it your intention have a small lease obligation for a considerable period of time?	We are looking for RFQ responses to provide financial options that allow the greatest flexibility to the District. It is an option that may or may not be exercised by the District.
15	What is the % amount that the District will need for financing on the Sutter Outreach Facility (J-01)? Will it only be the difference between the budget (\$22M) and the actual value (> 22M)?	Yes - See response to #7
16	On page 14, Section 11; Form of Agreement; the District is requesting the LLB Entity to confirm that it has reviewed these standard forms of agreement and is in full and complete acceptance with the Agreements as required by the District's RFQ. However, the agreements aren't being provided until after the RFQ response is submitted and prior to the interview. Please clarify.	Acceptance of the agreements are not part of this RFQ requirement; the agreements will be provided to those short-listed LLB Entities prior to interviews at which time acceptance will be a requirement.
17	Can we get the names/details for your local and bond counsel for the proposed LLB transaction, as well as permission to speak with these people?	This question was submitted after the deadline.

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Mandatory Pre-Submittal Conference Attendees**

Firm Name	Address	Phone / Fax
Alfatech Cambridge	1050 29th St. Sacramento, CA 95811	650-269-6192 / 650-543-3031
Blach Construction	3031 W. March Ln. Stockton, CA 95219	209-478-2374 / 209-478-2936
Brookhurst Development	4802 Windsong St. Sacramento, CA 95834	916-628-3877 / 916-222-6678
Broward Builders, Inc.	1200 E. Kentucky Ave. Woodland, CA 95695	530-666-5635 / 530-666-5723
Carter-Kelly, Inc.	PP.O. Box 1477 Placerville, CA 95667	530-621-0950 / 530-621-2344
Clark & Sullivan Construction	3612 Madison Ave., Suite 25 North Highlands, CA 95660	916-338-7707 / 916-338-7701
Commercial Building Specialists, Inc.	401 Derek Place Roseville, CA 95678	916-780-9680 / 916-780-9685
Descor, Inc.	3164 Gold Camp Dr., Suite 250 Rancho Cordova, CA 95762	916-463-0191 / 916-463-0195
DPR Construction	2400 Natomas Park Dr. Sacramento, CA 95695	916-568-3434 / 916-568-3442
Geomatics Transportation Services	1497 Gray Ave. Yuba City, CA 95991	530-673-3787 / 530-673-3789
Hilbers, Inc.	1210 Stabler Lane Yuba City, CA 95993	530-673-2947 / 530-674-9578
Kitchell	2750 Gateway Oaks Drive, Suite 300 Sacramento, CA 95833	916-524-5517 / 916-648-6534
Lamon Construction	88 Market St. Yuba City, CA 95991	530-671-1370 / 530-671-7482
Lowe Enterprises	10860 Gold Center Dr., Ste 150 Rancho Cordova, CA 95670	916-631-0072 / 916-638-3501
Lusardi Construction	6376 Clark Ave. Dublin, CA 94563	925-829-1114 / 925-829-1116
McCarthy Building Co.	2241 Douglas Blvd., #200 Roseville, CA 95661	916-786-3833 / 916-786-3234

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Otto Construction	1717 2nd Street Sacramento, CA 95841	916-441-6870 / 916-441-6138
Regent Development	900 University Ave. Sacramento, CA 95825	916-418-1660 / 916-418-1670
Roebbelen Contracting	1241 Hawks Flight Court El Dorado Hills, CA 95762	916-939-1110 / 916-939-4027
Rudolph & Sletten	1504 Eureka Rd., 200 Roseville, CA 95661	530-681-2376 / 916-781-8002
Sandis	1721 Broadway, Ste. 201 Oakland, CA 94612	510-873-8866 / 510-873-8868
Seward Schreder Construction	1855 Buenaventura Blvd. Redding, CA 96001	530-229-0001
Sundt Construction	2860 Gateway Oaks Dr., #300 Sacramento, CA 95833	916-830-8000 / 916-830-8015
Swinerton Builders	260 Townsend St. San Francisco, CA 94105	415-421-2980 / 415-984-1304