



Irvine Unified School District
Consultant Pool
Request for Qualifications
Construction Management Services
ADDENDUM NO. 01

May 6, 2026

I. PURPOSE

- A. This Addendum forms a part of and modifies the Request for Qualifications (“RFQ”) Construction Management Services dated April 29, 2026 and subsequent addenda.
- B. All firms submitting a response must acknowledge this and all addenda issued for this RFQ.

II. ADDENDUM NO. 01

- A. The following revisions, clarifications, additions, deletions, and responses shall be incorporated into the RFQ:

1. Request For Information Responses

- a. **QUESTION 001:** *The RFQ states in IV. General Information: A. Upon obtaining the RFQ, all firms must immediately register in order to receive subsequent notifications and/or addenda to the RFQ. It is solely the firm’s responsibility to properly and timely register. The District will not be responsible for firms failing to properly register or failing to receive notifications or addenda. Will a confirming email be sent notifying the respondent that their registration has been received and accepted? Without knowing, it may be difficult to ensure a firm will be receiving all notifications and addenda.*

RESPONSE: Upon submitting the registration via Google Forms, a confirmation message is displayed indicating that the form has been successfully submitted. In addition, the form settings have been adjusted to collect email addresses and provide respondents with a copy of their submission, along with the option to edit their response. Firms may resubmit the google form if they would like a confirmation receipt. All addenda will be posted on the District’s website at: <https://iusd.org/business-services/facilities-planning-construction-services/bidder-information-public-notice>

- b. **QUESTION 002:** *IV. General Information, C-4. States: 4. Each firm shall be responsible for ensuring they receive all notifications and addenda. Will all notifications and addenda be posted on the District’s website or elsewhere? Without posting, it may be difficult for firms to ensure they are receiving all notifications and addenda.*

RESPONSE: For firms that have properly registered, an email notification will be sent when a new addendum is posted. However, it is the responsibility of each firm to regularly visit the District’s website for the most current information and updates.

- c. **QUESTION 003:** *Are we eligible to submit for the Construction RFQ if we also plan to submit for the Architecture RFQ?*

RESPONSE: Firms may submit qualifications for both the Construction Management Services RFQ and the Architectural Design Services RFQ. Each submission will be evaluated independently in accordance with the criteria outlined in the respective RFQs.

- d. **QUESTION 004:** *On page 3 of the RFQ, in the Submittal Contents Section, under Experience, the RFQ states: “Provide a list of ten (10) completed construction projects for California TK-12 school districts where the firm was the lead firm on the project.” Will the District consider a combination of the following to satisfy this requirement?*
1. *Prime General Contractor experience on K-12 projects of similar size and scope, where our firm held primary responsibility for the entire project site, including schedule, safety, and budget.*
 2. *Subconsultant CM experience, where our firm provides full-scope technical construction management services for K-12 programs. We currently manage Subconsultant CM responsibilities as a specialist for several large CM firms. We are currently also a Prime General contractor. We are seeking clarification on whether this experience meets the District’s intent for Prime-level qualifications.*
- RESPONSE:** The District is seeking Construction Management firms who will serve in the role as an agent of the District. Since a Prime General Contractor holds all the subcontracts, they are not considered an agent of the District. Moreover, a subconsultant CM is not considered a ‘lead firm’ on the project.
- e. **QUESTION 005:** *I filled out this RFQ registration form on April 30 and submitted it. I haven’t received any RFQ-related info since then. I just want to confirm that the Irvine USD received the form from me. If not, I can fill the form it our again.*
- RESPONSE:** For firms that have properly registered, an email notification will be sent when a new addendum is posted. However, it is the responsibility of each firm to regularly visit the District’s website for the most current information and updates.
- f. **QUESTION 006:** *Where the RFQ requests California TK-12 experience, may firms include community college projects as examples if they involve similar DSA oversight, occupied campus logistics, public procurement, multiple-prime coordination, and educational facility construction?*
- RESPONSE:** The RFQ requires California TK–12 school district project experience. Community college projects will not be accepted in place of the stated requirement.
- g. **QUESTION 007:** *Can the District confirm the anticipated term or duration of the Construction Management Services consultant pool once established?*
- RESPONSE:** The Construction Management Services consultant pool is anticipated to have a term of approximately three (3) to five (5) years from the date of establishment.
- h. **QUESTION 008:** *Once the pool is established, what criteria will the District use to shortlist the typical three to four firms for project-specific RFPs?*
- RESPONSE:** Shortlists for project-specific RFPs will primarily depend on the type, size, and complexity of the project. Based on the proposals submitted in response to the RFQ, the District will consider relevant project experience, qualifications, demonstrated performance on similar TK–12 work, staffing capacity, and ability to meet the specific project requirements and schedule.
- i. **QUESTION 009:** *Does the District primarily use Construction Management Multiple Prime? And should firms emphasize multiple-prime experience over design-bid-build, DB, LLB experience in the RFQ response?*

RESPONSE: The District primarily uses a Construction Management Multiple Prime (CMMP) delivery method. Firms should prioritize CMMP/multiple-prime experience in their RFQ responses, as it is most relevant to the District’s projects and evaluation criteria. Experience with Design-Bid-Build, Design-Build, and Lease-Leaseback may be included but should be considered secondary.

- j. **QUESTION 010:** *Where the RFQ requests ten California TK-12 projects within the past ten years, may firms include currently active/in-progress TK-12 projects, or must all ten project examples be fully completed projects? If active projects are permitted, please confirm whether the District has a preferred threshold for inclusion, such as completed preconstruction, active construction, substantial completion, or DSA closeout stage.*

RESPONSE: The RFQ requires ten (10) completed TK–12 projects within the past ten years. Therefore, all listed projects must be fully completed and may not include in-progress or active projects. The District has not identified a preferred threshold for partial completion stages (e.g., preconstruction, active construction, or substantial completion), as these do not meet the requirement for “completed projects” as stated in the RFQ.

- k. **QUESTION 011:** *The RFQ notes that the District has historically utilized Construction Management Multiple Prime as a primary delivery method, while also referencing alternative delivery methods. Can the District clarify whether it is actively evaluating and considering the use of alternative delivery models (e.g., Design-Bid-Build, Lease-Leaseback, or others) for upcoming projects, or if Construction Management Multiple Prime is expected to remain the predominant delivery approach?*

RESPONSE: The District’s primary delivery method is expected to remain Construction Management Multiple Prime (CMMP) for upcoming projects.

- l. **QUESTION 012:** *Per section VI Submittal Contents, section D, subsection 2*
a. Would you consider easing the restrictions of this requirement to allow for inclusion of the following project experience: CA community college district, CA private TK-12, out of state public schools?

RESPONSE: The RFQ requirements remain as stated. Project experience submitted under Section VI, D.2 must be limited to California TK–12 public school projects completed within the past ten years. Experience from community college districts, private TK–12 schools, or out-of-state public schools will not be considered in meeting this requirement.

- m. **QUESTION 013:** *Can you please clarify the use of the terms “Construction Management Services” and “consultant pool?” Do these terms reflect an effort to create a pool of Prime Contractors or solely construction managers?*

RESPONSE: The terms “Construction Management Services” and “consultant pool” refer specifically to a pool of qualified construction management firms, not prime contractors. The intent of the RFQ is to establish a pool of construction management consultants who may be selected for project-specific assignments, including CMMP-related services, as needed by the District.

- n. **QUESTION 014:** *Regarding our PQBids registration, can we include ongoing or current construction projects to highlight our experience?*

RESPONSE: Firms may include ongoing or currently active construction projects in PQBids to demonstrate experience; however, PQBids pertain to contractors not construction management firms.

END OF ADDENDUM NO. 01