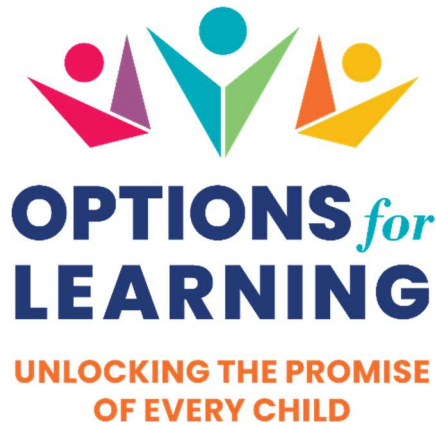




Responses to Proposer Questions

RFP: Learning Environment Master Design and Turnkey Implementation Services

Document Summary	
Release Date	September 29, 2026
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Subject	Responses to Proposer Questions

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IMPORTANT: The following responses address questions received from multiple prospective proposers regarding this Request for Proposal (RFP). All questions and responses are being provided to all prospective proposers and they will be posted at www.optionsforlearning.org to ensure consistent access to information and a fair and transparent competitive process. These responses are considered part of the RFP solicitation documents. Where a response clarifies or modifies information contained in the RFP, the information provided herein shall govern. Questions related to this document can be submitted to Purchasing@optionsforlearning.org.

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Quick reference to proposer questions by subject area

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RFI QUESTIONS & ANSWERS

General Requirements – Licenses

Q1: Does the primary contractor need to be registered and in good standing in the State of California, or hold any other California-specific licenses, registrations, certifications, or qualifications to perform the work required under this contract?

Options for Learning response to Q1:

You must be eligible to perform work within California. You must have all associated licenses to perform work associated with this project.

General Requirements – Authorized Representative

Q2: Who will be authorized to accept completed installations and approve punch-list completion and final closeout at each site?

Options for Learning response to Q2:

OFL's Vice President of Operations or designee.

Contractual Requirements – Prime Contractor Structure

Q3: During the September 21 in-person meeting, OFL indicated that partnerships are welcomed. If a proposer submits as a prime-led team utilizing specialty partners, does OFL intend to contract with and pay only the prime contractor, with the prime responsible for payment to its specialty partners, or would OFL consider contracting with and/or paying individual specialty partners directly? For example, if the prime provides classroom furniture and manipulatives and utilizes a specialty partner for playground equipment and installation, would OFL contract with or accept invoices directly from that specialty partner?

Options for Learning response to Q3:

OFL welcomes partnerships and prime-led teams that bring together the expertise necessary to successfully perform the scope of work. However, OFL intends to maintain a single contractual relationship with the proposer identified as the prime contractor.

The prime contractor will be responsible for the overall performance of the contract, including the coordination, management, and payment of its specialty partners, subcontractors, suppliers, and other team members. OFL anticipates issuing payments directly to the prime contractor based on the terms of the resulting agreement and does not anticipate contracting with or accepting invoices directly from specialty partners utilized by the prime.

For example, if the prime contractor provides classroom furniture and manipulatives and engages a specialty partner to provide playground equipment and installation, the specialty partner would perform as part of the prime contractor's team, with the prime remaining responsible to OFL for coordination, performance, invoicing, and payment of that specialty partner.

Proposers should clearly identify their proposed team structure and the roles and responsibilities of any specialty partners or subcontractors in their proposal.

Q4: Would OFL prefer respondents to include collaborative partners such as architectural, interior design, FF&E, construction, or other specialized firms as part of the proposed turnkey team? Are there any parts of the project that OFL expects the primary contractor to perform directly rather than through subcontractors or other partners?

Options for Learning response to Q4:

See response to Q5

Q5: For site-specific improvements that require engineering or other licensed services, should these consultants be included as part of the core team, or engaged on a project-specific basis depending on site conditions?

Options for Learning response to Q5:

All work subcontracted for this project (not in-house) should be coordinated by the prime contractor and incorporated as part of the cost in the bid.

Contractual Requirements – Pricing Separation

Q6: If OFL contracts only with the prime contractor, are costs associated with specialty partners expected to flow through the prime contractor's invoicing? Additionally, may the prime separately identify and disclose specialty partner costs in its pricing without applying an additional markup?

Options for Learning response to Q6:

If OFL contracts with a prime contractor, costs associated with specialty partners, subcontractors, and suppliers are expected to flow through the prime contractor and be included in the prime contractor's invoicing to OFL. The prime contractor will remain responsible for payment to its specialty partners and subcontractors.

Proposers may separately identify specialty partner costs within their pricing to provide transparency regarding the components of the proposed cost. OFL does not require an additional markup to be applied to specialty partner costs. If the proposer elects to apply a markup, administrative fee, coordination fee, or similar charge to such costs, it should be clearly identified and disclosed in the proposal.

Contractual Requirements – Alternative Contractor Structure

Q7: ...Please also clarify whether a proposer may recommend a contracting structure other than the single prime contract or master services agreement anticipated in Section F, Contracting and Award Approach, and still be considered responsive, provided the structure is clearly described and priced.

Options for Learning response to Q7:

See response to Q3. Also, the bid structure is assumed that all pricing passes through the prime contractor. Bidders may suggest alternative structures as an option for consideration by OFL. Bids should still reflect the pricing structure mentioned in.

Contractual Requirements – Master Service Agreement

Q8: Will OFL provide the anticipated Master Services Agreement or other proposed contractual terms for review as part of the procurement process, or will these terms be provided following selection?

Options for Learning response to Q8:

OFL will provide a master service agreement as part of the contractual process.

General Contractual Requirements & Award – Multi-Vendor Award

Q9: If OFL awards different phases or services to multiple vendors, how does OFL plan to maintain consistency across the overall design standards and brand?

Options for Learning response to Q9:

OFL intends to maintain overall responsibility for design standards, brand alignment, and final approvals throughout the project. If different phases or services are awarded to multiple vendors, each vendor will be expected to perform in accordance with the approved master design standards, specifications, and other project requirements established by OFL.

OFL will coordinate across vendors, as necessary, to promote consistency in design intent, functionality, materials, finishes, furnishings, and brand standards. Vendors may also be required to collaborate with OFL and other project participants to support continuity across phases and locations.

Final decisions regarding design standards, brand alignment, and acceptance will remain with OFL.

Construction Requirements – Contractor Obligations

Q10: Does OFL intend to engage a separate General Contractor for permitting construction and site improvements, or is the selected vendor expected to act as the prime contractor and coordinate all required trades and permits?

Options for Learning response to Q10:

OFL generally anticipates that the selected vendor will serve as the prime contractor and coordinate the trades, specialty contractors, permitting, and other services necessary to deliver the approved scope of work. OFL's preference is to maintain a single point of responsibility for overall coordination and performance.

However, OFL welcomes proposers' recommendations regarding the most appropriate delivery and contracting structure. If a proposer recommends that OFL separately engage a General Contractor or other specialty contractor for certain construction, permitting, or site-improvement activities, the proposer should clearly describe the recommended structure, roles and responsibilities, coordination requirements, and any associated cost or schedule implications.

OFL will consider the recommended approach and reserves the right to determine the final contracting structure based on the specific scope, site conditions, licensing or permitting requirements, and other project considerations.

Q11: Does OFL anticipate contracting directly with general/specialty contractors while the selected partner manages and coordinates their work, or is the selected partner expected to hold those construction contracts as part of the turnkey scope?

Options for Learning response to Q11:

OFL anticipates that the selected prime contractor will be responsible for managing and coordinating the general and specialty contractors necessary to deliver the turnkey scope, with those costs flowing through the prime contractor where applicable.

OFL's preference is to maintain a single point of contractual responsibility rather than enter into separate contracts with individual general or specialty contractors. However, depending on the nature of the work, licensing requirements, project needs, or other considerations, OFL may determine that a different contracting structure is appropriate.

Proposers should clearly describe their recommended contracting approach, including the roles and responsibilities of the prime contractor and any general or specialty contractors, and identify any assumptions or requirements associated with that approach.

Construction Requirements – Contractor Obligations Continued.

Q12: Is the selected vendor expected to provide demolition, site preparation, grading, drainage modifications, surfacing removal/replacement, playground equipment installation, shade installation, landscaping, fencing, and related site improvements, or will portions be performed by others?

Options for Learning response to Q12:

See response to Q13

Q13: What level of responsibility does OFL expect the selected team to assume for evaluating and documenting code, accessibility, licensing, and life-safety compliance, including determining when proposed improvements may require additional review or approval by the relevant authorities?

Options for Learning response to Q13:

All construction related work and permitting is the responsibility of the prime contractor. Work can be subcontracted as needed and should be managed by the prime contractor. The selected team should promptly advise OFL of any identified compliance issues or required approvals and provide the documentation and technical support necessary to facilitate the applicable review or approval process. Where licensed design, engineering, permitting, or specialty expertise is required, the selected team will be responsible for coordinating the appropriate qualified professionals as part of its proposed delivery approach.

OFL will retain responsibility for organizational approvals and for obtaining owner, landlord, school district, or other property-related approvals where applicable. Final interpretation and approval of regulatory requirements remain with the applicable authority having jurisdiction.

Outdoor Considerations – Surface & Flooring

Q14: For outdoor environments, what surfacing types are anticipated? Existing surface retention, engineered wood fiber, poured-in-place rubber, synthetic turf, resilient tiles, or other materials?

Options for Learning response to Q14:

Bidders should make their own recommendations based on their own design expertise.

Construction & Fixtures – Pricing Clarifications

Q15: RFP Section D lists painting, flooring, cabinetry, millwork, and lighting as optional task-order services, while Addendum 1 encourages recommendations in these same categories. Should proposers include these in base per-classroom pricing, or price them separately as optional task-order services?

Options for Learning response to Q15:

Proposers should include in their base or applicable implementation-tier pricing those painting, flooring, cabinetry, millwork, lighting, and related improvements that are integral to their recommended Master Design and necessary to achieve the proposed learning environment.

Q16: Addendum 1 invites proposers to recommend improvements beyond furniture, including lighting, cabinetry, paint, flooring and general interior finishes. Please clarify whether proposers may also include in their recommended scope other interior improvements they consider necessary, such as new flooring, ceiling replacement, and partial-height partitions. Please also clarify whether these items should be priced within the primary budget tiers, or as separately identified alternates or optional task-order services.

Options for Learning response to Q16:

All work necessary to realize the bidder's intended design should be incorporated into the final bid pricing. OFL anticipates painting, flooring, and general finishes to be included in most design work. Millwork, cabinetry, lighting, and other recommendations may also be included as part of the final design aesthetic. Bidders may omit any of the above items if it does not align with their recommended designs. OFL relies on the bidder's expertise when determining the best design fit for the associated spaces.

Exterior Considerations – Playground Structures

Q17: Does OFL anticipate that fixed playground structures will be included at most sites?

Options for Learning response to Q17:

Fixed playground structures should be included as optional design alternatives. Fixed playground structures will be limited to sites not under external organizational authority – Districts, Churches, Etc.

Exterior Considerations – Fixed vs Portable Structures

Q18: During the September 21 in-person meeting, it was clear that OFL intends to use DSA requirements as a guide, particularly as they relate to shade structures. OFL also referenced a preference for “portable” shade structures. Can OFL clarify how it defines “portable” in this context? Specifically, would a shade structure that is securely mounted and anchored but designed so it could later be unbolted, removed, and relocated to another OFL site be considered portable? Or does OFL intend “portable” to mean a structure that is not permanently anchored or affixed to the site?

Options for Learning response to Q18:

Portable structures are non-permanent structures that do not require groundwork or installation; these structures can be anchored but should not alter the grounds.

Fixtures & Equipment – Remove, Repair, or Replace?

Q19: Will some existing play equipment, surfacing, shade structures, fencing, and site amenities be retained, relocated, refurbished, or replaced?

Options for Learning response to Q19:

Existing play equipment, surfacing, shade structures, fencing, and other site amenities may be retained, relocated, refurbished, or replaced based on their condition, suitability for the approved design, site-specific requirements, and cost-effectiveness. OFL and the selected partner will evaluate existing conditions during site assessment, and OFL will make the final determination regarding items to be retained, modified, relocated, or replaced.

Q20: For outdoor learning areas, should budget packages assume that existing site elements in sound condition, such as shade structure frames, poured-in-place rubber surfacing with its concrete curbs, and concrete trike paths, are retained and upgraded in place, or that outdoor areas are redesigned with these elements replaced?

Options for Learning response to Q20:

Proposers should not assume replacement of existing outdoor site elements that are in sound condition and can be successfully incorporated into the proposed design. Existing elements may be retained, upgraded, relocated, or replaced based on site conditions, compatibility with the approved design, safety and regulatory requirements, and the recommended implementation approach. Proposers should clearly identify assumptions used in developing their outdoor pricing.

Q21: What existing furniture, millwork, equipment, fixed play structures, and other outdoor items are expected to remain? Will the items vary by site?

Options for Learning response to Q21:

Existing furniture, millwork, equipment, fixed play structures, and other outdoor items may be retained where they are in suitable condition and align with the approved design standards. Existing conditions and items will vary by site. OFL, in coordination with the selected partner, will determine which items should be retained, relocated, refurbished, replaced, or removed as part of site-specific implementation.

Funding – Supplemental Construction Funding

Q22: Is separate facilities or capital funding anticipated for building improvements beyond this program budget?

Options for Learning response to Q22:

The budget includes all costs associated with building improvements. OFL will determine if any additional funding will be made available for each fiscal year of this project. Additional funding availability is not guaranteed and is at the complete discretion of OFL.

Funding – Contingent Funding

Q23: What are the primary funding sources, and are any implementation or completion milestones tied to specific funding requirements or deliverables?"

Options for Learning response to Q23:

OFL anticipates using funding from several sources, including the California Department of Social Services, California Department of Education, and the federal Office of Head Start, and may incorporate other funding sources as appropriate. Funding-specific requirements, including any applicable expenditure, implementation, documentation, or completion requirements, may vary by funding source. OFL will communicate applicable requirements to the selected partner as individual phases or task orders are authorized.

Q24: Are there deadlines for obligating or spending specific funds? Will funding requirements affect invoicing, delivery timing, or project phases?

Options for Learning response to Q24:

OFL anticipates funding from a few key sources:

1. California Department of Social Services
2. California Department of Education
3. Federal Office of Head Start

OFL may incorporate other funding sources as needed. OFL will notify the awarded contractor of any additional requirement prior to the incorporation of those funding sources.

Funding – Prevailing Wages

Q25: Will prevailing wage requirements apply to all phases and locations, or will prevailing wage be determined on a site-by-site basis?

Options for Learning response to Q25:

Prevailing wage requirements will not be presumed to apply uniformly to all phases, services, or locations under this RFP. Applicability will be determined based on the scope of work, funding source, site conditions, and applicable law for each task order and/or project location.

Certain services contemplated by the RFP, including construction, alteration, installation, repair, demolition, flooring, painting, cabinetry/millwork, electrical, accessibility, and other site-improvement work, may be subject to California prevailing wage, federal prevailing wage, or other applicable wage requirements when the circumstances of the specific task order require them. Design, planning, procurement, and other professional or non-construction services are not intended to be treated as prevailing-wage work solely by virtue of being performed under this RFP.

OFL will identify known prevailing-wage requirements in the applicable task order prior to authorization of the affected work. Proposers should therefore not assume that prevailing wage applies to all work under the RFP, nor assume that all work is exempt.

Base proposal pricing will not be presumed to include prevailing-wage labor rates or associated compliance costs.

The awarded contractor and its subcontractors will remain responsible for compliance with all prevailing-wage and other labor requirements applicable to the work performed. Nothing in this clarification modifies or waives any requirement imposed by applicable law or by a project funding source.

General Compliance & District Requirements

Q26: What type of fixed work will be expected on District land (Portables)?

Options for Learning response to Q26:

See response to Q27

Q27 Union labor and prevailing wage requirements: For work performed under this RFP, including delivery of furniture and equipment into individual classrooms, furniture assembly and placement, playground installation, site improvements, or other trade-related services, will OFL require the prime contractor or any specialty partners performing such work to utilize union labor? Additionally, does OFL anticipate that any portion of this work will be subject to California prevailing wage requirements, school district labor requirements, a Project Labor Agreement

(PLA), or other specific labor compliance requirements? If so, can OFL identify which anticipated scopes of work, including delivery and furniture assembly, would be subject to those requirements?

Options for Learning response to Q27:

OFL will not utilize any permanent or fixed structure designs for outdoor spaces under district authority, except where district approval has been obtained. Outdoor permanent or fixed structure designs should be optional alternatives. OFL will determine if a fixed structure design can be incorporated on a case-by-case basis. See Q23 above for prevailing wage requirements.

Budget – Space Allocation

Q28: The RFP identifies an overall program budget of approximately \$11.5 million. Can OFL provide the anticipated budget allocation between indoor learning environments and outdoor learning environments?

Options for Learning response to Q28:

OFL has not established a fixed allocation of the approximately \$11.5 million program budget between indoor and outdoor learning environments. The level of investment is expected to vary by location and space based on existing conditions, size, programmatic needs, required improvements, furnishings and equipment, installation requirements, and other site-specific considerations.

The \$11.5 million represents the anticipated overall program budget rather than a uniform per-space budget. OFL expects the selected partner to assist in evaluating needs, developing cost estimates, and recommending priorities and allocation strategies that maximize the impact of the available funding across the approximately 150 indoor and outdoor learning environments.

Proposers should develop their proposed approach and pricing based on the requirements of the RFP and clearly identify any assumptions used in developing their proposal.

Q29: ...Please also clarify whether the reference to “approximately 150 indoor and outdoor learning spaces” means approximately 150 classrooms together with their associated outdoor areas.

Options for Learning response to Q29:

There are approximately 64 outdoor spaces shared between these classrooms.

Q30: Can OFL provide a target budget or budget range per classroom for indoor and outdoor learning environments? If available, please provide separate ranges by age group or classroom type.

Options for Learning response to Q30:

See response to Q28

Q31: Of the approximately \$11.5M program budget, can OFL provide any guidance on the anticipated allocation among classroom interiors, outdoor learning environments, FF&E, construction/site improvements, professional services, and procurement/logistics?

Options for Learning response to Q31:

See response to Q28

Budget – Included Costs

Q32: Please confirm which of the following the approximately \$11.5M program budget is intended to cover:

- (a) furniture and equipment;
- (b) design, programming, standards development, and project management fees;
- (c) freight, delivery, installation, and sales tax;
- (d) interior finishes and improvements such as paint, flooring, lighting, and cabinetry;
- (e) minor electrical or construction work;
- (f) outdoor learning areas.

Options for Learning response to Q32:

The approximately \$11.5 million anticipated program budget is intended to cover the costs necessary to perform the services included in the RFP scope of work, including, as applicable, furniture and equipment; design, programming, standards development, and project management; freight, delivery, installation, and applicable sales tax; interior finishes and improvements; minor electrical or construction work; and outdoor learning environments. Actual expenditures and the mix of costs will vary by site, approved design, implementation tier, and authorized scope.

Q33: Please clarify whether the approximately \$11.5 million program budget includes design fees, project management and installation, or whether it covers furniture, fixtures, equipment and finishes only...

Options for Learning response to Q33:

The budget includes all costs necessary to realize the services listed in the project scope of work.

Budget – Exceeding the Budget

Q34: Is there room to go outside the budgeted amount?

Options for Learning response to Q34:

The approximately \$11.5 million represents OFL's current anticipated program budget. Proposers should develop their approach with this budget in mind and clearly identify any assumptions, options, or recommendations that may affect overall program costs. Any changes to the anticipated budget would be subject to OFL's review, approval, and available funding.

Q35: Are there cost saving measures to be considered?

Options for Learning response to Q35:

The listed budget is a preliminary estimate. Bids may, at their discretion, exceed the budgeted amount. If a bidder determines that the budget is not sufficient to cover their requested services in the scope of work, the bidder should provide their justification in their final bid.

Budget – Pricing Tiers

Q36: Does OFL have predetermined definitions or target budgets for the three implementation tiers, and should the same tier structure apply to both indoor and outdoor environments?

Options for Learning response to Q36:

OFL has not established predetermined dollar amounts or target budgets for the three implementation tiers. For purposes of proposal development, OFL generally considers the **Base** tier to represent essential, cost-conscious improvements necessary to achieve the Master Design objectives; the **Alternate** tier to represent a moderate level of investment incorporating additional improvements or upgrades; and the **Enhanced** tier to represent a more comprehensive level of improvement and investment.

These descriptions are intended to establish a general framework rather than prescribe specific products, materials, or dollar values. Proposers should use their professional expertise to define the specific components included within each tier and clearly identify the associated pricing and assumptions.

The tiered approach should apply to both indoor and outdoor learning environments; however, the scope, components, and cost of each tier are not expected to be identical between indoor and outdoor environments.

Budget – Outdoor Spaces Included

Q37: How many outdoor learning areas are in scope, and are they included in the approximately 150 learning spaces referenced in the budget?

Options for Learning response to Q37:

OFL has approximately 64 outdoor spaces.

Budget – Tax Exempt

Q38: Is Options for Learning exempt from California sales and use tax on furniture, fixtures and equipment procured under this agreement?

Options for Learning response to Q38:

OFL is not tax exempt.

Allowances – Delays & Errors

Q39: How should respondents address additional labor, storage, remobilization, or return-trip costs resulting from delays caused by site readiness, construction, access restrictions, or other circumstances outside the selected vendor's control?

Options for Learning response to Q39:

Bidders are free to include additional fees or service costs to cover significant delays or errors during the design, implementation, or execution process. Such allowances will be incorporated into the final bid cost during evaluation. While OFL does not anticipate any severe delays or errors, the organization will make reasonable efforts to accommodate the selected partner for any unforeseen circumstances.

Pricing – School-Age Considerations

Q40: For the optional school-age scope described in Addendum 1, should pricing be presented per classroom, per outdoor area, or as a single program-wide option?

Options for Learning response to Q40:

At minimum, bidders should provide the associated optional service costs to design, implement and deliver new school-age classrooms layouts. School-Age price breakdowns should make efforts to mirror the format used for infant, toddler, and preschool design services.

OFL General Information – Teaching Methodology

Q41: During the September 21st in-person meeting, it was discussed that OFL currently utilizes the HighScope Curriculum and may be considering a transition to The Creative Curriculum. Should the proposed FF&E and classroom materials be aligned with the current HighScope Curriculum, or should the design and product selections take into consideration a potential transition to The Creative Curriculum?

Options for Learning response to Q41:

Our methodology is play-based learning using High Scope / Creative Curriculum. We have daily routines, active learning, exploration, and child-led interest activities. Teachers create engaging environments where children investigate ideas, develop language and literacy skills, build relationships and demonstrate learning through authentic experiences and assessment.

OFL General Information – Branding

Q42: Does OFL have brand guidelines or a brand standards document proposers can reference??

Options for Learning response to Q42:

See response to Q41

Q43: Does OFL have an existing brand or identity manual, visual standards, communications guidelines, or other organizational materials that can be shared with the selected team and incorporated into the Master Design Standards?

Options for Learning response to Q43:

Please see the Options for Learning Graphics Identity Manual for color schemes, typefaces, and other organizational branding information.

Product Specifications – Infant & Toddler Expectations

Q44: Can you please clarify the required height for the Infant Crib Area divider? Are there specific minimum or maximum height requirements that must be met? Can you describe the infant and toddler center area makeup and expectations.

Options for Learning response to Q44:

Bidders are encouraged to put forth design recommendations based on their own design expertise and the age group breakdown listed in this document. OFL considers participating bidders as subject matter experts in designing child educational spaces. Bidders are expected to adhere to any California regulations or laws pertaining to such spaces.

Scope Clarification – Existing Furniture

Q45: Is removal, disposal, or reuse of existing furniture and equipment within scope?

Options for Learning response to Q45:

See response to Q47

Q46: Is removal, relocation and disposal of existing furniture and equipment within the awarded firm’s scope? Will OFL provide an existing furniture inventory, and does OFL intend for any existing items to be retained and reused?

Options for Learning response to Q46:

See response to Q47

Q47: Does OFL currently have FF&E inventories, preferred vendors, purchasing agreements, or existing products that the selected team should incorporate, retain, or reuse as part of the Master Design and site-specific implementation?

Options for Learning response Q47:

Removal, relocation, reuse, and disposal of existing furniture and equipment may be included as part of site-specific turnkey implementation. Existing items may be retained or reused where they are in suitable condition and align with the approved Master Design standards. Existing conditions and inventories will vary by site, and OFL will make the final determination regarding items to be retained, relocated, reused, or removed. The selected partner may be asked to provide or coordinate removal, disposal, and reallocation services and should identify any related assumptions or optional costs in its proposal.

Language Clarification – Delivery Model

Q48: The Proposal Content and Format section asks for a “recommended delivery model” in the Executive Summary. Please clarify what OFL intends by this term...

Options for Learning response Q48:

Recommended delivery model” refers to the proposer’s recommended approach for organizing, managing, and delivering the overall scope of services. Proposers should describe how they recommend structuring the work, including, as applicable, project phasing, design and implementation responsibilities, use of specialty partners or subcontractors, procurement and installation of furnishings and equipment, construction coordination, project management, and the proposed contracting structure.

OFL is seeking the proposer’s professional recommendation regarding the most effective approach to delivering the program across multiple locations while maintaining consistency, quality, schedule, and budget objectives. The recommended delivery model should clearly identify roles and responsibilities, key assumptions, and how the proposer would coordinate the various components of the work.

The recommended delivery model is not required to follow a single prescribed structure; however, any proposed approach should be consistent with the requirements of the RFP and clearly described in the proposal.

Improvements & Approvals – Restricted Space

Q49: For leased locations, who is responsible for obtaining landlord consent for alterations, and are there sites where scope will be limited to non-permanent work?

Options for Learning response Q49:

OFL is responsible for obtaining approvals from the landlord.

Q50: For locations on public school campuses, does OFL anticipate permanent improvements that may require DSA review, or should the design approach generally prioritize non-permanent and adaptable solutions?

Options for Learning response Q50:

OFL will be responsible for obtaining approvals from Districts or organizations for the purposes of site improvements. Sites under the authority of a district or external organization should prioritize non-permanent structures. For this reason, OFL asks that permanent or fixed structure alternatives be provided as optional.

Closures – Scheduled Work

Q51: Will implementation be performed in occupied facilities with children present? Please identify any defined shutdown windows, such as summer or holiday closures, and whether after-hours or weekend work is anticipated.

Options for Learning response Q51:

See response to Q52.

Q52: Given that many locations will remain operational during implementation, are there anticipated restrictions regarding construction hours, deliveries, site access, or installation windows that should be considered in the implementation approach and pricing?

Options for Learning response Q52:

OFL will coordinate with the awarded bidder and schedule the necessary closures to assist with design implementation.

Site Specifications – Portables

Q53: If portables are the common system, what is the standard construction detailing used for the foundation of the portables or are they on wheels? Is it in fact, standardized, with one portable company providing and installing all portables? What is the name of that company?

Options for Learning response Q53:

Options for Learning utilizes a variety of permanent modular classroom buildings that have been installed over time by multiple manufacturers and contractors. Most units are installed on permanent foundation systems and are not wheel mounted. Available documentation will be provided to the selected consultant where records exist.

Deliverables – Page Limits

Q54: Do a cover letter and a design concepts appendix count toward the 40-page limit?

Options for Learning response Q54:

The proposal should not exceed 40 pages, excluding cover, table of contents, resumes, required forms, and product/specification appendices. Cover letter and design concept appendices will not be counted towards the limit. OFL expects bidders to remain reasonable with these exclusions.

Deliverables – Physical Copies

Q55: Can respondents submit a printed copy of the proposal in addition to the required electronic submission?

Options for Learning response Q55:

Respondents may submit a physical copy in addition to the required electronic copy. Physical copies can be provided to the OFL corporate office at the attention of the procurement department. Please avoid any advertisements or marketing materials not pertinent to the bid requirements.

Lead Times & Completion Dates

Q56: What minimum lead time does OFL anticipate providing between authorization of a site-specific task order and the required installation or completion date?

Options for Learning response Q56:

Schedules for delivery, installation, and closeout will be coordinated with the awarded bidder through the initial phase of the project. OFL will continue to coordinate with the awarded bidder through the process to ensure that lead times and completion dates align with organizational needs. Bidders should clearly identify in their bid any limitations or restrictions associated with utilizing their services.

Award Considerations – Site Authorizations

Q57: Will each site authorization include confirmed classroom quantities and age groups, licensed capacities, square footage, delivery and access conditions, existing items to remain, and installation requirements? The addendum identifies room sizes ranging from approximately 473 to 3,167 square feet, which may materially affect design, product quantities, and labor planning.

Options for Learning response Q57:

OFL will collaborate with the awarded vendor to ensure that the appropriate information is provided as needed throughout each project phase. Designs created for this project should provide a unified aesthetic and be adaptable to similar classrooms of the same age range.

Site List – Owned vs Leased

Q58: Of the approximately 152 classrooms, what percentage are each leased, portable, and OFL-owned, and please provide a list of deliverable addresses by schedule and note year-built?

Options for Learning response Q58:

See Q60. Also, OFL will not provide a full address breakdown prior to award. Bidders should use their best judgement when considering portable specifications. Bidders should reference portable specifications based on locations observed during the site walk.

Q59: Could OFL provide a preliminary breakdown of the approximately 150–152 classrooms by physical site, including the associated outdoor learning environments? In particular, it would be helpful to understand the approximate number of classrooms and distinct outdoor environments at each location.

Options for Learning response Q59:

See response to Q60, Q61, & Q63.

Q60: How many of the sites are owned and how many are leased?

Options for Learning response Q60:

81 portables (owned building), 31 Leased Classrooms, 25 Owned Classrooms. Numbers are approximate and will change over the 3-year project period. The approximate 150 classrooms described in the RFP account for estimated changes during the 3-year project period.

Q61: How many outdoor spaces are there in relation to classrooms?

Options for Learning response Q61:

Approximately 64 outdoor spaces shared between the classrooms. Certain outdoor spaces are shared by different age groups (example: Toddler/Infant).

Site List – Geographic Locations

Q62: What is the anticipated geographic range of the implementation sites, including the greatest expected distance between locations for each of the six-month delivery periods?

Options for Learning response Q62:

OFL will provide the initial list of phase 1 sites after award. OFL will coordinate with the awarded bidder to further refine that list. Bidders are encouraged to review list of sites on OFL's website: <https://viewer.mapme.com/279e7d61-c7cd-4acd-a537-3413ce31a0fe>

Site List – Classrooms Distribution Per Site

Q63: How are classrooms clustered per site and age group?

Options for Learning response Q63:

Site classroom counts are approximately:

- [1 Classroom] – 26 sites
- [2 Classrooms] – 10 sites
- [3 Classrooms] – 11 sites
- [4 Classroom] – 4 sites
- [5 Classrooms] – 1 site
- [6 Classrooms] – 6 sites
- [10 Classrooms] – 1 site

Age Categories – Age Distribution

Q64: Are the play areas separated by the following age groups at each facility:

Options for Learning response Q64:

Infant and toddler age groups often share outdoor play areas. Preschool sometimes shares outdoor space with school-age. All classrooms represent a specific age range.

Infant: 6 weeks – 18 months

Toddler: 18 months – 3 years

Preschool: 3 years – 5 years

Floor Plans

Q65: Are you able to provide blueprints/dimensions of the typical infant, toddler, preschool learning cottages.

Options for Learning response Q65:

Options may have floor plans and dimensions of the typical portable/modular classrooms. Any existing floor plans available to Options will be provided to the awarded consultant for use during the design process.

Q66: What existing documentation does OFL hold for the subject classrooms, and what will be made available to the awarded firm? Specifically: floor plans, CAD files, as-built drawings, or site surveys.

Options for Learning response Q66:

Available facility documentation like floor plans will be provided to the selected consultant. Due to the age of sites, original plans, as-built drawings, site surveys and other historical records may be unavailable. Documentation varies by location, and CAD files or surveys are not available for majority of the sites.

Q67: Will OFL provide existing site documentation and available drawings for each location, or is the selected team expected to perform field verification, measurements, and existing-condition documentation as part of the site-specific implementation process?

Options for Learning response Q67:

The selected contractor should anticipate performing field verification, measurements, and existing-condition documentation as part of the site-specific implementation process. While Options will provide available floor plans and existing records, consultants should not rely solely

on the accuracy or completeness of historical documentation and should verify existing conditions as necessary.

Vendor Obligations – Off-Site Storage

Q68: Because OFL will not provide storage, are there specific requirements or restrictions regarding off-site receiving, inspection, storage, staging, and sequenced delivery?

Options for Learning response Q68:

There are no restrictions on off-site storage.

Scope Clarifications – Baseline Requirements

Q69: Should we include all spaces within a portable (teacher rooms, restrooms, etc.)?

Options for Learning response Q69:

See response to Q71

Q70: What does OFL consider essential to the base package for each classroom?

Options for Learning response Q70:

See included document: Classroom Design Considerations. The file can be found on the OFL website: <https://www.optionsforlearning.org/procurement>. Bidders should consider information in this document for general guidance; bidders should utilize their own design expertise to provide recommendations for appropriate classroom spaces. It is not OFL's intention to limit design creativity by providing this information.

Q71: Can OFL confirm that the primary scope is focused on classroom interiors and associated outdoor learning environments, with restrooms and staff/administrative areas generally outside the anticipated scope?

Options for Learning response Q71:

Designs should include all spaces inside and attached to the classroom. Specifically, finishes, flooring, and any major unifying aesthetic should be incorporated across the entire classroom space. This may include attached teacher offices and restrooms.

Please see additional documentation regarding interior and exterior spaces (Q70). Information in these documents should provide general guidelines but not limit bidders in their design choices. OFL intends to leverage the design expertise of participating bidders to further expand upon the classroom design and make refinements where appropriate.

Scope Clarifications – Storage Requirements

Q72: Does OFL have preferences or minimum requirements for teacher storage, locked storage, children’s cubbies, bedding storage, or other classroom storage that should be incorporated into the master design standards?

Options for Learning response Q72:

Bidders should provide their best recommendation for functional classroom spaces. Storage designs considerations should demonstrate the bidder’s understanding of children’s education spaces: how they function, what is most efficient for teachers and students, as well as minimum toy and consumable storage requirements.

Scope Clarifications – Applicable Spaces

Q73: Should outdoor learning environments be addressed at every participating site, or will outdoor improvements vary based on site conditions, priorities, and individual task orders?

Options for Learning response Q73:

Outdoor learning environment improvements are expected to vary based on site conditions, programmatic needs, organizational priorities, available funding, and the scope authorized for each location or task order. Proposers should not assume that the same level or type of outdoor improvements will be required at every participating site.

Where outdoor improvements are included, they should support the overall program objectives and align with OFL’s approved design standards and requirements. Specific improvements will be determined based on site assessment, prioritization, and the applicable authorized scope of work.

Scope Clarifications – Tiers & Outdoor Spaces

Q74: Should the three implementation tiers identified in the RFP apply to outdoor learning environments as well as indoor classroom environments?

Options for Learning response Q74:

Yes.

Scope Clarification – Phase 1 Age Distribution

Q75: Of the 32 classrooms planned for January through June 2027, what is the anticipated distribution among infant, toddler, preschool, and school-age environments?

Options for Learning response Q75:

OFL will provide the initial list of phase 1 sites after award. OFL will coordinate with the awarded

bidder to further refine that list.

Q76: Does OFL anticipate that Phase 2 will include the implementation of one or more prototype environments for real-world use and evaluation prior to broader rollout, allowing the Master Design to be tested and refined based on actual user feedback?

Options for Learning response Q76:

OFL anticipates that Phase 2 may include implementation of one or more prototype or pilot environments prior to broader rollout. The purpose would be to evaluate the Master Design in a real-world setting and provide an opportunity to assess functionality, usability, implementation considerations, and other lessons learned before broader deployment.

The number, type, and location of any prototype environments have not yet been determined and will be based on OFL's priorities, site conditions, available funding, and the recommended implementation approach. OFL may use feedback and lessons learned from prototype implementation to inform refinements to the Master Design and subsequent phases of the program.

Q77: How many prototype environments does OFL anticipate developing, and should the prototypes represent different age groups and/or different existing site conditions?

Options for Learning response Q77:

OFL has not established a predetermined number of prototype environments. Proposers are encouraged to recommend an appropriate prototype approach, including the number and types of environments that would provide meaningful information prior to broader implementation.

Scope Clarification – Phase 3 Vendor Obligations

Q78: Could OFL further clarify the intended limits of the selected partner's turnkey responsibility, particularly regarding procurement, receiving, storage/staging, installation, closeout, and warranty coordination?

Options for Learning response Q78:

OFL expects the Prime Contractor to manage elements within the scope of work, including add-on procurements, receiving, storage/staging, installation, closeout, and warranty coordination. Prime Contractors should either manage these services in-house or subcontract. As mentioned above, prime contract is responsible for managing these responsibilities and should incorporate applicable costs in their bid total.

Scope Clarification – Post Award Bids

Q79: Does OFL expect the selected team to obtain and coordinate competitive pricing or bids from contractors and vendors for site-specific implementation, or will OFL manage the contractor procurement process directly?

Options for Learning response Q79:

Bidders should identify product lines and brand will be incorporated in their design choices. Bidders should make efforts to lock in standard prices for furniture, equipment and furnishing being obtained from other vendors. In the event that an additional procurement is required, the awarded bidder will need to coordinate that process with input from OFL.

Q80: Does OFL anticipate centralized procurement of standardized products across multiple classrooms, or procurement by individual site/classroom?

Options for Learning response Q80:

Implementation and delivery of products will be contingent on the awarded bidders design strategy and the implementation schedule agreed upon by OFL and the awarded bidder.

The awarded bidder will need to generate master designs that can be adapted to multiple classroom sizes and layouts. Focus on unifying aesthetics that incorporate our design philosophy is essential. OFL anticipates that standard products will be utilized in the design work, however, bidders may recommend alternative implementation strategies that prioritize OFL's best interests.

Scope Clarification – Phase 2 Rollout Strategy

Q81: Does OFL anticipate a specific geographic or site-based sequencing strategy for implementation over the three-year program, or will sequencing be established progressively through individual task orders?

Options for Learning response Q81:

Progressively over the course of the project timeline.

Scope Clarification – Teacher & Staff Considerations

Q82: What kind of considerations are we asking for with regards to adults/teachers in the classroom? For adults working with children, at stations, etc.?

Options for Learning response Q82:

Teachers and staff will be working with children in a variety of settings. Some consideration should be paid to needs of the teachers and staff members. This may include additional accommodation for sitting, laying, or specific interactions at children's stations.

Scope Clarification – Electrical & Permitting Issues

Q83: Is there any construction/electrical work for Church sites? What are the typical considerations for these types of sites?

Options for Learning response Q83:

Churches and other very old buildings may require special attention during the design process. OFL does not wish to trigger potential permitting issues through additional construction task orders. Additionally, church sites will require special approval from the church for any building improvements.

Scope Clarification – IT Requirements

Q84: What are the typical technology and equipment requirements by classroom age group? And, has OFL already confirmed the availability of power, data and cooling required for each location/portable? If so, please provide that inventory grouped by deliverable schedule and addresses.

Options for Learning response Q84:

See response to Q85 below.

Q85: What classroom technology should the proposed learning-environment designs accommodate, and will OFL provide the technology, or should respondents include it in their proposals? Additionally, should each classroom have a designated technology area, or should technology be incorporated within another learning area, such as science/STEM?

Options for Learning response Q85:

For sites with classrooms, the design should include at least one room dedicated, secure space for IT infrastructure away from instructional areas (for safety reasons). The space should have dedicated cooling to prevent equipment from overheating or shutting down, as well as adequate ventilation and clearance for safe operation. Space should be preferably near the entry point of where internet services would be installed by the internet service provider.

We would require cabling run to all classrooms from the main IT room for wireless access points to be installed in the ceilings. Additionally, low voltage would need to be installed near one exterior door for each room in addition to the IT room for access control.

For portables, where a dedicated room is not possible, we try to have equipment in an office or up high and away from children for safety and noise concerns.

The above information demonstrates OFL's approach to IT infrastructure needs within our classrooms. Bidders should consider the above information when generating designs for this RFP. Bidders are not expected to renovate or alter any existing classrooms structures to meet these needs – only that new designs take this information into consideration.