



Tamalpais Union High School District Lease-Leaseback Construction Services Archie Williams High School Performing Arts Center Modernization and Expansion Project RFP #114

Addendum No. 01

September 24, 2026

Owner:

Tamalpais Union High School District
333 Doherty Drive
Larkspur, CA 94939

To: Prospective Consultants

The following changes, modifications and additions to the Request for Proposals described below are made a part thereof and are subject to all of the requirements thereof as if originally specified. The submitter must acknowledge receipt of the Addendum when submitting their RFP; failure to do so may subject the submitter to disqualification.

Addendum Acknowledgement

Signature

This Addendum consists of Nine (9) pages including attachment.

621 W Spain Street • Sonoma, CA 95476
707-933-0624 • Fax 707-996-8390

Addendum No. 01

Response to Questions:

Question #1 - Please confirm whether the District will accept prequalification submittals from Respondents in advance of the proposal deadline.

Response: No, the District is not opening a project specific prequalification process for GC's for this project.

Question #2 - Pg. 1 of the RFP indicates the District will only receive RFQ/P packets submitted electronically; pg. 8 mentions five (5) bound copies and one (1) unbound copy. Please clarify whether this is an electronic submission only or whether the District would also like to receive hard copies.

Response: Only an electronic submittal is required.

Question #3 – Pg. 8 limits submittals to thirty (30) single-sided pages and excludes covers, tabs, certificates of insurance, detailed schedule charts, and Comments to the Form of Agreement. Please confirm whether the following are also excluded: Non-Collusion Declaration and Iran Contracting Act Certification required under Tab 4 and Insurance company letter required under Tab 9.

Response: Page limit is increased to fifty (50) single sided pages.

Question #4 – Pg. 4 states "Modular Building System – Not Applicable." Pg. 12 requests modular construction experience and prefabrication percentages by hard cost and square footage. Please confirm whether the District will evaluate modular and prefabrication experience.

Response: No, modular experience is not a consideration.

Question #5 – Please confirm whether the Foreman is required to attend the interview.

Response: The District will encourage firms to bring the proposed project team to the interview.

Question #6 – Pg. 9 asks Respondents to identify up to three (3) persons who will be primarily responsible for working with the District, including Superintendent and Foreman. May Respondents identify additional key personnel beyond three so that the full core project team, including Project Executive, Preconstruction Manager, and Project Manager, is represented?

Response: Yes.

Question #7– Exhibit D to the Facilities Lease, Section 6.3.3, assesses liquidated damages for Key Personnel substitution. Can the District confirm who is considered Key Personnel?

Response: Exhibit D will be negotiated with the selected contractor.

Question #8 - Section 11.1.4 of the Facilities Lease leaves the daily liquidated damages amount blank. Please provide the amount or confirm it will be established during negotiation.

Response: This section will be negotiated with the selected contractor.

Question #9 - Will the District provide a fee proposal form so that pricing can be compared on an apples-to-apples basis? Please also confirm whether key personnel hourly rates are to be included, and whether pricing forms and rate schedules are excluded from the page count.

Response: Yes, this form is included with this addendum.

Question #10 - Can the proposal deadline be extended?

Response: No.

Question #11 - Facilities Lease Section 11.1.4 does not state what the Liquidated Damages are for the project. Could you let us know the amount?

Response: This will be negotiated with the selected contractor and will likely be in the \$1,500-2,000/Calendar Day range.

Question #12 - Submission requirements - Page 1 of the RFQP package states that the district will only receive RFQ/P packets electronically while page 8 under Format states "Five (5) copies, one (1) unbound copy, and (1) electronic copy" also page 18 of the submission guidelines states "Respondents shall send electronic submission via email of the RFQ/P Packet." Please let us know the preferred method of submission.

Response: Only electronic submissions will be required.

Question #13 - RFQP's Appendix A Project Description states completion date as 12/24/27. Could you let us know the following?

Responses in red.

- a. Estimated date of DSA submittal. **Project has been submitted to DSA.**
- b. Estimated date of DSA approval. **Anticipated for late February 2026.**
- c. Anticipated construction start date? **June 2027.**

Question #14 - Due to limit of 30 pages, we ask that the following items also be excluded from the page count and that we be allowed to provide them in an Appendix at the end of the PDF.

- a. Explanation of Change in Corporate Structure (LLC Documents)
- b. All Team Resumes
- c. Notarized Surety Letter
- d. Line of Credit Letter
- e. Appendix C-1 Non-Collusion Declaration & Notarization
- f. Appendix C-2 Iran Contracting Act Certification
- g. Preliminary Site Logistics Plan
- h. Safety Narrative (to comply with Scoring on page __ for Safety)

Response: Page limit is increased to fifty (50) single side pages.

Question #15 - In order to get pricing for Builders Risk, Earthquake and Flood to include in our price proposal, please let us know the following:

Year built for: **Responses in red.**

- a. Building 700 - **1957**
- b. Building 1600B - **2002**
- c. Building 1600C - **2002**

Question #16 - Bonds and insurance is required as a %.

- a. Is it acceptable to provide Builders Risk, Earthquake, and Flood as \$ amounts, broken out from the insurance % since these are usually \$ amounts rather than a % of the project?
- b. Since carriers won't hold pricing for BR/EQ/FL for a project starting months from now, we request the ability to re-quote these amounts at time of GMP – if selected as the GC for this project.

Response: Yes, for both a & b.

Question #17 - Exhibit D to the Facilities Lease, Item 17.5 Format for Proposed Change Orders - Page 49 of 85:

The table for change order mark-ups doesn't provide %'s for mark-ups to self-performed work or subcontractor work.

Would you like us to provide our proposed mark-ups in our Pricing and Contingency section or our submittal?

Response: A revised pricing proposal sheet is being provided with Addendum 1.

#18 – Tab 4 Page 9 item b second paragraph - asks the GC to identify up to three people who will be primarily responsible for working with the district and mentions the Superintendent and Foreman and that these people/roles will be expected to attend the interview.

Is it acceptable to substitute the name of the foreman with the name of the project manager since one of them will be the project personnel that will interact the most with the district?

(We don't usually involve our foremen in interviews and usually have our PM & Super attend).

Response: This is acceptable.

Question #19 - Could you repeat what was stated at the site walk through regarding where the District would prefer the GC to set up their staging/trailers?

Response: Parking and staging is likely in the parking lot immediately adjacent to the project. Final location, size, duration to be negotiated with the selected GC during the GMP process.

Question #20 - Will the parking lot near the PAC building along Sir Francis Drake be available for the GC to close off for staging/logistics during the full duration of construction on the PAC?

Response: Yes, however, the access route for Emergency vehicle access will need to be maintained as required.

Question #21 - Please confirm whether the work on the portables will need take place during the summer of 2027.

Response: No, the portables will be closed off to staff and students for the duration of the project.

Question #22 - The Allowable General Conditions Exhibit C-3 matrix included with the RFQ/P indicates that Security Guards and Watchman Service are to be included in the General Conditions. Since at this time we don't know whether security will be required for the project or how much will be needed, we request that it be removed as a General Conditions requirement.

Response: If the contractor intends to provide security for the job site, this should be included in the general conditions cost. If any security is directed by the District at a later date, which is not likely, cost for those services can be addressed via change order or contingency draw.

Question #23 - Is this project subject to a Project Labor Agreement (PLA)?

Response: No.

Question #24 - Appendix A Project Description lists the completion date as December 24, 2027, and during the walkthrough it was noted that construction is anticipated to start in Summer 2027. Please confirm that this schedule is correct. Please identify any required milestones.

Response: Schedule is correct.

Question #25 - The pricing form appears to be missing from the RFQ/P. Will one be provided?

Response: Pricing form to be issued with addendum 1.

Question #26 - Appendix C-3 Allowable General Conditions Costs states that Watchmen and Security Guards are to be included in the General Conditions Cost. Please clarify if these are a mandatory requirement. If required, these costs would typically be included in the Direct Cost of Work

Response: If the contractor intends to provide security for the job site, this should be included in the general conditions cost. If any security is directed by the District at a later date, which is not likely, cost for those services can be addressed via change order or contingency draw.

Question #27 - Page 1 of the RFQ/P states the District will only receive RFQ/P Packets submitted electronically, however, page 8 under A. Format asks for hard copies. Can you please confirm this submission is electronic submission only?

Response: Submission is electronic only.

Attachments:

Sign in Sheet (2) two pages

Compensation and Pricing Form (2) two pages

End of Addendum

TAMALPAIS UNION HIGH SCHOOL DISTRICT
 CONTRACTOR LEASE LEASE BACK - PREPROPOSAL MEETING SIGN IN
 ARCHIE WILLIAMS HIGH SCHOOL PAC MODERNIZATION AND EXPANSION PROJECT
 WEDNESDAY - SEPTEMBER 16, 2026, 11:00 AM

Company/Firm Name	Attendee Name	Email Address (for RFP correspondence)	Phone Number
Guzman Construction Group	Juan Diaz	jdiaz@guzmangc.com	628 224 7283
ALTEN CONSTRUCTION, LLC	KARIN ROMEO	bids@altenconstruction.com	PH (510) 234-4200 FAX (510) 234-4221
BHM CONSTRUCTION, LLC	ERICA KOONTZ	bids@bhmeconstruction.com	(707) 643-4580
ARNTZ BUILDERS, INC.	DAVID ARNTZ	BID@ARNTZBUILDERS.COM	(707) 835-2900
FRC Inc.	Michele Ruggirello	bids@frcinc.biz	707-837-5065
CWS Construction Group, Inc.	Matt Rohrs	estimator@cwsconstructiongroup.com	415-209-0229
Lathrop Construction	Chris VanPelt	bids@lathropconstruction.com	707 746-8000
Lee FLINT BUILDERS	Lee JETTON	ljetton@flintbuilders.com	831-750-8413
Mitch FLINT BUILDERS	MITCH MCLEAN	mmclean@flintbuilders.com	415-728-6784

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Company/Firm Name	Attendee Name	Email Address (for RFP correspondence)	Phone Number
SAUSAL CORPORATION	SAMEER KHAN	B.ks@sausal.net	925-568-2200
LCCI INC	MICHAEL LAELITZ	BRANDON C. GCCIIINC.COM	707-545-2134
EF Brett	Sydney Redfeam	estimator@efbrett.com	415-524-8351
Wright Contracting	Sarah Mawduin	build@wrightcontracting.com	(707) 528-1762
GUZMAN CONSTRUCTION	KAMI KINKAD	kkinkaid@guzmangc.com	415-533-1082

COMPENSATION AND PRICING	
Item	Amount
Cost to Perform Preliminary Services (Not to Exceed Amount)	\$ _____
Staffing that would be part of Preliminary Services	
Project Manager (hourly rate)	\$ _____
Constructability Reviewer (hourly rate)	\$ _____
Estimator (hourly rate)	\$ _____
Scheduler (hourly rate)	\$ _____
Other: _____	\$ _____
Cost of General Conditions (Including General Requirements) either as a total Project lump sum or as a monthly rate (indicate which)	\$ _____, or _____/mo.
Mark-up on Subcontractor work	_____ %
Mark-up on self-performed work	_____ %
Mark-up on Subcontractor change order work *	_____ %
Mark-up on self-performed change order work *	_____ %
Fee / overhead & profit (as a percentage of direct costs**), if any in addition to the "Mark-ups" indicated above	_____ %
Bond & insurance cost (as a percentage of direct costs) (no Builders Risk Coverage)	_____ %
Builder's Risk Insurance cost – <u>NO</u> Earthquake or Flood (as a percentage of direct costs)	_____ %
Builder's Risk Insurance cost – <u>JUST</u> Earthquake and Flood (i.e., added premium) (as a percentage of direct costs)	_____ %
Other costs (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs)	\$ ____ or ____ %
Financing Charge *** (The Contractor's charge for interest on the Lease Payments the District must pay.) (This cannot be zero.)	_____ %
* Change Order Mark-Up. Contractor must agree to utilize this same mark-up percentage for change orders during the entire Project. ** Direct Costs. Direct costs shall only include: (1) Subcontractor costs, (2) costs of Contractor-performed work, and (3) General Conditions & General Requirements.	

***** Financing.** The District shall make Lease Payments to the Contractor over a twelve (12) month period **after** completion of the Project. Those Lease Payments will be part of the GPC and are anticipated to be no more than **5%** of the GPC. State the Contractor's proposed interest charge (financing percentage) for the Project for those Lease Payments for twelve (12) months.

USE ADDITIONAL SHEETS AS NECESSARY