GREYSTONE
WEST COMPANY
CONSTRUCTION MANAGEMENT

Marin County Office of Education

MCOE Office HVAC and Switchgear Project 2027

Addendum No. 1

November 16, 2026

Owner:
Marin County Office of Education
1111 Las Gallinas Ave.
San Rafael, CA 94903

To: Prospective Bidders
The following changes, modifications and additions to project documents 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 in the space provided on the prequalification form; failure to do so may subject the Submitter to disqualification.

ADDENDUM 01

This addendum consists of six (6) pages, including attachments.

Item No. 1: **Job Walk Sign In Sheet**

The sign in sheet from the informational job walk held on November 10, 2026 is attached (attachment #1).

Item No. 2: **Questions and Answers**

1.) **Can you please confirm the price proposal page is accurate? Page 5 of the RFP states the project budget is $1,750,000 however, the price proposal form states $4,500,000. Please confirm which figures we should base the price proposal on.**
   a. Price proposals should be based on $1,750,000
   b. Please reference attachment #2

2.) **The Proposal requirements state no more than 30 single sided pages. Can the required document and tab pages be excluded from this count?**
   a. Yes.

3.) **Can we please provide our Financial Statements in an appendix that won't count towards the page count? Our reviewed Financial Statements are 27 pages long.**
   a. Yes, acceptable.

4.) **The construction duration on page 5 states July-Sept 2027, but the price proposal page states the construction duration is May-Sept 2027.**
   a. The construction Duration is June-Sept 2027
   b. Please reference attachment #2

5.) **What is the construction budget / estimated project value?**
   a. The construction budget / estimated project value is $1,750,000

6.) **Are there any union labor requirements?**
   a. There is no PLA / PSA on this Project.

7.) **What is the estimated start and completion date?**
   a. The estimated start date is June 2027, and the estimated completion date is September 2027.

8.) Part 1, Section D of the RFQ/P states that the general conditions are to include scaffolding and SWPPP. Please confirm that both these costs can be excluded from the fee and carried as a line item in the GMP/TBR.
   a. Yes, exclude both these costs and if required, include in GMP / TBR instead.

9.) Please confirm that Builders Risk Insurance (All-Risk) can be excluded from the Bond & Insurance Fee Percentage and carried as a line item on the GMP / TBR.

   a. Confirmed. See price form (attachment #2)

10.) Please confirm project dates and durations, including and anticipated milestones or phasing.

   a. See response to Question #4 above.

11.) Please confirm the 5 months stated in the Proce Proposal form is correct, or please provide updated form with corrected duration.

   a. June 27 – September 27 = 4 months.

12.) Please confirm that the awarded GC will use the Total General Conditions Fee in their GMP rather that the Monthly General Conditions Fee x Actual Project Duration.

   a. The Total General Conditions Fee in the GMP will be calculated by the Monthly General Conditions Fee x Actual Project Duration.

Attachments: 1.) Informational Job Walk Sign In Sheet
2.) Price proposal form (denoted Addendum #2)

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

ADDENDUM #1

PRICE PROPOSAL

Price proposal shall be based on the cost categories shown in Attachment 1: Cost Allocation Breakdown. Proposer is expected to adhere to the categories at the time of TBR/GMP finalization unless the cost savings for the ~~District~~ **County Office of Education** can be demonstrated by the awarded firm.

1. **Receipt of Addenda**

   Receipt of the following addenda is hereby acknowledged:

   Addendum # _____ Dated: _____ Addendum # _____ Dated: _____

   Addendum # _____ Dated: _____ Addendum # _____ Dated: _____

2. **Early Procurement Allowance: $250,000.00**

   The ~~District~~ **Marin County Office of Education** will hold an allowance for Early Procurement of Equipment (e.g., HVAC equipment and associated manufacturing materials) in the amount of $250,000. Payment of the Early Procurement Allowance must be reviewed and approved by the ~~District~~ **County Office of Education** before being released.

3. **Contractor's Fee Percentage Proposal for the Project:**

   Fee Percentage for Preconstruction, Construction and Post Construction Services: _____%

   Preconstruction Services Fee

   Preconstruction Fee Percentage:_____%

   Expressed as a dollar figure, Not to Exceed Lump Sum $_____ (Fee Percentage Multiplied by estimated project cost of ~~$4,500,000~~ **$1,750,000**)

   Contractor Fee (Overhead & Profit)

   Contractor Fee Percentage:_____%

   Listed percentage will be binding at the time of TBR/~~BMP~~ **GMP** finalization, to be applied to the Direct

   Cost of the Work as identified in Attachment 1: Cost Allocation Breakdown.

   Expressed as a dollar figure, Not to Exceed $_____ (Fee Percentage Multiplied by estimated project cost of ~~$4,500,000~~ **$1,750,000**)

   General Conditions

   Monthly General Conditions Fee: $

   Dollar figure that includes all costs identified as general conditions costs in Attachment 1: Cost Allocation Breakdown for the anticipated construction duration from ~~May~~ **June** to September 2027, binding at the time of TBR/~~BMP~~ **GMP** finalization.

   Total General Conditions Fee: $_____ (Monthly Fee multiplied by 4 months)

Bonds & Insurance

Bonds & Insurance Fee Percentage:_____%

Listed percentage will be binding at the time of TBR/~~BMP~~ **GMP** finalization. **Builder's Risk Insurance shall be excluded from the Bonds and Insurance Fee % and listed as a line item in the TBR/GMP.**

Expressed as a dollar figure, Not to Exceed Lump Sum $_____ (Fee Percentage Multiplied by estimated project cost of ~~$4,500,000~~ **$1,750,000**)

Site Name:	Marin County Office of Education	Purpose:	Site Walk
Project Name:	County Office HVAC & Switchgear Project 2027	Project #:	
Date:	Tuesday, November 10, 2026	Time:	2PM - 3PM

PLEASE PRINT CLEARLY

Name	Company	Phone	Email Address
Madison Artau	EF Brett	415-524-835	estimator@efbrett.com
Sam Arntz	Arntz Builders	707-535-9606	b.d@arntzbuilders.com
Daniel Prasad	Carrier	415-828-9516	daniel.prasad@carrier.com
Erica Gentry	GCCI Inc	707-545-2134	contractadmin@gcciinc.com
Rafiq, Muhammad	SN Heating and Ac	209-570-3253	info@SNheatingandac.com
Matt Rohrs	CWS Construction Group, Inc	415-209-0789	estimator@CWSConstructionGroup.com
Brian Taylor	Ridgeview Builders Inc	707 545-7005	ridgeview@sonic.net