GREYSTONE
WEST COMPANY
CONSTRUCTION MANAGEMENT

St. Helena Unified School District

St. Helena High School Modernization Project

Addendum No. 2

October 30, 2026

Owner:
St. Helena Unified School District
465 Main Street
St. Helena, CA. 94574

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 proposal form; failure to do so may subject the Submitter to disqualification.

This addendum consists of ten (10) pages, including attachments.

Item No. 1: Voluntary Site Visit

The District and Construction Manager, Greystone West Co., will hold a voluntary site walk for firms interested in submitting a proposal for the District's RFQP for LLB Construction Services on the 2027 Modernization project at St. Helena High School.

Site Walk Details:
- Date & Time: ***Monday, November 2, 2026, at 9:00 a.m.***
- Meeting Location: St. Helena High School, 1401 Grayson Avenue, St. Helena, CA 94574. Meet in front of the campus under the flagpole.

Attendees will be accompanied by District Representatives and provided with limited access to the work areas, including the gym roof. If your firm plans to attend, please RSVP to peter@greystonewest.com. Please note that **questions will NOT be answered during the site walk.** The deadline to submit pre-bid RFIs in writing to peter@greystonewest.com (cc: theresa@greystonewest.com) remains Tuesday, November 3, 2026.

Item No. 2: RFQP Revisions

- Replace the Price Proposal Form (including Attachment 1: Cost Allocation Breakdown) with Attachment #1: Revised Price Proposal Form denoted ADDENDUM 2.
- Replace pages in RFQP Part I, BACKGROUND & INSTRUCTIONS with Attachment #2: Revised time frame denoted ADDENDUM 2

Item No. 2: Pre-Bid RFIs and Responses

1. Is the Qualification Questionnaire (and attachments) still required if we are currently prequalified with the district and if we include a signed Prequalification Certification.
    a. Yes, it is required for evaluation.
2. On the Price Proposal does the Bonds & Insurance include Builders Risk Insurance?
    a. Yes, it includes all required bonds & insurance specified in the General Conditions.
3. If so, is earthquake and/or flood coverage required?
    a. No, earthquake & flood coverage is not required.
4. If so, may we request to have the ability to requote at time of GMP due to the nature of the insurance?
    a. Re-quoting insurance at GMP requires demonstrating good cause.
5. Is it acceptable to sign and submit the CARB In-Use Off-Road Diesel Fueled Fleet Certification with our RFP/Q but exclude the CARB compliance documentation and only provide if we are awarded the project and have identified all applicable subcontractors?
    a. No. The requested deferral is not acceptable.
    Prime contractor: Submit the CARB certification and compliance documentation with the proposal.
    Subcontractors: Submit CARB certifications with the guaranteed maximum price (GMP).
6. The RFP limit of 30 pages will be exceeded by including the required documentation from the questionnaire. Is it possible to include an attachments section for required documentation such as

financial statements, bonding letter, project lists etc. and be excluded from the total page count limitation of 30 pages?

   a. Yes.

7. On the Price Proposal Form please confirm if the General Conditions should be included in the Contractor Fee as well as in the General Conditions. Our assumption is that it should not be stated in both, correct?
   a. Correct, the General Conditions are a separate fee and should not be included in the Contractor Fee. Reference Price Proposal - Attachment 1: Cost Allocation Breakdown.
8. Please confirm if the Bonds & Insurance should be included in the second item for the Fee or stated as a separate amount in the Bonds and Insurance line item only.
   a. Bonds & insurance should be included in the Bonds & Insurance line item only.
9. The RFQP indicates 5 months of construction duration (May through September) and 5 months is used in the General Conditions total on the Price Proposal. At the virtual informational meeting in the Other Important Information slide it states that construction is June to August (3 months). Can you confirm the duration and if there will be a revision to the Price Proposal?
   a. The construction duration is 44 working days, from June 7, 2027 through August 10, 2027. Reference Addendum Item 2 for price proposal revisions.
10. Regarding Page 15 – Part I, Essential Requirements for Qualification, Question 5: "Has your firm completed at least two California public school K-12 construction projects of at least $4 million dollars, subject to DSA approval within the last three (3) years?" Question/Request: Would the District consider modifying this requirement to allow contractors to qualify based on completion of at least one California public K–12 school construction project subject to DSA approval within the past three years with a $4 million minimum project value? Alternatively, would the District consider accepting other types of projects of comparable scope and complexity?
   a. No, the District will not modify the requirement or accept other types of projects.
11. Regarding Page 22 – Part II, Section B, History of the Business and Organizational Performance, Question 6: "Has your firm completed at least three (3) public works projects in Marin, Napa or Sonoma Counties within the last two years?" Question/Request: Would the District consider modifying the question as follows, "Has your firm completed at least two (2) public works projects in Marin, Napa or Sonoma Counties within the last five years?"
   a. No, the District will not modify the requirement.
12. This appears to be the same packet I turned in for pre-qualification with the district in May of this year. Is there a specific packet for the LLB project we need to submit?
   a. If you are already pre-qualified with the District you do not need to submit another application. There is no specific PQ application for this project.
13. Does this project have a scope of work for new lockers? We would like to provide a quote for supply and install for the locker package.
   a. The project does not contain a scope of work for new lockers.
14. Can you please confirm proposals are still due 11/5 at 2 PM?
   a. Per Addendum #1 dated October 23, 2026, proposals are due no later than 2:00 p.m. on Tuesday, November 10, 2026.
15. What is the construction budget / estimated project value?
   a. $4,500,000 inclusive of contingency costs and preconstruction services fee, bonds, insurance, and markup.
16. Are there any union labor requirements?
   a. No, this project is not subject to labor agreements or requirements.
17. What is the estimated start and completion date?

a. The estimated start date of construction is Monday, June 7, 2027 and the estimated completion date is Tuesday, August 10, 2027.

18. If known, what is the anticipated schedule for bidding and construction of this project?
    a. Reference Item 9 & Item 17 above and Attachment #2

Attachments:

1. Attachment #1 – Revised Price Proposal
2. Attachment #2 – RFQP pages

ADDENDUM 2: Attachment #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 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 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 before being released.

3. **Contractor's Total 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)*

   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)*

   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 to September 2027~~ ***June to August 2027***, binding at the time of TBR/~~BMP~~ ***GMP*** finalization.
   Total General Conditions Fee: $_____ *(Monthly Fee multiplied by ~~5~~ **three (3)** months)*

   Bonds & Insurance
   Bonds & Insurance Fee Percentage:_____%
   Listed percentage will be binding at the time of TBR/~~BMP~~ ***GMP*** finalization.
   Expressed as a dollar figure, Not to Exceed Lump Sum $_____ *(Fee Percentage Multiplied by estimated project cost of $4,500,000)*

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Attachment 1
Cost Allocation Breakdown

Project (On Site Jobsite Staff)	Direct Cost of the Work	General Conditions	Overhead and Profit	Paid by District
Project Manager		x		
Project Superintendent		x		
Project Engineer		x		
Record Drawings		x		
Secretarial/Clerk Typist		x		
Quality Control Program		x		
Temporary Utilities	**Direct Cost of the Work**	**General Conditions**	**Overhead and Profit**	**Paid by District**
Telephone Installation		x		
Telephone Monthly Charges		x		
Elect Power Installation	x			
Elect Power Distribution - Wiring/Spider boxes/Lighting for construction	x			
Permanent Elect Power Monthly Charges				x
All Temporary Power Costs	x			
Water Service for Construction	x			
Heating & Cooling Costs for construction	x			
Light Bulbs & Misc. Supplies for construction	x			
Clean-Up-Periodical	x			
Clean-Up-Final	x			
Dump Permits and Fees	x			
Recycling/Trash Dumpster Removal/Hauling	x			
Dust Control	x			
Temporary Road and Maintenance if required	x			
Trash Chute & Hopper (if applicable)	x			
Direct Job Costs	**Direct Cost of the Work**	**General Conditions**	**Overhead and Profit**	**Paid by District**
Wages of Construction Labor	x			
Labor/Fringe Benefits & Burden	x			
Subcontract Costs	x			
Material & Equipment/Included		x		
a. Contractor Owned Equip. trucks		x		
b. Small Tools – Purchase		x		
c. Small Tools – Rental		x		
Warranty Work & Coordination			x	
Temporary Facilities	**Direct Cost of the Work**	**General Conditions**	**Overhead and Profit**	**Paid by District**
Office Trailer, Storage Trailer & Tool Shed Rental		x		
Office Furniture/Equip/Computers		x		
Xerox Copies/Misc Printing		x		
Postage/UPS/FedEx		x		
Project Photographs		x		
Temporary Toilets		x		
Project Sign		x		
Temporary Fencing/Enclosures		x		
Covered Walkways if required	x			
Barricades	x			
Temporary Stairs	x			
Opening Protection	x			
Safety Railing & Nets	x			
Drinking Water/Cooler/Cup		x		
Safety /First Aid Supplies		x		
Fire Fighting Equipment		x		
Phone/fax lines, cell phones, WiFi		x		

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Miscellaneous Project Costs	Direct Cost of the Work	General Conditions	Overhead and Profit	Paid by District
Printing - Drwgs & Specs				x
Initial Soils Investigation				x
Testing and Inspection				x
Maintenance After Occupancy				x
Hoisting	**Direct Cost of the Work**	**General Conditions**	**Overhead and Profit**	**Paid by District**
Hoist & Tower Rental	x			
Hoist Landing & Fronts	x			
Hoist Operator	x			
Hoist Safety Inspections	x			
Hoist Material Skips/Hoppers	x			
Erect & Dismantle Hoists	x			
Crane Rental	x			
Crane Operators	x			
Crane Safety Inspections	x			
Erect & Dismantle Crane	x			
Fuel, Repairs, Maintenance	x			
Crane Raising/Jumping Costs	x			
Safety Inspections	x			
Forklift Rental	x			
Forklift Operator	x			
Forklift Safety Inspections	x			

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1. In consultation with Architect, review design documents for constructability, scheduling, clarity, consistency and coordination; and work with the Architect and the District on scheduling and sequencing of the Project to meet the District's needs.

2. Undertake a value engineering analysis and prepare a report with recommendations for reducing construction costs as needed.

3. Perform a constructability review of plans and specifications to ensure buildability of the Project.

4. Development and update of the Total Base Rent estimates throughout pre-construction, with monthly updates until execution of the Exhibit D: Schedule of Lease Payments amendment to the Lease Leaseback Agreement.

Construction and Post Construction Services:
The Contractor shall perform all work and obligations described in the attached Lease Leaseback Agreement, including the following construction and post-construction services:

1. Construction of the Project in accordance with the plans and specifications.

2. Coordinate and expedite record drawings and specifications.

3. Compile operations and maintenance manuals, warranties/guarantees, and certificates.

4. Prepare final accounting and close-out reports.

5. Other responsibilities necessary for the completion of the Project in accordance with the plans and specifications.

C. Contract Requirements

DSA approval of the plans and specifications for the Project has not yet been obtained. The Contractor will be expected to enter into the Lease Leaseback Agreement for all preconstruction and construction work. Once all preconstruction services are completed and DSA approval is obtained, the selected Contractor shall provide the District with objectively verifiable information of its costs to perform the Project and a written rationale for the total construction cost, including documentation sufficient to support the calculation ("Total Base Rent"). Contractor's written rationale shall detail the "base construction cost" for the Project, consisting of (a) all subcontracts to be awarded by Contractor for the Project, plus (b) any separately awarded contracts for materials and supplies for the Project. The District Governing Board shall approve or reject the Total Base Rent at a public meeting and execute the Exhibit D: Schedule of Lease Payments before the Contractor may proceed with the Project.

We are anticipating the construction time frame for the Project as follows:

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1. Construction drawings completed by November 2026
2. DSA submittal by December 2026
3. Expected DSA back-check & approval by April 2027
4. LLB contractor's submission of final Total Base Rent & approval by May 2027
5. Construction administration: ~~May to September 2027~~ ***June to August 2027***
6. DSA Close-out: December 2027

See the Lease Leaseback Agreement and other Contract Documents for additional details.

The Contract Documents for the Project will consist of:

i. Contractor's Prequalification Certification
ii. the District's Administrative Regulation 3311.2
iii. the RFP and the Contractor's completed Qualification Questionnaire
iv. the Lease Leaseback Agreement for Preconstruction and Construction Services, including the Site Lease, Facilities Lease, Plans and Specifications, Drawings, and General Conditions
v. the Payment and Performance Bonds, and
vi. the Certificates of Insurance for the Project, if applicable.

D. Scope of Fee Proposal

The District's proposed estimate of the Project price is not to exceed $4,500,000, which is inclusive of contingency costs and preconstruction services fee, bonds, insurance, and markup. This estimate is based solely on the Architect's most recent estimate of the total Project costs and is subject to change.

Preconstruction Services

Contractor's fee for preconstruction services shall be a fixed lump sum fee and is expected to be offered at a competitive rate.

Construction and Post Construction Services

Contractor's fee proposal for construction and post construction work shall be in the form of a percentage ("Percentage") to be applied to the construction cost of the Project as determined in accordance with Education Code section 17406(a)(3). Once the construction cost is determined, the successful Contractor's Percentage will be applied to that construction cost to determine the Total Base Rent of the Project. Contractor will accept the Total Base Rent as total compensation for its overhead, general conditions expenses and profit on the Project. Contractor's costs that are intended to be covered by the Total Base Rent include, but are not limited, to, the following:

1. General conditions and general requirements, including but not limited to temporary facilities, utilities, structures, fences, dust control, scheduling, safety, scaffolding, and SWPPP.
2. Overhead and profit.

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3. Supervision of subcontractors and suppliers and other management responsibilities.
4. All bonds and insurance, including but not limited to payment and performance bonds.
5. Contractor mark-up on subcontracted labor and materials.
6. Contractor mark-up on materials.
7. Contractor mark-up on self-performed labor.

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