



ADDENDUM NO. 3

Date: January 23, 2026

Bid: Geyserville Unified School District – Geyserville Elementary School & Geyserville New Tech Academy Projects

The following changes, additions, modifications and corrections hereinafter set forth shall apply to the documents for this bid and shall be made as part thereof and subject to all the requirements thereof, as if originally specified and/or shown.

General

Clarifications/Changes

1. Geyserville Elementary School (Phase 1) construction project will not require a construction trailer. Classroom #12 can be used during the summer for the awarded contractor. See proposed site logistics plan (Exhibit A).
2. Article 3 - Time to complete and liquidated damages of the Terms and Conditions in the Lease-Leaseback Agreement states the time for completion of Phase 1 is **63** calendar days and the completion dates for the subsequent phases shall be determined by agreement of the Owner and the Contractor. In order to provide accurate general conditions and insurance, please provide anticipated start and completion dates for Phase 1 and Phase 2.

Questions Received:

1. Is Builders Risk required for this project? If so, is earthquake and/or flood coverage required? If so, can we provide a quote in \$ for the Builders Risk and earthquake (if required) separately on the Price Proposal rather than providing as a % of the project with all other insurance and bonds? We also request the ability to re-quote Builders Risk and earthquake (if applicable) at time of providing a final GMP due to the nature of insurance.

Response: Builders Risk, along with earthquake and/or flood insurance if requested, will be the responsibility of the awarded contractor to provide at the appropriate time. These items can be removed from the proposal submissions.

2. May we include an appendix to include the COI, staff resumes, project list, financials, bonding letter, and required certifications to be submitted with the RFQ/P.

Response: This is acceptable.

3. SWPPP and Scaffolding is listed as a cost to be included in the Contractor Fee, these are typically a cost of work and will be demonstrated on the GMP. Can these items be removed from the Contractor Fee?

Response: These items can be removed from the Contractor fee and can be included later in the final GMP.



4. 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?

Response: CARB form is not required to be submitted with the proposal. This shall follow after a GC has been awarded the project.

5. Is it acceptable to sign and submit the DVBE Participation Statement with our RFP but exclude the DVBE subcontractor information and provide if we are awarded the project and have identified all applicable subcontractors?

Response: The DVBE form is not required to be submitted with the proposal. This shall follow after a GC has been awarded the project.

6. Can we include a Cover Letter and include the signature and statement referred to on the instructions (Section I), item #5 in the Cover Letter instead of at the end of the document?

Response: This is acceptable.

7. Will either of the campuses be occupied during construction?

Response: Geyserville Elementary School (Phase 1) Construction is anticipated to take place during Summer 2026 and New Tech Academy (Phase 2) construction is anticipated to take place Summer 2027. It is intended to have the construction sites vacated of students but there may be some occupants in the surrounding offices. The District reserves the right to work with the awarded contractor should they need access to the site throughout the duration of the construction projects.

8. Would it be more appropriate to separate out Preconstruction Fee from Construction Fee on the Price Proposal. This is typically how we see it on most Proposal Forms. This would allow for the ability to be compensated on a time and material basis not to exceed either a % or lump sum amount.

Response: Pre-construction fees should be included in the full proposal price on the proposal form.

9. Please provide the duration, including starting and ending dates for each phase.

Response: Geyserville Elementary (Phase 1) is currently in design and scheduled to be submitted to DSA on February 13, 2026, with construction slated for June 5, 2026-August 7, 2026. New Tech Academy (Phase 2) scoping has been finalized and is scheduled to begin design March 2026. Anticipated construction for the New Tech Academy project is June 2027- August 2027.

10. Can we eliminate the CARB form from our submittal packet? We won't have subs chosen yet and this could be submitted later.

Response: CARB form is not required to be submitted with the proposal. This shall follow after a GC has been awarded the project.



11. Can the recent construction projects completed, Part III, requirements be extended to (5) years in lieu of (3) years?

Response: Recent construction projects of (5) years is acceptable.

12. Article 3 - Time to complete and liquidated damages of the Terms and Conditions in the Lease-Leaseback Agreement states the time for completion of Phase 1 is 155 calendar days and the completion dates for the subsequent phases shall be determined by agreement of the Owner and the Contractor. In order to provide accurate general conditions and insurance, please provide anticipated start and completion dates for Phase 1 and Phase 2.

Response: See Response to question #9 above.

13. Part I, Section D states that contractors fee is to include cost for SWPPP. Please clarify what is to be included in the SWPPP. Is this intended to include the development of the SWPPP, implementations of the BMPS, QSP/QSI services? It is suggested that this cost be excluded from contractor's fee at this time as the scope of work is TBD and can range greatly depending on risk level, rain events, and other similar items outside of the contractor's control at this time. All cost for SWPPP are typically included in the GMP as a direct cost of work

Response: See response to question #3 above.

14. Part I, Section D states, "Contractor's fee percentage should include a proposed rate for preconstruction services, to be compensated on a time and materials basis" and the Proposal Form does not list the Preconstruction Services cost as a separate price. It is suggested that Preconstruction Services cost be presented as a separate lump sum value, as the District will need to know this value for reimbursement to the selected General Contractor.

Response: See response to question #8 above.

15. Part I, Section D states that the contractors fee percentage is to include all bond and insurance. Please confirm that Builder-Risk Insurance can be excluded from the contractor's fee. Carriers will only provide an indication of policy premiums at this time and will not hold their quotes until the start of construction. These indications can be very inaccurate and should not be used to evaluate the respondent's pricing. It is typical to omit the All-Risk Insurance cost from our RFP submissions. The direct cost for the policy can be included by the selected General Contractor in the GMP once the full project scope is realized. Please confirm this approach is acceptable.

Response: See response to question #1 above.



16. Part I, Section D states, “The District’s proposed estimate of the Project price is not to exceed \$6,000,000, (\$2M for Phase 1 and \$4M for Phase 2) which is inclusive of contingency costs and preconstruction services fee”. Further in the section it states “Once the construction cost is determined, the successful Contractor’s Percentage will be applied to that construction cost to determine the Total Base Rent for each phase of the Project. Contractor will accept the Total Base Rent as total compensation for its overhead, general conditions expenses and profit for each phase of the Project”. Since the contractor’s fee is not to be applied to the construction contingency, please provide the value of the project contingency so that it may be deducted from the \$6,000,000 total value in or to determine an accurate percentage for the Contractor’s fee. Alternatively, please provide a hypothetical construction cost for which the respondents can use to determine the Contractor’s fee percentage.

Response: Geyserville Elementary School Project has an estimated construction budget of \$1,800,000. New Tech Academy has an estimated construction budget of \$3,650,000.

17. Part II A, Requests the owners’ social security numbers. How will the District use the Social Security numbers and what measures will be taken to keep the Social Security numbers secure? May we provide the firms Tax Identification number instead?

Response: Firms’ Tax Identification number is acceptable.

18. Typically, the DVBE Participation Statement is submitted during the GMP process. Can we leave the items blank that are yet to be determined?

Response: See response to question #5 above.

19. Page 6 of the Request for Proposal indicates that preconstruction services will be compensated on a time and materials basis, however the Price Proposal document indicates one percentage fee for all services inclusive of preconstruction services. Would the owner consider separating out preconstruction services either on a lump sum or not-to-exceed based on hourly rates basis?

Response: See response to question #8 above.

20. Documents provide for overall project budget, inclusive of contingency and preconstruction services. Please provide an estimated cost of construction for each phase for bidders to utilize for their fee percentage.

Response: See response to question #16 above.

21. The DVBE participation form provided cannot be completed prior to evaluating subcontractors for work. Please confirm that the DVBE participation form provided in the request for proposal should not be submitted with the RFP package.

Response: See response to question #5 above.

END OF ADDENDUM

EXHIBIT A
PROPOSED SITE LOGISTICS PLAN:
Classroom 12 can be used in lieu of a job site trailer.

