TAMALPAIS UNION HIGH SCHOOL DISTRICT
Larkspur, California

Resolution No. 24-19

RESOLUTION SUPPORTING APPROVAL OF PHASE 2, INCREMENT 1 AND INCREMENT 2 GUARANTEED MAXIMUM PRICE FOR THE REDWOOD HIGH SCHOOL FASCD BUILDING REPLACEMENT PROJECT LEASE-LEASEBACK AGREEMENT WITH WRIGHT CONTRACTING, LLC.

WHEREAS, Tamalpais Union High School District ("District") is currently undertaking a project known as the **Redwood High School FASCD Building Replacement Project** ("Project"); and

WHEREAS, the District, on November 20, 2023, issued a Request for Qualifications and Proposals ("RFQ/P") for the Project, which included procedures and guidelines for evaluating the qualifications of proposers to ensure the best value selection by the District is conducted in a fair and impartial manner ("Best Value Methodology"); and

WHEREAS, District staff previously reviewed proposals for the Project submitted in response to RFQ/P in accordance with the Best Value Methodology and taking into consideration all proposers' demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required; and

WHEREAS, after consideration of all proposals, on February 6, 2024, the Board approved the award of (a) the Preconstruction Agreement, and (b) the Site Lease and Facilities Lease (together, "Lease-Leaseback Agreement") for the Project to Wright Contracting, LLC. ("Wright"), who was the highest ranked respondent according to the Best Value Methodology; and

WHEREAS, pursuant to the terms of the RFQ/P, the District entered into the Lease-Leaseback Agreement, including preconstruction scope services, with Wright to develop a Guaranteed Maximum Price ("GMP") for the Project; and

WHEREAS, on January 28, 2025, the Board approved the GMP for the Project's Phase I Underground Electrical Utility Relocation scope of work; and

WHEREAS, currently the District and Wright have agreed upon a full GMP for the Project's Phase 2, Increment 1 (Site Improvements and Utilities) and the Phase 2, Increment 2 (New Construction scope of work), a copy of which is attached hereto as **Exhibit "A"**, based on the Lease-Leaseback Agreement terms and conditions, in order to keep the project progressing toward a timely and cost-efficient completion; and

WHEREAS, the District has obtained approval of the plans and specifications for the Phase 2, Increment 1 (Site Improvements and Utilities) and the Phase 2, Increment 2 (New Construction) scope of the Project – DSA No. 01-121487 – by the Department of General Services Division of the State Architect; and

WHEREAS, after and contingent upon the Division of the State Architect's ("DSA") approval of the Phase 3 Project plans and specifications, the District anticipates issuing a further Amendment to the Lease - Leaseback Agreement with Wright finalizing a GMP based on the Phase 3 scope of work (new construction of Multi-Purpose Eating Area) negotiated GMP, which Resolution for Phase 3 GMP will be brought back to the Board for approval.

NOW, THEREFORE, the Tamalpais Union High School District Board of Trustees hereby resolves, determines, and finds the following:

Section 1. That the foregoing recitals and the findings are true.

Section 2. That, based on the foregoing, it is in the District's best interest to agree upon the full GMP of **THIRTY EIGHT MILLION, SEVEN HUNDRED SEVENTY NINE THOUSAND AND FIFTY SIX DOLLARS AND 00/100 DOLLARS ($38,779,056.00)** for the Project's Phase 2 Increment 1 (Site Improvements and Utilities) and Phase 2 Increment 2 (New Construction) scope of work with Wright.

Section 3. That the Superintendent, or designee, is authorized pursuant to this Resolution to take any and all actions and make all changes to the Lease Leaseback Agreement that are necessary to carry out, give effect to, and comply with the terms and intent of this Resolution.

PASSED AND ADOPTED by the Board of Trustees of the Tamalpais Union High School District on this 20th day of May, 2025, by the following vote:

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

Board Member	Aye	No	Absent	Abstain
Cynthia Roenisch	X			
Jenny Holden	X			
Kevin Saavedra	X			
Ida Times-Green	X			
Emily Uhlhorn	X			

I, Tara Taupier, Secretary to the Board of Trustees, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Board of Trustees of the TAMALPAIS UNION HIGH SCHOOL DISTRICT at their meeting thereof held on May 20, 2025, which Resolution is on file in the office of said Board.

Tara Taupier, Secretary of the Board of Trustees

ATTEST:

Cynthia Roenisch, President of the Board of Trustees

EXHIBIT A - Guaranteed Maximum Price for Phase 2 Increment 1 and Increment 2

WRIGHT CONTRACTING LLC

GMP #1 **May 8 2025**

PROJECT: **Redwood High School Phase 2**
Fine Arts - New Construction

LOCATION: **Larkspur, CA**

DIVISION #	DESCRIPTION	PHASE 2 Quantity	UNIT	Unit Cost	Extension	Division Subtotal
DIVISION 1 :	**GENERAL REQUIREMENTS**					**2,644,366**
	General Conditions	33	mo	65,682	2,167,506	
					-	
	Design, Testing, BIM Model/3D		nic		-	
					-	
	Design, Permits, Special Inspection, Testing, etc.		by owner		-	
					-	
	Soil Testing		by owner		-	
					-	
	Tree and Plant Protection		in 31 20 00		-	
					-	
	Cutting & Patching		in 02 41 00		-	
					-	
	Hoisting & Lift Equipment	1	ls	40,000	40,000	
					-	
	Scaffolding	1	ls	51,860	51,860	
					-	
	Phase 2 Demo and Remobilizaton Perimeter Site Fence (Temp Fencing)	1	allow	50,000	50,000	
					-	
	Roof perimeter temp fall protection	1	ls	30,000	30,000	
					-	
	Progress Cleaning	1	ls	50,000	50,000	
					-	
	Street sweeping & vacuuming	1	ls	140,000	140,000	
					-	
	Final Cleaning	1	ls	40,000	40,000	
					-	
	Dumpsters and Disposal	1	ls	60,000	60,000	
					-	
	Temp Heat & Cool	1	ls	15,000	15,000	
					-	
	Preconstruction		no charge		-	
					-	
	OFCI		in div 06		-	
DIVISION 2 : EXISTING CONDITIONS						**441,894**
02 00 00	Surveying & Staking	1	ls	85,544	85,544	
	Additional Mobilizations for phasing and added 2027 Canopy Scope	1	ls	12,000	12,000	
					-	
02 30 00	Subsurface Investigation	1	ls	40,000	40,000	
					-	
02 41 00	Demolition	1	ls	180,000	180,000	
	Building Demolition (Structures and Concrete)		in above		-	
	Building H: Demo Complete		in above		-	
	Building G		in above		-	
	Portable Restroom Building		in above		-	
	Site Demolition				-	
	Wooden Sheds between Portable Restrooms and Building G		in above		-	
	Remove and Dispose of Shipping Container		in above		-	
	Sawcut and Remove Asphalt Paving		in above		-	
	Sawcut and Remove Concrete Paving, Electrical Pads and Benches		in above		-	
	Sawcut and Remove Curb and Gutter		in above		-	
	Remove and Bollards and Fencing		in above		-	
	Clear and Grub Landscape Areas of Vegetation and Trees		in above		-	
	Remove Red Gravel Warning Track.		in above		-	
	60% Waste Diversion per 01 74 19		in above		-	
	Hazardous Material Abatement - asbestos removal at light tubes	1	ls	35,000	35,000	
					-	
	Relocate Building G Electrical (temp power for keeping classrooms operational)	1	ls	25,350	25,350	
					-	
	Demo / Relocate Existing Garden		nic		-	
					-	
	Relocate Softball Score Board	1	allow	25,000	25,000	
	Excavation and Trenching		in above		-	
	Footings and Anchor Bolts		in above		-	
	Wiring and Conduit		in above		-	
	Install and Testing		in above		-	
					-	
	ECDR Access / cut & patch at the existing cafeteria over spring break	1	allow	39,000	39,000	
DIVISION 3: CONCRETE						**4,752,450**
03 01 00	Maintenance of Concrete		nic		-	
					-	
03 11 00	Concrete Forming & Accessories		in 03 30 00		-	
					-	
03 15 13	Water stops		in 03 30 00		-	
					-	

03 20 00	Concrete Reinforcing	in 03 30 00			-	
03 30 00	Cast-in-Place Concrete	1	ls	4,212,000	4,212,000	
	~Scope:	in above			-	
	Building J Foundations and Slab	in above			-	
	Building L Foundation and Slab	in above			-	
	Site Walls	in above			-	
	Curbs and Gutters	in above			-	
	Landscape Flatwork	in above			-	
	Bollards	in above			-	
	Trench Drains	in above			-	
	Concrete Mock Ups	in above			-	
	Light Pole Foundations per E2-1.2 & 4, 5 & 6/E2-7.3	in above			-	
	BOK gate and Post Footings per 5/L2-3.13	in above			-	
	Generator Pad	in above			-	
					-	
	Sandblast Finish (per L2-2.0)	in 03 30 00			-	
					-	
	Low Density Concrete (Cell Crete)	in 31 20 00			-	
	Clean after piers, pour topping slab for flat surface for waterproofing	1	ls	15,000	15,000	
					-	
	Extra Mobs for Excavate, Cellcrete, piers, foundations, topping slabs,	in 31 20 00			-	
					-	
03 35 11	Concrete Floor Finishes	in div 09			-	
					-	
03 35 43	Polished Concrete Finishing	in div 09			-	
					-	
03 37 10	Drilled Concrete Piers	in 03 30 00			-	
	Increased Drill Depth to 38' anticipated depth (V3 changes)	1	allow	125,000	125,000	
	Modifieed Pier embedment form 10' into competent soil to 10' into weathered rock.	1	allow	260,000	260,000	
					-	
	Rerouted Sidewalk Access to Ghilotti Field - Non DSA	1	allow	33,000	33,000	
					-	
	Concrete Washout	in 03 30 00			-	
					-	
	Setup Baker Tanks, pumps, piping, elect, (slurry tanks for drilling process)	in 03 37 10			-	
	Maintain Baker Tanks Remove and stockpile liquids and solids from slurry tanks once settling is complet	1	ls	66,000	66,000	
	Polymer Disposal	1	ls	10,450	10,450	
					-	
	Dewatering water disposal	in div 31			-	
					-	
	Temp Access (Paths, etc.) to softball fields - non DSA	1	allow	22,500	22,500	
					-	
	Embedded Items	1	ls	8,500	8,500	
DIVISION 4: MASONRY						**-**
DIVISION 5: METALS						**1,065,100**
05 12 00	Structural Steel Framing	1	ls	803,000	803,000	
	Furnish/Install:	in above			-	
	Site Railing, Handrails, Guardrails	in above			-	
	Roof Access Ladders	in above			-	
	Exterior Canopies	in above			-	
	Structural Steel Framing at Buildings J and L	in above			-	
	FOB:				-	
	Anchor Bolts, Embeds, and Templates	in above			-	
	Pipe Sleeves for Handrails	1	ls	13,000	13,000	
	Cane Detection Railings or	1	ls	7,500	7,500	
	Curtain Wall Seismic Supports	1	ls	15,000	15,000	
	Misc Decking Coordination and Supports for Penetrations not Shown in	1	ls	25,000	25,000	
	Install for FOB railing, including core drilling	1	ls	22,700	22,700	
					-	
05 12 13	Architecturally-Exposed Structural Steel (AESS)	in 05 12 00			-	
					-	
05 30 00	Metal Decking	1	ls	114,400	114,400	
					-	
05 50 00	Metal Fabrications	1	ls	50,000	50,000	
					-	
05 51 33	Access Ladders	1	ls	14,500	14,500	
					-	
05 52 00	Handrails and Railings	in 05 12 00			-	
					-	
	Temp Railings & Fall Protection	in 06 10 00			-	
					-	
	SCH 40 RWL & Downspouts	in 07 62 00			-	
DIVISION 6: WOOD, PLASTICS AND COMPOSITES						**2,289,011**
06 10 00	Rough Carpentry	1	ls	1,370,211	1,370,211	
					-	
06 10 53	Misc. Rough Carpentry	1	ls	223,438	223,438	
	Wood sleepers, furring, curbs, at roofing (IE; A2-1.4)	in 06 10 53			-	
	Above-the-Roof Wood	in above			-	
	Perimeter Curbs	in above			-	
	Nailers	in above			-	
	Insulation Curbs	in above			-	
	HVAC Framing and Curbs	in above			-	
	Roof Drain Supports	in above			-	
	Scupper Framing	in above			-	
	Fascia Framing	in above			-	
					-	
06 18 00	Glued Laminated Construction	in 06 10 00			-	
					-	

					-	
06 20 00	Finish Carpentry	1	ls	491,563	491,563	
	Interior Trim and Millwork		in 06 41 00		-	
	Install OFCI Music and Band Storage Cabinets		in above		-	
	Roller Shade Valances		in above		-	
	countertop Supports and Sub Tops		in above		-	
	Curtain Track		in above		-	
	Site Accessories		in above		-	
	Roof Fall Protection		in above		-	
					-	
06 41 00	Architectural Wood Casework	1	ls	203,800	203,800	
	Countertops		in above		-	
	Shelving and full height storage at building J		in above		-	
DIVISION 7: THERMAL & MOISTURE PROTECTION						**3,518,277**
07 11 13	Bituminous Damp proofing	1	ls	109,500	109,500	
					-	
07 13 00	Sheet Waterproofing		in 07 13 00		-	
	Manufacturers Field Services				-	
					-	
	Pre-prufe or similar under building slabs		n/a		-	
					-	
07 21 00	Board and Batt (Building) Insulation	1	ls	129,150	129,150	
					-	
07 22 16	Roof Insulation		in 07 52 00		-	
					-	
07 25 00	Weather Barriers (Fluid applied)	1	ls	71,821	71,821	
					-	
07 26 00	Under-Slab Vapor Retarders		div 03		-	
					-	
07 41 13	Metal Roof Panels	1	ls	479,986	479,986	
					-	
07 47 50	Cementitious Panel Cladding	1	ls	1,144,650	1,144,650	
	Mechanical Fasteners (screws) on Face of Siding		in above		-	
	Max Panel size 4'x8' per Manufacturer		in above		-	
	12mm Thick Equitone panels		in above		-	
	Aluminum Mounting Hardware mounted to studs at exterior walls.		in above		-	
	Aluminum Opening Trim (i.e. A2-9.3)	1	ls	75,000	75,000	
					-	
07 52 00	Modified Bituminous Membrane Roofing	1	ls	811,661	811,661	
					-	
07 62 00	Sheet Metal Flashing & Trim	1	ls	432,648	432,648	
	Radius top cap and drip edge at canopy	1	ls	75,000	75,000	
	Skylight Trim and Facia		in above		-	
	Counterflashing at openings		in above		-	
	Downspouts/"Rain Water Leaders"		in above		-	
					-	
	ASM Gutters		in roofing		-	
					-	
	Skylight Facia and Trim Mockup (Canopy)	1	ls	15,000	15,000	
					-	
07 71 00	Roof Specialties	1	ls	7,500	7,500	
					-	
07 72 00	Roof Accessories	1	ls	12,000	12,000	
					-	
07 84 00	Firestopping	1	ls	23,275	23,275	
					-	
07 92 00	Joint Sealants	1	ls	41,600	41,600	
	Expansion Joint Sealant at New Site Concrete and Site Walls		in above		-	
					-	
07 95 13	Expansion Joint Cover Assemblies	1	ls	89,486	89,486	
DIVISION 8: OPENINGS						**1,361,871**
08 11 13	Hollow Metal Doors & Frames	1	ls	326,370	326,370	
					-	
08 31 00	Access Doors & Panels	1	ls	15,000	15,000	
					-	
08 32 23	Sliding and Folding Walls and Doors (Nana Wall)		in 08 81 00		-	
					-	
08 36 13	Overhead Sectional Doors				-	
	Sectional Doors	1	ls	161,625	161,625	
	Overhead Coiling Fire Doors	1	ls	25,885	25,885	
	Egineering Deferred Approvals	1	ls	7,500	7,500	
08 43 13	Aluminum Entrances and Storefront		in 08 81 00		-	
					-	
08 44 13	Aluminum Curtain Wall w Engineering		in 08 81 00		-	
					-	
08 62 00	Unit Skylights		in 08 81 00		-	
					-	
	Building Skylights		in 08 81 00		-	
					-	
	Canopy Skylights		in 08 81 00		-	
					-	
	Tubular Skylights (removed?)		n/a		-	
					-	
08 71 00	Door Hardware		in 08 11 13		-	
					-	
08 80 00	Glazing	1	ls	757,291	757,291	
	Weather and Water Tightness Testing	1	allow	20,000	20,000	
	Final Glazing Spec - RFI #PB-7	1	allow	25,000	25,000	
08 83 00	Mirrors		in 10 28 00		-	
					-	
08 91 00	Louvers	1	ls	23,200	23,200	

DIVISION 9: FINISHES						**2,161,518**
09 05 11	Concrete Floor Preparation	in 03 35 43			-	
					-	
09 05 12	Concrete Floor Moisture Content and Ph Testing	1	ls	6,000	6,000	
	Vapor Emissions Control	1	ls	52,475	52,475	
					-	
	Concrete Floor Finishes	1	ls	3,500	3,500	
					-	
	Polished Concrete Finishes	1	ls	29,490	29,490	
	SpecChem Top Coat with Aggregate in lieu of polished concrete	1	ls	43,955	43,955	
					-	
09 21 16	Gypsum Board Assemblies	1	ls	321,169	321,169	
	Drywall				-	
					-	
09 30 00	Tiling	1	ls	94,015	94,015	
					-	
	Remove, Salvage, Re-Install Mosaic, Student Art		nic		-	
					-	
09 51 00	Acoustical Ceilings	1	ls	842,900	842,900	
	ACG2 in Wood Look Finish	1	ls	52,165	52,165	
09 54 26	Suspended Wood Ceilings	in 09 51 00			-	
					-	
	Perf Mtl Ceiling Panels (McNichols)	1	allow	363,464	363,464	
	Aluminum Soffit Panels (Canopy and Building Perimeter)	1	in above		-	
					-	
09 65 00	Resilient Flooring	1	ls	74,395	74,395	
					-	
09 67 00	Fluid-Applied Flooring	1	ls	41,910	41,910	
					-	
09 68 13	Tile Carpeting	1	ls	12,750	12,750	
					-	
09 72 00	Wall Covering	1	ls	15,640	15,640	
	Wall Covering WC-1	in above			-	
					-	
09 77 23	Wall Panels (FRP)	1	ls	15,000	15,000	
					-	
09 84 00	Acoustical Panels	in 09 51 00			-	
					-	
	Ply at IDF				-	
					-	
09 90 00	Painting	1	ls	192,690	192,690	
					-	
09 91 13	Exterior Painting	in 09 90 00			-	
					-	
09 91 23	Interior Painting	in 09 90 00			-	
					-	
	Anti Graffiti Coatings		nic		-	
					-	
	Note on 2/A2-J6.3 - 'Paint everything above the ceiling black'	in 09 90 00			-	
DIVISION 10: SPECIALTIES						**104,135**
10 14 00	Signage	1	ls	23,850	23,850	
					-	
10 21 13	Reinforced Composite Toilet Compartments	in 10 28 00			-	
					-	
10 28 00	Toilet Accessories	1	ls	40,285	40,285	
					-	
10 44 00	Fire Protection Specialties	1	ls	15,000	15,000	
					-	
	Acoustical Testing (MEP Equipment, Glazing, etc.)	1	allow	25,000	25,000	
DIVISION 11: EQUIPMENT						**82,500**
11 24 29	Facility Fall Protection (anchor posts & installation)	1	ls	82,500	82,500	
DIVISION 12: FURNISHINGS						**541,052**
12 24 00	Window Shades	1	ls	115,575	115,575	
					-	
12 36 00	Countertops	in 06 41 00			-	
					-	
12 48 13	Entrance Floor Mats and Frames (Grilles)	1	ls	200,820	200,820	
					-	
12 93 05	Site Furnishings				-	
	Bike Lockers 6 ea.	1	ls	32,886	32,886	
	Twig Benches 4 ea.	1	ls	56,484	56,484	
	Boulders	1	ls	11,826	11,826	
	Bike Racks 22 ea.	1	ls	25,839	25,839	
	Round Tables with Seats & Umbrellas	1	ls	79,294	79,294	
	Drinking Fountain	1	ls	9,828	9,828	
					-	
	Dry Erase Wall Covering (SN 29, A2-J2.2)	in div 09			-	
					-	
	Projector Screens		in AV		-	
					-	
	Kilns, Venting (install only. Kilns are OFCI)	1	ls	5,000	5,000	
					-	
	Curtain Track & Curtain L101 approx. 20'	1	ls	3,500	3,500	
DIVISION 13: SPECIAL CONSTRUCTION						**-**
DIVISION 14: CONVEYING EQUIPMENT						**-**
					-	
					-	
					-	
					-	

DIVISION 21: FIRE SUPPRESSION						**299,200**
21 10 00	Fire Sprinkler Systems	1	ls	299,200	299,200	
					-	
21 05 00	Overhead Fire Protection System		in above		-	
					-	
21 10 00	Underground Fire Services		in utilities		-	
DIVISION 22: PLUMBING						**785,665**
22 00 00	Plumbing	1	ls	635,665	635,665	
					-	
	Downspouts, Rainwater Leaders		in 07 62 00		-	
					-	
	Site Drinking Fountain		in 22 00 00		-	
					-	
	Trenching and Backfill	1	LS	150,000	150,000	
DIVISION 23: HEATING, VENTILATING, AND AIR CONDITIONING						**981,702**
23 00 00	Heating, Ventilating, and Air Conditioning	1	ls	981,702	981,702	
					-	
23 05 00	General Mechanical		in 23 00 00		-	
					-	
23 05 93	Testing, Adjusting, and Balancing for HVAC		in 23 00 00		-	
					-	
23 09 00	Controls for HVAC		in 23 00 00		-	
DIVISION 25: INTEGRATED AUTOMATION						**-**
DIVISION 26: ELECTRICAL						**3,108,500**
26 05 00	Basic Electrical Requirements	1	ls	2,952,000	2,952,000	
					-	
26 05 35	AV Systems Electrical Installation		in 26 05 00		-	
					-	
26 08 00	Testing		in 26 05 00		-	
					-	
26 24 00	Service and Distribution		in 26 05 00		-	
					-	
26 27 00	Basic Electrical Materials and Methods		in 26 05 00		-	
					-	
26 31 01	Photovoltaic System		in 26 05 00		-	
					-	
26 32 01	Lithium-Ion Battery Storage		excluded		-	
					-	
26 51 01	Lighting		in 26 05 00		-	
					-	
26 56 01	Site Lighting		in 26 05 00		-	
					-	
26 57 00	Low Voltage Lighting Control System		in 26 51 01		-	
					-	
	PG&E Service Relocation (completed spring 2025, Amendment #1)		see Amendment #1		-	
					-	
	Cord Reels & Attachment	1	ls	6,500	6,500	
					-	
	Trench & Backfill for site elect at buildign pad and landscape areas (line voltage, low voltage)		in 26 05 00		-	
					-	
	Temp Lighting & Power Distribution	1	ls	150,000	150,000	
DIVISION 27: COMMUNICATIONS						**-**
27 00 00	Telecommunications System		in 26 05 00		-	
					-	
27 41 16	Audio Video Systems		in 26 05 00		-	
					-	
27 51 03	Fire Alarm System with Voice Activation		In 26 05 00		-	
DIVISION 28: ELECTRONIC SAFETY AND SECURITY						**-**
28 31 00	Fire Alarm System w/ Voice Evacuation		in 26 05 00		-	
DIVISION 31: EARTHWORK						**5,972,884**
31 10 00	Site Preparation		in 31 20 00		-	
					-	
31 20 00	Earthwork	1	ls	2,541,878	2,541,878	
	Excavation and Rough Grading		in above		-	
	Construction Entrance & BMP's per Plan		in above		-	
	Site Utilities: Sewer, Storm, Domestic, Fire & Reclaimed		in above		-	
	Paving		in above		-	
	Durashield at AC		in above		-	
	Bio Swale		in above		-	
	Retaining Wall Back Drains		in above		-	
	Dig out Cell-crete at landscape Areas for Soil Prep		in above		-	
	Finish Grade Cellcrete for Building Pad and Landscape Prep		in above		-	
	Fire Riser and DDC	1	ls	39,987	39,987	
	Site access, parking, staging, laydown, incl maintenance and removal / restore	1	ls	473,700	473,700	
	Ground Protection		in above		-	
	Temp AB over lightweight to act as Ballast and Light Traffic Protection	1	ls	71,630	71,630	
	Offhual Drill and Trenching Spoils	1	allow	223,419	223,419	
	Sub Grade Stabilization for Mass Excavation	1	ls	68,950	68,950	
	Trencing for Gas Line and Electrical (genrator/site electric outside building pad	1	ls	434,284	434,284	
	Over Excavation of Cellcrete to TOF and interior backfill with drain rock gridline J13	1	ls	17,400	17,400	
	Excavation of Thickened Edge at concrete Paving (Through Cellcrete)	1	ls	5,000	5,000	
	Trench Plates for Heavy Equipment over Cellcrete	1	ls	280,000	280,000	
	Lightweight Fill Cellcrete	1	ls	856,000	856,000	
	Allowance for Contaminated Material Disposal	1	allow	338,001	338,001	
	Grade to keep surface water out of cell crete areas and into SD	1	ls	35,000	35,000	
	Sump Wells - Grading Sub Grade to Drain to Wells and Install Sump/Well Install and Maintenance	1	ls	82,635	82,635	
					-	
					-	
					-	

31 23 16	Trenching, Backfilling, and Compaction	in 31 20 00			-	
	Electrical Trenching	in 26 05 00			-	
					-	
	Dewatering, Shoring, Baker Tanks, sumps, pumps, piping, elect,	1	allow	275,000	275,000	
	Water haul & dispose (for grading and trenching activities)	in above			-	
					-	
					-	
	Excavation, moving, testing, otherwise handling of contaminated or hazardous soils	nic			-	
					-	
	Excavation and disposal of unknown / non suitable subgrade materials (concrete, boulders, other debris)	nic			-	
					-	
	SWPPP, QSD, QSP	by owner			-	
	Erosion Control Initial Install per Plan	in 31 20 00			-	
	Erosion Control Maintenance & Removal	1	ls	200,000	200,000	
	BMP's per SWPPP	in above			-	
					-	
	Traffic Control	1	ls	30,000	30,000	
					-	
31 63 29	Drilled Piers	in 03 37 10			-	
DIVISION 32: EXTERIOR IMPROVEMENTS						**1,458,686**
32 00 00	Exterior Improvements	1	ls	1,030,236	1,030,236	
					-	
32 11 00	Subgrade Preparation and Base Material (at Landscape Areas)	in 32 00 00			-	
					-	
32 12 16	Asphalt Concrete Paving and Base	in 31 20 00			-	
32 12 23	Pavement Markings and Signs	1	ls	45,300	45,300	
					-	
32 13 13	Landscape Concrete	in 03 30 00			-	
					-	
32 15 40	Decomposed Granite Paving	in 32 00 00			-	
					-	
32 16 00	Concrete Curb, Gutter, and Sidewalk/Walkway	in 03 30 00			-	
					-	
32 17 26	Cast in Place - Detachable Tactile Warning Strips				-	
					-	
32 18 22	Synthetic Play Turf, Non-infill	in 32 00 00			-	
					-	
32 31 13	Chain Link Fencing	1	ls	47,150	47,150	
					-	
	EVA Vehicle Pipe Gate, Powder Coat	1	ls	6,500	6,500	
					-	
32 31 19	Ornamental Fences and Gates (BOK)	1	ls	289,500	289,500	
	Gate Hardware	1	ls	15,000	15,000	
					-	
	Repair and Refresh Landscape adjacent to scope of work	1	allow	25,000	25,000	
					-	
32 80 00	Irrigation	in 32 00 00			-	
	Irrigation Repairs	in above			-	
					-	
	Hydroseeding	in 32 00 00			-	
					-	
32 85 00	Landscape Drainage	in 32 00 00			-	
					-	
	Splash Blocks, Splash Pans				-	
					-	
32 90 00	Planting	in 32 00 00			-	
DIVISION 33: UTILITIES						**-**
33 11 00	Water Utility Distribution Piping	in 31 20 00			-	
	Fire Risers to AFF in Buildings	in 31 20 00			-	
					-	
33 30 00	Sanitary Sewer Utilities	in 31 20 00			-	
					-	
33 40 00	Site Drainage	in 31 20 00			-	
	Other Allowances					**750,000**
	DSA Changes	1	allow	750,000	750,000	
	TOTAL DIRECT COSTS					**32,318,810**
	Contractor's Contingency @	**3.00**	**%**			**969,564**
	Tarrifs / Inflation Contingency (Allowance)	**3.00**	**%**			**969,564**
	Owner Contingency @	**5.00**	**%**			**1,615,941**
	Subtotal, Direct Costs Plus Contingency					**35,873,879**
	Contractor Fee	**4.64**	**%**			**1,664,548**
	Contractor Liability Insurance	**0.60**	**%**			**225,231**
	Builder's All-Risk (COC) Insurance	**0.60**	**%**			**226,582**
	Earthquake Insurance	**0.38**	**%**			**141,614**
	Flood Insurance	**1.00**	**%**			**377,637**
	Bonds	**0.70**	**%**			**269,566**
	Escalation		**nic**			
	TOTAL BUDGET, CONSTRUCTION				**-**	**38,779,056**

WRIGHT
CONTRACTING

May 08, 2025

Redwood High School

Fine Arts Buildings

ASSUMPTIONS /QUALIFICATIONS

1. Costs are based on a mutually agreeable schedule and sequencing of construction activities. See GMP for project duration.

2. We include deferral of Bldg G & H Demo, Outdoor Ceramic Space, and the North End of the Canopy and related work until after occupancy of the New Buildings, currently scheduled for Summer and Fall 2027 as requested by the District. Work included in Increments 1 & 2 may need to be adjusted accordingly in order to achieve temporary occupancy of the new buildings. We will help work with DSA and the IOR to achieve this.

3. We have included Cell Crete as lightweight fill per plan depths, and using trench plates to support the pier drilling equipment to construct the piers through the lightweight fill, and to support equipment after piers for building foundations, slab, utilities.

4. Pier depths are figured as 35' max depth per (V2 design documents) and using polymer to prevent collapsing (ILO steel casing.).

    a. DSA Approved V3 drawings change the anticipated drill depth to 38' and the embedment requirements from 10' into competent soil to 10' embedment into weathered rock. Allowances have been included in the GMP budget for the modified requirements.

5. All dewatering is included as allowances based what we believe to be worst case scenarios in order to get us through the project..

6. We have excluded exterior continuous insulation (walls) and pre-applied waterproofing membrane (under slab) per the drawings.

7. Accessible path for access to Ghilotti Field and Softball is included as a budget, pending design and approval by Architect.

8. We exclude providing access, parking, security, storage, or other accommodations for other contractors.

9. Costs for permits, design, consultants (ie; arborist, biologist, etc) and related fees are excluded.

10. Builder's Risk Insurance (Course of Construction) is included.

11. Payment and Performance bonds are included.

12. GMP includes a 3% Contingency for cost increases due to potential import tariffs and inflation.

13. Costs for all testing, IOR and special inspections are excluded unless otherwise noted in he GMP

14. Costs for temporary electricity and water use for construction are excluded. We include connection and distribution from sources onsite by owner.

15. Costs for work that is not specified or reasonably implied in the Bid Documents is not included.

16. Relocation of any existing unforeseen or unknown conditions including but not limited to utilities, appurtenances, obstructions required to complete the work of this agreement is not included.

17. Force drying of wet soils, structural soils amendments, are excluded.

18. A rock and trench clause will take effect when actual excavations in the field are significantly hampered due to the encountering of rock, hardpan, or extremely stiff soils, or if boulders larger than the backhoe can effectively handle. The rock or hardpan, etc. will be removed on a T&M basis. Due to over excavation from boulders, etc., any import materials will be calculated on a T&M basis.

19. If high water table is encountered, allowances for dewatering are included in the GMP.

20. Soil testing of contaminated or otherwise unsuitable soils (debris, rocks, etc) are not included. Soil export costs are dependent on site(s) accepting fills, weather, access, drying. An allowance is included in the GMP for off haul costs.

21. Hazmat abatement included as noted in the haz mat survey.

22. Development, design, procurement and fees required for Storm Water Prevention Plan in accordance with all Local and State Governing Agencies are not included. Cost for the services of a QSP for the SWPPP is not included.

23. See GMP Budget Estimate for additional qualifications and allowances.

24. Price is based on drawings and addendums provided as of bid time:

    a. Phase 2, Inc. 1 Drawings dated 7/26/2024 (DSA Approved)
    b. Phase 2, Inc. 1 Civil Drawings Dated 10/18/2024 (Preliminary, LWF change)
    c. Phase 2, Inc. 1 Specifications dated 7/26/2024 (DSA Approved)
    d. Phase 2, Inc. 2 Drawings dated 2/21/2025 (V2 Set)
    e. Phase 2, Inc. 2 Specifications dated 2/21/2025 (V2 Set)
    f. Miller Pacific Geotechnical Investigation Report dated 12/7/2023
    g. NorBay Consulting Hazardous Materials Inspection Report dated 1/2/2023

25. Any allowances that are not sufficient will need to be adjusted via an owner change order.

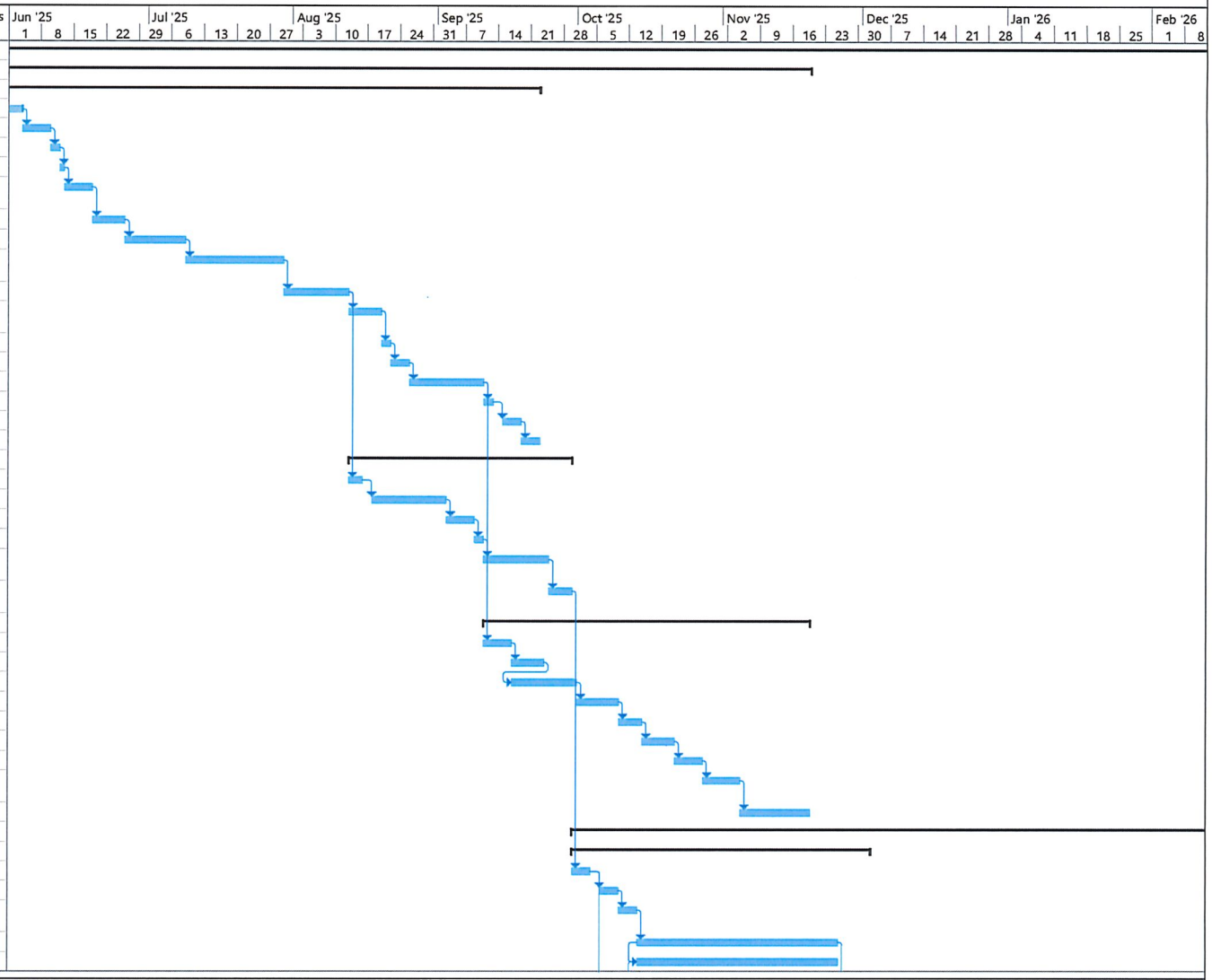
26. Contractor's Contingency to be used in accordance with the Facilities Lease Agreement. Unused contingency will be returned to District.

********END*******

REDWOOD
HIGH SCHOOL
MUSIC, ARTS
AND DINING

WRIGHT CONTRACTING

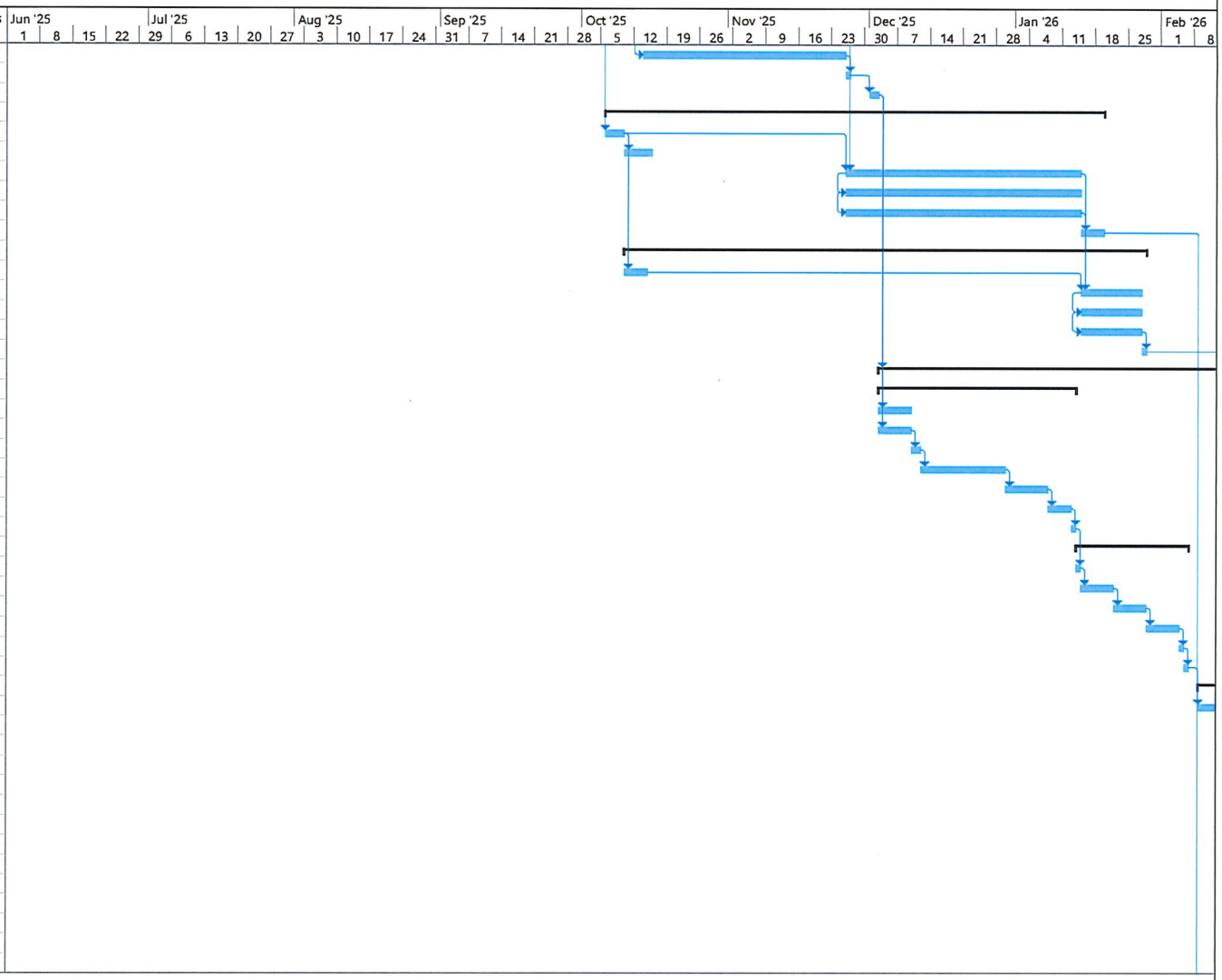
ID	Task Name	Duration	Start	Finish	Predecessors
1	**Redwood High School Fine Arts Project**	**688 days**	**Sun 6/1/25**	**Tue 2/22/28**	
2	**PH 2, INC 1 - DEMO, PAD PREP & UTILITIES**	**118 days**	**Sun 6/1/25**	**Wed 11/19/25**	
3	**Demolition and Site Prep**	**77 days**	**Sun 6/1/25**	**Mon 9/22/25**	
4	U.S.A. Site	2 days	Sun 6/1/25	Tue 6/3/25	
5	Install Temp Site Fencing	4 days	Wed 6/4/25	Mon 6/9/25	4
6	Pot Hole and Safe Off	2 days	Tue 6/10/25	Wed 6/11/25	5
7	Install Tree Protection	1 day	Thu 6/12/25	Thu 6/12/25	6
8	Protect and Secure Building to Remain from Demolition and Construction	4 days	Fri 6/13/25	Wed 6/18/25	7
9	Demo Portable Restroom Building	5 days	Thu 6/19/25	Wed 6/25/25	8
10	Remove Turf and Vegetation	8 days	Thu 6/26/25	Tue 7/8/25	9
11	Remove Baseball Field Fencing Per Drawings	15 days	Wed 7/9/25	Tue 7/29/25	10
12	Rough Grading	10 days	Wed 7/30/25	Tue 8/12/25	11
13	Install 6" Of Cell Crete on Temp Road And Parking Lot	5 days	Wed 8/13/25	Tue 8/19/25	12
14	Install 3/4" Rock On Road	2 days	Wed 8/20/25	Thu 8/21/25	13
15	Install 6" Rock At Road Exists	2 days	Fri 8/22/25	Mon 8/25/25	14
16	Install SWPP	10 days	Tue 8/26/25	Wed 9/10/25	15
17	Install Work Trailers	2 days	Thu 9/11/25	Fri 9/12/25	16
18	Install Temp Parking Lots	4 days	Mon 9/15/25	Thu 9/18/25	17
19	Install Temp Power	2 days	Fri 9/19/25	Mon 9/22/25	18
20	**Pad Grading and LWF**	**32 days**	**Wed 8/13/25**	**Mon 9/29/25**	
21	U.S.A Building Site	3 days	Wed 8/13/25	Fri 8/15/25	12
22	Cut Pad Grade	10 days	Mon 8/18/25	Tue 9/2/25	21
23	Compact Pad	4 days	Wed 9/3/25	Mon 9/8/25	22
24	Test Building Pad	2 days	Tue 9/9/25	Wed 9/10/25	23
25	Install Forms Where needed for The Cell Crete	10 days	Thu 9/11/25	Wed 9/24/25	24
26	Install Cell Crete To Make Building Pad Grade	3 days	Thu 9/25/25	Mon 9/29/25	25
27	**Site Underground MEP**	**49 days**	**Thu 9/11/25**	**Wed 11/19/25**	
28	Salvage and Reinstall Double Check Valv	4 days	Thu 9/11/25	Tue 9/16/25	16
29	Install Fire Line / Hydrant	5 days	Wed 9/17/25	Tue 9/23/25	28
30	Install SD, SS & W	10 days	Wed 9/17/25	Tue 9/30/25	29FS-5 days
31	Site Irrigation	7 days	Wed 10/1/25	Thu 10/9/25	30
32	Underground Electrical Demo	3 days	Fri 10/10/25	Tue 10/14/25	31
33	Prep Emergency Generator New Locatic	5 days	Wed 10/15/25	Tue 10/21/25	32
34	Relocate Emergency Generator	4 days	Wed 10/22/25	Mon 10/27/25	33
35	Emergency Generator Underground Electrical	6 days	Tue 10/28/25	Tue 11/4/25	34
36	Misc. Underground Electrical	10 days	Wed 11/5/25	Wed 11/19/25	35
37	**PH 2, INC 2 - NEW CONSTRUCTION**	**471 days**	**Tue 9/30/25**	**Tue 8/17/27**	
38	**Building L Piers**	**43 days**	**Tue 9/30/25**	**Tue 12/2/25**	
39	Building Lay Out	4 days	Tue 9/30/25	Fri 10/3/25	26
40	Install Batter Boards	4 days	Mon 10/6/25	Thu 10/9/25	39
41	Install Steel Plates For Drill Rig Where Needed	2 days	Fri 10/10/25	Mon 10/13/25	40
42	Drilled 95 Piers And Off Haul	30 days	Tue 10/14/25	Tue 11/25/25	41
43	Install 95 Drill Pier Rebar	30 days	Tue 10/14/25	Tue 11/25/25	42SS



REDWOOD
HIGH SCHOOL
MUSIC, ARTS
AND DINING

WRIGHT CONTRACTING

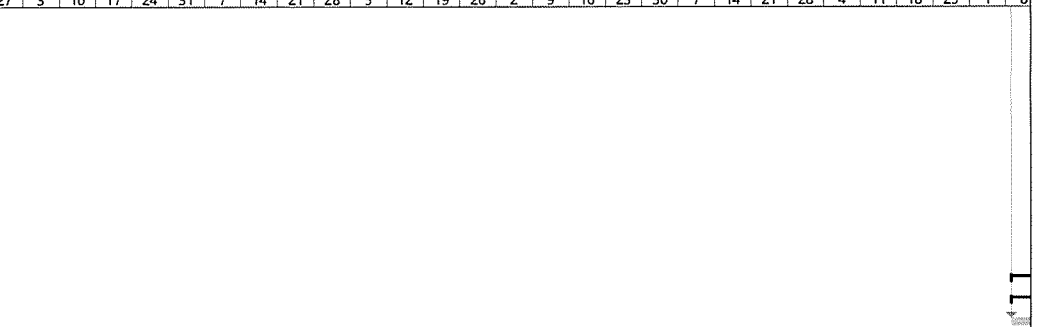
ID	Task Name	Duration	Start	Finish	Predecessors
44	Place Concrete @ Drilled Piers	30 days	Tue 10/14/25	Tue 11/25/25	43SS
45	Back Check Piers	1 day	Wed 11/26/25	Wed 11/26/25	44
46	Back Check Gridlines	2 days	Mon 12/1/25	Tue 12/2/25	45
47	**Building J Piers**	**68 days**	**Mon 10/6/25**	**Mon 1/19/26**	
48	Building Lay Out	4 days	Mon 10/6/25	Thu 10/9/25	39
49	Install Batter Bords	4 days	Fri 10/10/25	Wed 10/15/25	48
50	Drilled 68 Piers	30 days	Wed 11/26/25	Wed 1/14/26	48,42
51	Install 68 Drilled Piers Rebar	30 days	Wed 11/26/25	Wed 1/14/26	50SS
52	Place Piers Concrete	30 days	Wed 11/26/25	Wed 1/14/26	51SS
53	Back Check Piers Caps	2 days	Thu 1/15/26	Mon 1/19/26	52
54	**Exterior Canopy Piers**	**71 days**	**Fri 10/10/25**	**Wed 1/28/26**	
55	Lay Out Canopy Piers	3 days	Fri 10/10/25	Tue 10/14/25	48
56	Drill 22 Canopy Piers	8 days	Thu 1/15/26	Tue 1/27/26	55,50
57	Install Drill Piers Rebar	8 days	Thu 1/15/26	Tue 1/27/26	56SS
58	Place Concrete At Piers	8 days	Thu 1/15/26	Tue 1/27/26	57SS
59	Back Check Piers Caps	1 day	Wed 1/28/26	Wed 1/28/26	58
60	**Building L Construction**	**396 days**	**Wed 12/3/25**	**Fri 7/2/27**	**46**
61	**Building L Foundation**	**26 days**	**Wed 12/3/25**	**Tue 1/13/26**	
62	Lay Out & Dig Footing And Off Haul	5 days	Wed 12/3/25	Tue 12/9/25	46
63	MEP Under Slab Rough Ins And Off Ha	5 days	Wed 12/3/25	Tue 12/9/25	46
64	Back Check Foundation Edge	2 days	Wed 12/10/25	Thu 12/11/25	63
65	Set Foundation Edge Forms	10 days	Fri 12/12/25	Mon 12/29/25	64
66	Install Rebar	5 days	Tue 12/30/25	Wed 1/7/26	65
67	Rebar Inspection	3 days	Thu 1/8/26	Mon 1/12/26	66
68	Place Foundation Concrete	1 day	Tue 1/13/26	Tue 1/13/26	67
69	**Building L Slab Construction**	**17 days**	**Wed 1/14/26**	**Fri 2/6/26**	
70	Back Check Under Slab M.E.P.	1 day	Wed 1/14/26	Wed 1/14/26	68
71	Install Rock & Moisture Barrier, Sand	4 days	Thu 1/15/26	Wed 1/21/26	70
72	Install Columns Block outs	5 days	Thu 1/22/26	Wed 1/28/26	71
73	Install Rebar	5 days	Thu 1/29/26	Wed 2/4/26	72
74	Rebar Inspection	1 day	Thu 2/5/26	Thu 2/5/26	73
75	Place Slab Concrete	1 day	Fri 2/6/26	Fri 2/6/26	74
76	**Building L Walls & Roof Framing**	**229 days**	**Mon 2/9/26**	**Mon 1/11/27**	
77	Erect Structural Steel	15 days	Mon 2/9/26	Mon 3/2/26	75
78	Back Check Structural Steel	1 day	Fri 2/27/26	Fri 2/27/26	77FS-2 days
79	Place Concrete At Block outs	1 day	Mon 3/2/26	Mon 3/2/26	78
80	Wall Framing	25 days	Tue 3/3/26	Mon 4/6/26	79
81	Frame Sheer Walls	35 days	Mon 6/1/26	Mon 7/20/26	80FS-10 days
82	Roof Framing And Sheething	20 days	Thu 7/9/26	Fri 8/7/26	81FS-8 days
83	Install All Roof Top Curbs	10 days	Tue 8/4/26	Mon 8/17/26	82FS-4 days
84	Roofing	19 days	Tue 8/18/26	Fri 9/11/26	83
85	Exterior Finishes	20 days	Mon 9/14/26	Fri 10/9/26	84
86	Exterior Doors And Windows and Dry	20 days	Mon 10/12/26	Fri 11/6/26	85
87	Rough In MEP	25 days	Mon 11/9/26	Wed 12/16/26	86
88	Roof Top MEP	15 days	Thu 12/17/26	Mon 1/11/27	87
89	**Building L Finishes**	**130 days**	**Mon 1/4/27**	**Fri 7/2/27**	
90	Interior Finishes/Sheet Rock/Paint/et	40 days	Mon 1/4/27	Fri 2/26/27	87



REDWOOD
HIGH SCHOOL
MUSIC, ARTS
AND DINING

WRIGHT CONTRACTING

ID	Task Name	Duration	Start	Finish	Predecessors
91	Interior Doors and Casework	20 days	Tue 2/23/27	Mon 3/22/27	90FS-4 days
92	Tille & Sheet Rock Forman Quality Co	1 day	Tue 3/23/27	Tue 3/23/27	91
93	Tile Walls	10 days	Wed 3/24/27	Tue 4/6/27	92
94	Install Acoustical Ceiling	5 days	Wed 4/7/27	Tue 4/13/27	93
95	Install Wood Cladding Ceiling	5 days	Wed 4/14/27	Tue 4/20/27	94
96	Set All MEP Fixtures	5 days	Wed 4/21/27	Tue 4/27/27	95
97	Install Bathroom Partition	5 days	Wed 4/28/27	Tue 5/4/27	96
98	Fixtures /MEP Trim	20 days	Wed 5/5/27	Tue 6/1/27	97
99	Polished Concrete Flooring	15 days	Thu 5/27/27	Wed 6/16/27	98FS-4 days
100	Epoxy Flooring	5 days	Tue 6/15/27	Mon 6/21/27	99FS-2 days
101	Base Bord & Carpet	5 days	Tue 6/22/27	Mon 6/28/27	100
102	VCT Flooring	5 days	Mon 6/28/27	Fri 7/2/27	101FS-16 days
103	**Building J Construction**	**315 days**	**Mon 2/9/26**	**Tue 5/11/27**	
104	**Building J Foundation**	**36 days**	**Mon 2/9/26**	**Tue 3/31/26**	
105	Layout & Dig Footings	5 days	Mon 2/9/26	Fri 2/13/26	53,75
106	MEP Under Slab Rough Ins	5 days	Tue 2/17/26	Mon 2/23/26	105
107	Back Check Foundation Edge	2 days	Tue 2/24/26	Wed 2/25/26	106
108	Set Foundation Edge Forms	10 days	Thu 2/26/26	Wed 3/11/26	107
109	Install Rebar	10 days	Thu 3/12/26	Wed 3/25/26	108
110	Rebar Inspection	3 days	Thu 3/26/26	Mon 3/30/26	109
111	Place Foundation Concrete	1 day	Tue 3/31/26	Tue 3/31/26	110
112	**Building J Slab Construction**	**17 days**	**Wed 4/1/26**	**Thu 4/23/26**	
113	Back Check Under Slab M.E.P.	1 day	Wed 4/1/26	Wed 4/1/26	111
114	Install Rock & Moisture Barrier, Sand	4 days	Thu 4/2/26	Tue 4/7/26	113
115	Install Columns Block outs	5 days	Wed 4/8/26	Tue 4/14/26	114
116	Install Rebar	5 days	Wed 4/15/26	Tue 4/21/26	115
117	Rebar Inspection	1 day	Wed 4/22/26	Wed 4/22/26	116
118	Place Slab Concrete	1 day	Thu 4/23/26	Thu 4/23/26	117
119	**Building J Walls & Roof Framing**	**182 days**	**Fri 4/24/26**	**Tue 1/19/27**	
120	Erect Structural Steel	15 days	Fri 4/24/26	Thu 5/14/26	118
121	Back Check Structural Steel	1 day	Wed 5/13/26	Wed 5/13/26	120FS-2 days
122	Place Concrete At Block outs	1 day	Thu 5/14/26	Thu 5/14/26	121
123	Wall Framing	25 days	Fri 5/15/26	Mon 6/22/26	122
124	Frame Sheer Walls	35 days	Tue 6/9/26	Tue 7/28/26	123FS-10 days
125	Roof Framing And Sheething	20 days	Fri 7/17/26	Mon 8/17/26	124FS-8 days
126	Install All Roof Top Curbs	10 days	Wed 8/12/26	Tue 8/25/26	125FS-4 days
127	Roofing	19 days	Wed 8/26/26	Mon 9/21/26	126
128	Exterior Finishes	20 days	Tue 9/22/26	Mon 10/19/26	127
129	Exterior Doors And Windows and Dry	20 days	Tue 10/20/26	Tue 11/17/26	128
130	Rough In MEP	25 days	Wed 11/18/26	Thu 12/24/26	129
131	Roof Top MEP	15 days	Tue 12/29/26	Tue 1/19/27	130
132	**Building J Finishes**	**95 days**	**Tue 12/29/26**	**Tue 5/11/27**	
133	Interior Finishes/Sheet Rock/Paint/et	30 days	Tue 12/29/26	Tue 2/9/27	130
134	Interior Doors and Casework	15 days	Wed 2/10/27	Tue 3/2/27	133
135	Fixtures /MEP Trim	15 days	Wed 2/24/27	Tue 3/16/27	134FS-5 days
136	Tile Bathroom Walls	15 days	Wed 3/10/27	Tue 3/30/27	135FS-5 days
137	Install Bathrooms Partitions	5 days	Wed 3/31/27	Tue 4/6/27	136



REDWOOD
HIGH SCHOOL
MUSIC, ARTS
AND DINING

WRIGHT CONTRACTING

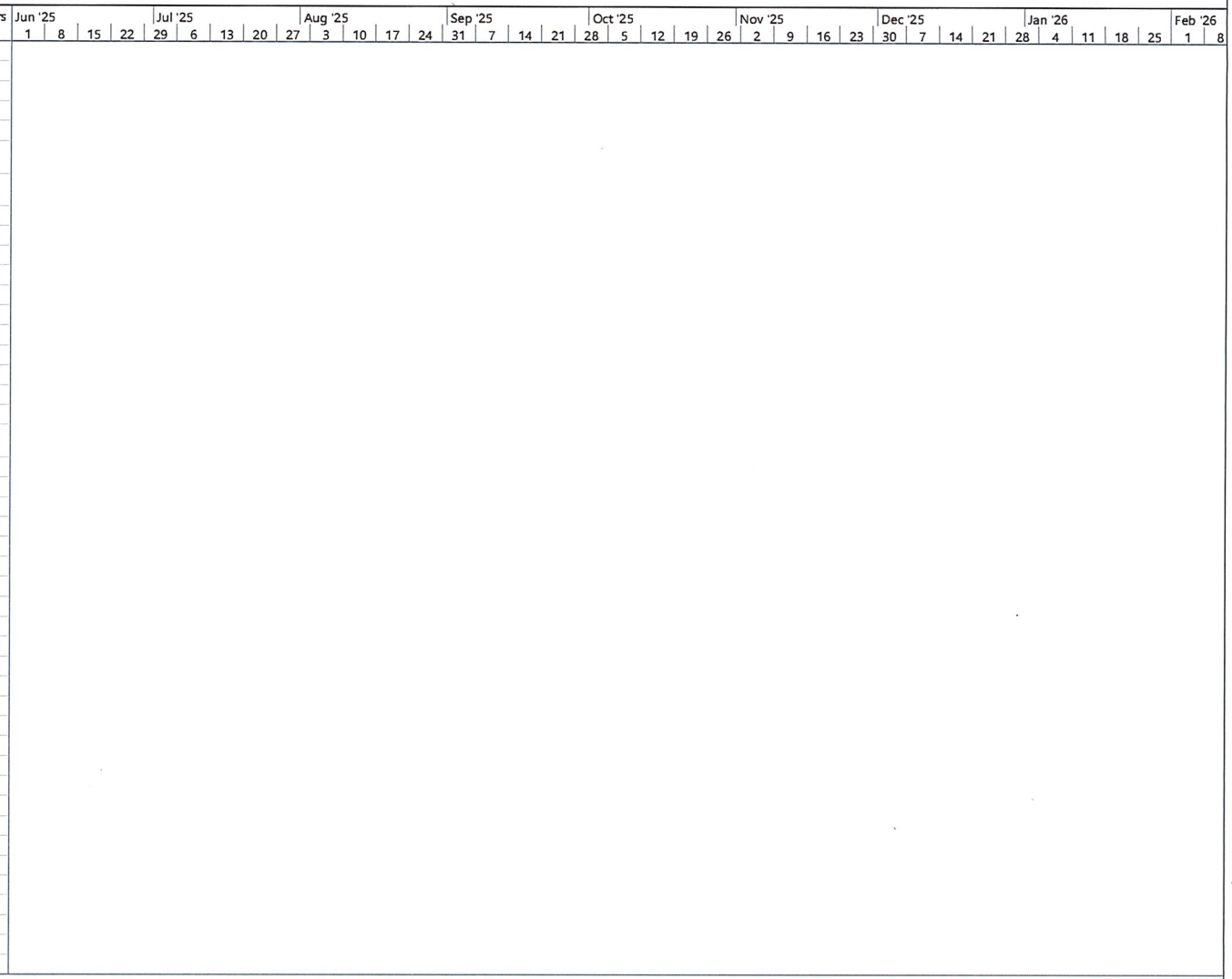
ID	Task Name	Duration	Start	Finish	Predecessors
138	Polished Concrete Flooring	15 days	Wed 4/7/27	Tue 4/27/27	137
139	Epoxy Flooring	5 days	Wed 4/28/27	Tue 5/4/27	138
140	Base Bord & Carpet	5 days	Wed 5/5/27	Tue 5/11/27	139
141	**Exterior Canopy Construction**	**110 days**	**Tue 2/17/26**	**Thu 7/23/26**	
142	Lay Out Footing	2 days	Tue 2/17/26	Wed 2/18/26	105,59
143	Dig Footing	4 days	Thu 2/19/26	Tue 2/24/26	142
144	Install Footings Form Work	8 days	Wed 2/25/26	Fri 3/6/26	143
145	Install Rebar	4 days	Mon 3/9/26	Thu 3/12/26	144
146	Rebar Inspection	1 day	Fri 3/13/26	Fri 3/13/26	145
147	Place Footing Concrete	1 day	Mon 3/16/26	Mon 3/16/26	146
148	Install All M.E.P. Rough Ins	5 days	Tue 3/17/26	Mon 3/23/26	147
149	Install A.B	3 days	Tue 3/24/26	Thu 3/26/26	148
150	Install Rebar	3 days	Fri 3/27/26	Tue 3/31/26	149
151	Rebar Inspection	1 day	Fri 3/27/26	Fri 3/27/26	149
152	Place Concrete	1 day	Mon 3/30/26	Mon 3/30/26	151
153	7 Day Concrete Curing Time	7 days	Tue 3/31/26	Wed 4/8/26	152
154	Structural Steel	4 days	Thu 4/9/26	Tue 4/14/26	153
155	Back Check Structural Steel	2 days	Wed 4/15/26	Thu 4/16/26	154
156	Electrical and Fire Sprinkler Rough In	10 days	Fri 4/17/26	Thu 4/30/26	155
157	Roof Framing and Sheething	15 days	Fri 5/1/26	Thu 5/21/26	156
158	Roofing/Skylights	10 days	Tue 5/26/26	Mon 6/8/26	157
159	Finish and Paint	10 days	Tue 6/9/26	Mon 6/22/26	158
160	Install All Expansion Joints	5 days	Fri 7/17/26	Thu 7/23/26	159,82SS,125S
161	Electrical and Fire Sprinkler Trim	5 days	Tue 6/23/26	Mon 6/29/26	159
162	**Site Work**	**201 days**	**Mon 6/8/26**	**Fri 3/26/27**	
163	U.S.A. Building Site	3 days	Mon 6/8/26	Wed 6/10/26	
164	Site Underground MEP	15 days	Thu 6/11/26	Wed 7/1/26	163
165	Site Underground Irrigation	10 days	Thu 7/2/26	Thu 7/16/26	164
166	Building J Exterior Concrete	19 days	Fri 7/17/26	Fri 8/14/26	165
167	Building L Exterior Concrete	15 days	Mon 8/17/26	Fri 9/4/26	166
168	Building K Exterior Concrete	15 days	Mon 9/7/26	Fri 9/25/26	167
169	Install All Underground Sleeves	10 days	Mon 9/28/26	Fri 10/9/26	168
170	Rough Irrigation	10 days	Mon 10/12/26	Fri 10/23/26	169
171	Site Lighting Rough Ins	15 days	Mon 10/26/26	Mon 11/16/26	170
172	Lay Out All Curbs And Gutters	4 days	Tue 11/17/26	Fri 11/20/26	171
173	Install All Curbs And Gutters	10 days	Mon 11/23/26	Tue 12/8/26	172
174	Lay Out For All Site Concrete	5 days	Wed 12/9/26	Tue 12/15/26	173
175	Install All Site Concrete	20 days	Wed 12/16/26	Fri 1/15/27	174
176	BOK Fencing and Handrails	25 days	Mon 1/18/27	Fri 2/19/27	175
177	Rough Grade A.C. Areas	5 days	Mon 1/18/27	Fri 1/22/27	175
178	Install A.C	5 days	Mon 1/25/27	Fri 1/29/27	177
179	Planting, DG and Turf	20 days	Mon 2/1/27	Fri 2/26/27	178
180	Site Lighting	20 days	Mon 3/1/27	Fri 3/26/27	179
181	**PH2, INC 2 - PUNCHLIST**	**70 days**	**Wed 5/12/27**	**Tue 8/17/27**	
182	Punch List Walk	10 days	Wed 5/12/27	Tue 5/25/27	140
183	Punch List Work	10 days	Wed 5/26/27	Tue 6/8/27	182
184	City Final Inspections	10 days	Wed 6/9/27	Tue 6/22/27	183



REDWOOD
HIGH SCHOOL
MUSIC, ARTS
AND DINING

WRIGHT CONTRACTING

ID	Task Name	Duration	Start	Finish	Predecessors
185	Fire Marshall Final Inspection	5 days	Wed 6/23/27	Tue 6/29/27	184
186	Back Punch and BP Work	8 days	Wed 6/30/27	Fri 7/9/27	185
187	Final Cleaning	13 days	Mon 7/12/27	Wed 7/28/27	186
188	Substantial Completion	10 days	Thu 7/29/27	Wed 8/11/27	187
189	Remove Site Fencing	4 days	Thu 8/12/27	Tue 8/17/27	188
190	**PH 2 - BUILDING DEMO & OUTDOOR CERAMICS - SUMMER OF 2027**	**183 days**	**Fri 6/11/27**	**Tue 2/22/28**	
191	**PH 2, INC 1 - Demolition and Site Prep Between Building**	**51 days**	**Fri 6/11/27**	**Fri 8/20/27**	
192	Last Day of School	1 day	Fri 6/11/27	Fri 6/11/27	
193	Move out of Classrooms	5 days	Mon 6/14/27	Fri 6/18/27	192
194	U.S.A. Site	2 days	Mon 6/14/27	Tue 6/15/27	192
195	Install Temp Site Fencing	4 days	Wed 6/16/27	Mon 6/21/27	194
196	Demolition of Classrooms	20 days	Tue 6/22/27	Mon 7/19/27	193,195
197	Remove Vegetation	8 days	Tue 7/20/27	Thu 7/29/27	196
198	Remove Concrete Walk Ways	1 day	Fri 7/30/27	Fri 7/30/27	197
199	Pot Hole and Safe Off	2 days	Mon 8/2/27	Tue 8/3/27	198
200	Cut Pad Grade	5 days	Wed 8/4/27	Tue 8/10/27	199
201	Compact Pad	5 days	Wed 8/11/27	Tue 8/17/27	200
202	Test Building Pad	1 day	Wed 8/18/27	Wed 8/18/27	201
203	Install Cell Crete To Make Building Pad Grade	2 days	Thu 8/19/27	Fri 8/20/27	202
204	**PH 2, INC 2 - Exterior Canopy Footings**	**26 days**	**Mon 8/23/27**	**Mon 9/27/27**	
205	Lay Out Canopy Piers	3 days	Mon 8/23/27	Wed 8/25/27	203
206	Drill 9 Canopy Piers	5 days	Thu 8/26/27	Wed 9/1/27	205
207	Install Drill Piers Rebar	5 days	Thu 8/26/27	Wed 9/1/27	206SS
208	Place Concrete At Piers	5 days	Thu 8/26/27	Wed 9/1/27	207SS
209	Back Check Piers Caps	1 day	Thu 9/2/27	Thu 9/2/27	208
210	Lay Out Footing	2 days	Fri 9/3/27	Mon 9/6/27	209
211	Dig Footing	4 days	Tue 9/7/27	Fri 9/10/27	210
212	Install Footings Form Work	5 days	Mon 9/13/27	Fri 9/17/27	211
213	Install Rebar	4 days	Mon 9/20/27	Thu 9/23/27	212
214	Rebar Inspection	1 day	Fri 9/24/27	Fri 9/24/27	213
215	Place Concrete	1 day	Mon 9/27/27	Mon 9/27/27	214
216	**PH 2, INC 2 - Canopy Construction**	**83 days**	**Tue 9/28/27**	**Thu 1/20/28**	
217	Install All M.E.P. Rough Ins	5 days	Tue 9/28/27	Mon 10/4/27	215
218	Install A.B	3 days	Tue 10/5/27	Thu 10/7/27	217
219	Install Rebar	3 days	Fri 10/8/27	Tue 10/12/27	218
220	Rebar Inspection	1 day	Fri 10/8/27	Fri 10/8/27	218
221	Place Concrete	1 day	Mon 10/11/27	Mon 10/11/27	220
222	7 Day Concrete Curing Time	7 days	Tue 10/12/27	Wed 10/20/27	221
223	Structural Steel	4 days	Thu 10/21/27	Tue 10/26/27	222
224	Back Check Structural Steel	2 days	Wed 10/27/27	Thu 10/28/27	223
225	Electrical and Fire Sprinkler Rough In	5 days	Fri 10/29/27	Thu 11/4/27	224
226	Roof Framing and Sheething	15 days	Fri 11/5/27	Thu 11/25/27	225,156
227	Roofing/Skylights	10 days	Fri 11/26/27	Thu 12/9/27	226
228	Finish and Paint	10 days	Fri 12/10/27	Thu 12/23/27	227
229	Electrical and Fire Sprinkler Trim	5 days	Fri 12/24/27	Thu 12/30/27	228



REDWOOD
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WRIGHT CONTRACTING

ID	Task Name	Duration	Start	Finish	Predecessors
230	Install All Expansion Joints	5 days	Fri 12/24/27	Thu 12/30/27	228
231	BOK Fencing and Gate	15 days	Fri 12/31/27	Thu 1/20/28	230
232	**PH 2, INC 2 - Close Out**	**23 days**	**Fri 1/21/28**	**Tue 2/22/28**	
233	Punch List Walk	2 days	Fri 1/21/28	Mon 1/24/28	231
234	Punch List Work	5 days	Tue 1/25/28	Mon 1/31/28	233
235	City Final Inspections	2 days	Tue 2/1/28	Wed 2/2/28	234
236	Fire Marshall Final Inspection	5 days	Thu 2/3/28	Wed 2/9/28	235
237	Back Punch and BP Work	2 days	Thu 2/10/28	Fri 2/11/28	236
238	Final Cleaning	2 days	Mon 2/14/28	Tue 2/15/28	237
239	Substantial Completion	1 day	Wed 2/16/28	Wed 2/16/28	238
240	Remove Site Fencing	4 days	Thu 2/17/28	Tue 2/22/28	239

Jun '25 | Jul '25 | Aug '25 | Sep '25 | Oct '25 | Nov '25 | Dec '25 | Jan '26 | Feb '26

1 8 15 22 29 6 13 20 27 3 10 17 24 31 7 14 21 28 5 12 19 26 2 9 16 23 30 7 14 21 28 4 11 18 25 1 8