



**Business Services
Contracts Office**

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Robert Aldama, Purchasing Manager II

ADDENDUM NO. 1

Date: January 12, 2026

Issued by: Sacramento City Unified School District

Project: RFP #0210-482 California Montessori Project (Capital Campus) Campus Renewal

This addenda shall supersede the original information, attachments, and specifications regarding RFP No. 0210-482 where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

Part A – Bid Documents

1. Updated Fee Proposal Form
2. DSA Submission Set (Drawings)
3. DSA Submission Set (Specifications)

Part B – Pre-Bid RFI Questions & Responses

Q1. RFP Exhibit D Fee Proposal Form, Line 14 request “Insurance Cost (per the Facilities Lease)”. Exhibit E to the Facilities Lease address Insurance, and Section VI therein addresses Builder’s Risk Insurance. Since Builder’s Risk quotes are typically based on finalized project details and are often only available 30–60 days before binding, would the District consider excluding the Builder’s Risk Insurance from the Fee Proposal and deferring it to time of GMP when additional information will be available about the project and we may receive an equitable quote from insurance carriers?

A. Builder’s Risk Insurance costs will be deferred until the time of GMP when scope and construction costs can be clearly identified. Reference updated Fee Proposal Form.

Q2. Paragraph A.2 and B.1 and B.2 within Section 14.01 of the General Terms and Conditions Exhibit D proposes to cap a daily rate for Compensable Delay at \$1500/day. The provision is highlighted and bracketed as if it is a placeholder in the contract template and the value may be populated later. If it is not intended as a placeholder, how was the rate of \$1500/day derived by the District?

A. The LD amount is a good-faith estimate of actual damages when the contract is not complete

Q3. On page 3 of the RFP and on the Mandatory Pre-Proposal Conference Agenda the proposal due date is listed at 1/16/26, but on page 2 of the RFP it's shown as January 15, 2026. Please confirm the correct date.

A. Proposals are due January 16, 2026, by 1:00pm

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Q4. Page 3 of the RFP identifies a post-construction occupancy period of twelve (12) months and page 4 identifies a post-construction duration of eight (8) weeks (08/15/2026 - 10/02/2026). Please confirm if these "post construction" durations are meant to be the same. If so, which is the correct duration?

A. Post Construction lease payment schedule is 12 months, post-construction (close-out) duration is 8 weeks (8/15/2026 – 10/02/2026)

Q5. Re: Facilities Lease Section 15.07.C - Please confirm that if the Entity allows Subcontractors a 15% markup for Contingency and Allowance work, the Entity is limited to 7% total markup for Fee, Insurance, and Bonds.

A. Markups may not exceed 22%. If the Entities actual proposed O&P, Bonds, and Insurance % total from the RFP, plus the sub-contractors mark-up (15% cap) is less, the lesser amount applies. If the Entities actual proposed O&P, Bonds, and Insurance % total from the RFP, plus the subcontractor % mark-up equals more than 22%, the district will not pay more than 22% total.

Q6. Re: Facilities Lease Exhibit E Insurance Requirements Section VI –

- This states this insurance shall cover 100% of the replacement cost of the Project.
- PCC 7105 reads "...public agencies shall not require the contractor to be responsible for the cost of repairing or restoring damage to the work, which damage is determined to have been proximately caused by an act of God, in excess of 5 percent of the contracted amount..." And "Acts of God" are defined in PCC 7105 as only earthquakes in excess of a magnitude of 3.5 on the Richter Scale and tidal waves.
 - Section VI specifically references earthquake as defined by PCC 7105, but it doesn't include flood in that same clarification. Is there a reason for that?
 - To comply with PCC 7105, which allows a public agency to ask for full replacement cost as a separate bid item, please confirm (1) item 14 on our Fee Proposal Form should include the premium for Builders Risk coverage at 5% of contract value and (2) you want us to provide an Add Alternate to include 100% replacement cost for Acts of God.

It seems Section VI.A.4 regarding deductibles is confusing PCC 7105's limit of the contractor's responsibility for cost of repairs (which is accomplished through a Builders Risk insurance policy) with a 5% out-of-pocket responsibility. The intent is not a \$400,000 deductible on an \$8million contract, or a \$2.5million deductible on a \$50million contract, borne solely by the Entity. (This is especially the case when a deductible at 5% of the contract amount would often exceed an Entity's Fee. That would be an interesting business risk to evaluate.) Please modify the deductible for Acts of God to an industry-standard level.

A. Builder's Risk Insurance costs will be deferred until the time of GMP when the scope and construction costs can be clearly identified.

Q7. With all the new Technology equipment, will all interior raceway work be surface mount?

A. No. Cut-in boxes and "fished" cabling are required where indicated.

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Q8. Technology demo sheets say to demo old boxes and raceway. With HAZMAT report indicating much of building containing asbestos, is it acceptable to abandon recessed boxes and any in wall rough-in? Or do we need to demo all raceway/wire/infrastructure?

A. The entity shall follow all laws and procedures regarding Hazardous Material. The district is not proposing or responsible for means and methods. Recessed boxes may be abandoned in place with a suitable cover provided (as approved by Architect). All abandoned wire is to be fully demoed and removed from conduits. Any wire that cannot be successfully removed from conduits shall be clearly labeled "abandoned / stuck in conduit".

Q9. Is there a Geotech report?

A. Currently there is no Geotech report.

Q10. Are there any plans for Modular Buildings to share?

A. Plans will be shared with awarded entity as they become available.

Q11. Please confirm whether there is summer school intended for 2026 at this site.

A. No summer school is intended for 2026 at this site.

Q12. Has BIM been developed to level 300 as indicated in RFP? Is it intended and/or required to be utilized on this project?

A. No, BIM has not been developed and is not required for this project.

Q13. Per the RFP, cover pages, Table of Contents, Tabs, Addenda (if any), OSHA forms, DVBE Certification pages, financial information forms in Section 12, resumes, and required Attachments J, K, and L are excluded from the total page count. Please confirm that all required attachments for Section 15 can also be excluded from the total page count.

A. Confirmed, [the following are excluded from page count: Cover pages, Table of Contents, Tabs, Addenda (if any), OSHA forms, DVBE Certification pages, financial information forms in Section 12 & 15, resumes, and required Attachments J, K, and L]

Q14. Please clarify if we are to simply take down and reinstall the EXISTING curtains for all 3 buildings with keynote 9 designations on plan sheets, (BCD) or if we are to install new curtains and tracks.

A. This conversation is part of Pre-Construction

END OF ADDENDUM NO. 1
Acknowledgement of this Addendum will be required at time of bid:

EXHIBIT D

FEE PROPOSAL FORM

Fee Proposal should be based on the estimated project costs in RFP. Fee Proposal form to be in a separate sealed envelope with one (1) hard copy and one (1) electronic copy.

Proposing Firm Name: _____

	ITEM Description	AMOUNT	
1	Proposed Preconstruction Services Fee – Site Evaluation (Allowance)	\$ 40,000.00	
2	Proposed Preconstruction Services Fee – Constructability Review	\$	
3	Proposed Preconstruction Services Fee – Pre-Construction Meetings	\$	
4	Proposed Preconstruction Services Fee – Value Engineering	\$	
5	Proposed Preconstruction Services Fee – Detailed Construction Critical Path Schedule	\$	
6	Proposed Preconstruction Services Fee – Preliminary and Detailed Estimates	\$	
7	Proposed Preconstruction Services Fee – Construction Planning and Logistics Plan	\$	
8	Proposed Preconstruction Services Fee – Assessment of Long Lead Time Items (Does not include Allowance; to be added via Amendment during Preconstruction)	\$	
9	Proposed Preconstruction Services Fee – Development of Total Base Rent	\$	
10	Total for Preconstruction Services (Rows 1-9)		\$
11	General Conditions: Refer to EXHIBIT C as reference for allowable costs and items that the Developer will include as general conditions and not as part of direct costs of work.		\$
12	Fee (inclusive of overhead and profit) (as a percentage of direct costs)		%
13	Bonds (Per Facilities Lease)		%
14	Insurance cost (Per Facilities Lease) [Excludes Builders Risk Insurance, which will be assessed at time of TBR]		%
15	Interest Rate on Loan Amount		%

Proposing Firm Signature: _____

Signature Name: _____

Signature Title: _____