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ADDENDUM NO. 2

Date: February 19, 2026

Issued by: Sacramento City Unified School District

Project: RFP #0095-483 Earl Warren ES Modernization & New Construction Project

This addenda shall supersede the original Information, attachments, and specifications regarding RFP No. 0095-483 where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

Part A: Bid RFI's and Clarifications:

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. Page 5 of 35 in the RFP talks about BIM, and the Facilities Lease provides BIM-related deliverables like constructability review (Exhibit E, 3.2.1, Exhibit D, 5.03; Exhibit H, B.6). Given the nature of this project, is there an expectation for BIM?

A. From the Owner's standpoint, the BIM references in the RFP and Facilities Lease are intended to establish a framework for coordination and constructability, not to prescribe a specific level of modeling. Given the nature of this project, the

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Owner expects the contractor to evaluate and propose an appropriate BIM approach consistent with industry standards and project needs. The extent of BIM use, if any, should be determined by the contractor based on where it adds value and supports effective delivery.

Q4. May we get a sense of the design schedule? What are the target milestone completion dates for 100% DD, 50% CD, and DSA submittal?

A. Current Milestone Design Schedule:

100% DD – April 3rd 2026

50% CD – May 22nd 2026

DSA Submittal – July 29th 2026

Q5. Will the site be occupied with staff/students over summer 2027 (RFP Section, IV.2, page 8 of 36).

A. Site will not be occupied over summer 2027.

Q6. Body of Submittal, Question 12: Will you accept our most relevant project experience on DSA projects throughout California?

A. No

Q7. Body of Submittal, Question 13: This question makes reference to working closely with the “Pre-fabrication and/or Modular Building supplier and its design team”. Is the new building modular and is a supplier already assigned? If not, what is the building type (wood frame, metal stud)?

A. New building is wood framed, not modular.

Q8. Exhibit D, Fee Proposal Form, Question 11 (General Conditions): Please confirm that we are to provide a monthly amount.

A. Confirmed, provide monthly amount for General Conditions.

Q9. Exhibit D, Fee Proposal Form, Question 14 (Insurance Cost): Can we exclude the cost of Builder’s Risk until the time of the TBR? This will help since the cost can vary depending on plans and the building type.

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.

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Q10. In reviewing the RFP under the Body of Submittal Section #13 it refers to detailing your experience and approach for Pre-Fabricated and/or Modular Building suppliers. Can you confirm if the new administration wing and TK/K kinder classroom wing will be conventional construction or modular. See below for the section referenced in the RFP.

A. New building is wood framed, not modular.

Q11. Would you please provide the most current set of plans for this project?

A. No documents are available currently to share.

Q12. Is there a campus map available, or information identifying what programming is currently housed in the portable buildings on-site?

A. No documents are available currently to share.

Q13. Do any of the existing portables require plumbing or sanitary connections?

A. Existing portables are scheduled to be removed.

Part B: Updated Fee Proposal Form

Part C: Project Reports

- 1. Hazardous Materials Survey Final Report**
 - a. Asbestos Specs**
 - b. Lead In Construction Specs**
 - c. Other Hazmat Requirements**

END OF ADDENDUM NO. 2

Acknowledgement of this Addendum will be required at time of bid: