SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT ("SSFUSD")
MEASURE T BOND PROGRAM

RFP 26-004 ADDENDUM NO. 1

PROJECT: **RFP 26-004 LEASE-LEASEBACK PRELIMINARY CONSTRUCTION SERVICES FOR MONTE VERDE ELEMENTARY SCHOOL MODERNIZATION**

DATE: **March 20, 2026**

OWNER: **398 B Street**
South San Francisco, CA 94080

Notice is hereby given to all prospective respondents that this Addendum shall be attached to and form a part of the RFP. All respondents must acknowledge receipt of this Addendum in the RFP Proposal Submittal cover page. Respondents are responsible for informing all subcontractors, both those solicited for proposals and those whose proposals are accepted, of all changes detailed in this Addendum.

We have organized this document as follows:

I. **RFP MODIFICATIONS-** There are two modifications to RFP, Appendix B, Facilities Lease, Exhibit C GMP and Other Project Costs:
   a. Paragraph 2.1.9.1 Contingencies
   b. Attachment 1, Preliminary Construction Services form

II. **RFI QUESTIONS AND ANSWERS**
   a. Refer to Questions and Responses #1 – 9 below.

I. RFP MODIFICATIONS

CHANGES AND/OR CLARIFICATIONS TO THE REQUEST FOR PROPOSAL ("RFP") FOR MONTE VERDE ELEMENTARY SCHOOL ARE AS FOLLOWS :

a. We have modified the **RFP, Appendix B**, **Facilities Lease, Exhibit C GMP and Other Project Costs**, section2.1.9. Contingencies, paragraph 2.1.9.1, is replaced in its entirety as follows:

> "The Guaranteed Maximum Price includes a Contingency of _____ percent (_____%) of the Cost of the Work as described in Section 2.1.1, 2.1.2, and 2.1.3 for potential additional construction costs for unforeseen conditions that occur over the course of construction and/or ~~scope gaps~~ discrepancies in the approved plans and specifications."

b. We have modified the **RFP, Appendix B, Facilities Lease, Exhibit C GMP and Other Project Costs form, Attachment 1 Preliminary Services Costs,** (Use for Preliminary Construction Services) form in its entirety, as follows.
Note: We can send you this revised form via email, upon request:

Project Name:	**RFP #:**
Item	**Amount**
I. Preliminary Construction Services Fee	$_____
II. Allowance for On-site Evaluation of Existing Conditions/Site Investigations	$_____ (Total lines a+b+c+d+e+f) below)
a. Potholing, two (2) Locations	$_____
b. Electrical & low voltage system investigations	$_____
c. Asphalt Core sampling, three (3) locations	$_____
d. Natural Gas pressure tests	$_____
e. Water pressure testing	$_____
f. Limited Dry rot/Water Damage Investigations	$_____
Total Preliminary Construction Services Fee (Fee + Allowance)	$_____ (total lines I + II above)
Staff that would be part of General Conditions	
Project Executive (hourly rate)	$_____
Project Manager (hourly rate)	$_____
Project Superintendent (hourly rate)	$_____
Project Engineer (hourly rate)	$_____
Safety Officer (hourly rate)	$_____
Estimator (hourly rate)	$_____
Scheduler (hourly rate)	$_____
Mark-up on Subcontractor change order work (Inclusive of OH&P)	_____ %
Mark-up on self-performed change order work (Inclusive of OH&P)	_____ %
Fee / overhead & profit (as a percentage of direct costs for GMP)	_____ %
Bond cost (as a percentage of direct costs)	_____ %
Insurance Cost (general liability as a percentage of direct costs, indicate if cost includes Builder's Risk)	_____ %

Builder's Risk (percentage)	_____%
Other costs (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)	$_____or_____%

II. RFI QUESTIONS AND ANSWERS

1. **Question: Please provide a summary of instructional schedules, including: Start of Summer Break, Return from Summer Break, and anticipated schedules/daily use for Building A, Building B, Building C, Building D, and the Play Yard. Please also include any information available regarding student circulation, staff access requirements, special events, and also any planned school breaks or closures. We will be looking to confirm this information to dial in our Phasing a Site Logistics Planning.**

   Response: See attached 2026-27 calendar. We do not yet have detailed information as requested available for distribution.

2. **Question: Provide Storm Drain and Public Utility As Built for existing site, if they are available for PSA RFP**

   Response: We do not yet have this as built information available for distribution.

3. **Question: Please provide a more detailed description of the Site Work at the Play Yard, if available. The goal is to determine where the bio filtration planter will be, and the extent of where the storm drain improvements are going to occur in order to plan around them, as a portion of the play yard will need to be used as Interim Housing.**

   Response: We do not yet have more detailed information available for distribution at this early stage.

4. **Question: Please confirm need for Interim Housing is applicable to Building D – should we consider temporary/interim housing, and temp kitchen set-up during construction for Building D?**
   Response: We have not made any determinations on temporary housing requirements at this early stage. We do not have any further information available for distribution.

5. **Question: The "Project Scope and Cost Summary" pg. 1 summarizes the scope of work for each area, which is limited (i.e., new cabinetry and millwork, paint, flooring, windows, ceiling/ceiling tiles are not referenced as part of the SOW) – should we only assume the work listed on this document, or will we essentially be giving the entire classroom a "refresh"?**

   Response: Yes, you should assume the scope of work listed on the Project Scope and Cost Summary is the extent of the work.

6. **Question: What is the expectation for GC and Subcontractor parking? Given the school is in a dense neighborhood, we want to make sure we are sensitive to that, as well as the needs of the school for where contractor vehicles are parked for the day. Our plan will be to coordinate with the school, and the City**

7. **Response: We have not made any determinations on construction and site logistics requirements at this early stage. We do not have any further information available for distribution.**

8. **Question: If Electrical and/or Low Voltage As Built drawings are available for Buildings A, B, C, and D, please provide.**

   Response: We do not yet have this as built information available for distribution.

9. **Question: Does the District have schematic or conceptual plans that can be shared?**

   Response: No, the drawings are not yet at a stage to be issued.

END OF BID ADDENDUM ITEMS

South San Francisco Unified School District 2026-2027 School Year Calendar
Board Adopted February 8, 2024

FALL SEMESTER 2026

JULY — 0

M	T	W	R	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

3 Independence Day

AUGUST — 13

M	T	W	R	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

10-11 Staff Development Day
12 Teacher Workday
13 First Day of Instruction

SEPTEMBER — 21

M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

7 Labor Day
28-30 K-5 PTC Week (Min. Day)

OCTOBER — 21

M	T	W	R	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

12 Indigenous Peoples' Day
1-2 K-5 PTC Week (Min. Day)

NOVEMBER — 17

M	T	W	R	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

11 Veterans Day
25-27 Thanksgiving Break

DECEMBER — 14

M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

21-31 Winter Break

86

SPRING SEMESTER 2027

JANUARY — 17

M	T	W	R	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

1 New Year's Day
4 Staff Development Day
5 Teacher Workday
18 Dr. Martin Luther King Day

FEBRUARY — 18

M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26

5 Lunar New Year
15 Presidents' Day
22-26 K-5 PTC Week (Min. Day)

MARCH — 20

M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

29-31 Spring Break

APRIL — 20

M	T	W	R	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

1-2 Spring Break

MAY — 19

M	T	W	R	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

27 Last Day of Instruction
28 Teacher Workday
31 Memorial Day

JUNE — 0

M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

18 Juneteenth

94

District Holidays
School Holidays
Staff Development (Non-Student Day)
Teacher Workday (Non-Student Day)
Parent Teacher Conference Week
Report Card Grades