



Tamalpais Union High School District Lease-Leaseback Construction Services Archie Williams High School Roof Replacement + HVAC Project RFP #112

Addendum No. 01

June 24, 2026

Owner:

Tamalpais Union High School District
333 Doherty Drive
Larkspur, CA 94939

To: Prospective Consultants

The following changes, modifications and additions to the Request for Proposals described below are made a part thereof and are subject to all of the requirements thereof as if originally specified. The submitter must acknowledge receipt of the Addendum when submitting their RFP; failure to do so may subject the submitter to disqualification.

Addendum Acknowledgement

Signature

This Addendum consists of Five (5) pages including attachment.

621 W Spain Street • Sonoma, CA 95476
707-933-0624 • Fax 707-996-8390

Addendum No. 01

Response to Questions:

Question #1 -On page 12- Tab 6 item d. asks for discussion on modular construction? Is this a carry-over from another job? Seems odd to ask for discussion on modular construction for a roofing/HVAC job? Can this item be deleted?

Response: Revised item 6, d to read : "Identify and include a discussion on Respondent's experience with Roof Replacements and HVAC replacement/upgrade projects.

Question #2 - What is the timeline of when construction will commence? I see a notice to commence negotiations with selected contractor is 8/11/26. Will this be a 2027 summer job? Please advise.

Response: Per appendix A project completion is August 27,2027. Construction will begin in June 2027.

Question #3 – The format states that each submittal shall not contain more than thirty (30) pages. We have submitted in this format before for other districts and have found that all the required pages to be submitted are more than 30 pages – even excluding the documents mentioned on page 8 of the RFP. We request revising this to 50-60 pages to allow for project information sheets, appropriate narrative responses, resume options, etc. (and continuing to exclude the pages you noted) or allowing us to add some of the required documents in an appendix which would not to be included in the page count.

Response: The submittal format has been increased to no more than sixty-five (65) pages.

Question #4 – For the purposes of builders’ risk pricing – could we assume that all buildings to be worked on are 100% wood – framed? This was stated in the site visit, but we would like confirmation in writing.

Response: Yes, all buildings are wood-framed.

Question #5 – Could you provide the hazmat report for the buildings to be worked on? If you don’t have hazmat reports, are you in the process of obtaining them due to the age of the buildings?

Response: Hazmat reports are not yet available. Consultant is performing an evaluation of the site during the month of July and the report will be available prior to the GMP/GPC process.

Question #6 – Will the buildings and campus be unoccupied during construction (summer 2027?). If it will, please provide information on where you would like the contractors staging area situated in order to accommodate others’ parking and also let us know what areas will be occupied if you already have that information.

Response: Buildings will not be occupied. There may be students onsite using the field space for various camps and practices. However, the work area and staging area for this project would be off limits to those groups and will be coordinated with the general contractor in advance of the project starting.

Question #7– The page count is noted as 30 single sided pages excluding covers, tabs, insurance certificates, schedules and comments to the form of agreement. Would you please also exclude the following from the page count so that we have space to provide appropriate narrative responses and also allow us to provide the below items in the appendix at the end of the RFQP PDF?

- Notarized Surety Letter
- Resumes of Full Team
- Appendix C-1 Non-Collusion Declaration & Notarization Page
- Appendix C-2 Iran Contracting Act Certification
- Site Logistics Plan

Response: The page count is being expanded to 65 pages by way of this addendum. Items noted below can be included in an appendix if needed.

Question #8 – Page 13 Item 8 Tab 8 Pricing and Contingency - Item 4) bonds and insurance percentage. The insurance requirements in the facilities lease Section 15.1.5 require all risk builders’ risk including earthquake and flood.

Do you require that these costs be included in the B&I % or would you like each broken out in a dollar amount so that you can compare contractor to contractor?

Response: These costs should be included and are required. They do not need to be broken out, however the contractor can choose to list them separately if desired.

We recommend that builders risk be excluded from the B&I % with the RFQP and instead be allowed to be provided at time of GMP as individual line items in dollars.

Response: Builders risk should be included.

Question #9 – Please confirm that the RFQP is only due via email. There is conflicting information in the documents provided. If you require hardcopies – please let us know if an unbound copy is actually required since a flash drive with a PDF of the RFQP is requested.

Response: Confirmed, the RPPQ response is only to be submitted electronically via email. No hard copies are required.

Question #10 – Please confirm in writing that you estimate the start date of this project to fall in June 2027 and for it to be completed by August 27, 2027. If this is not correct, could you provide the accurate start/complete dates?

Response: This construction timeline is correct.

Question #11 – Refer to Section 17.5 Format for **Proposed Change Order** in Exhibit D to the Facilities Lease - General Construction Provisions.

WORK PERFORMED OTHER THAN BY DEVELOPER - Would you like the GC to provide the Overhead & Profit % for subcontractors for this change order section in our Pricing & Contingency Sheet in Tab 8?

Response: Please provide a proposed amount. District may elect to negotiate with selected GC prior to GMP award.

WORK PERFORMED BY DEVELOPER – Would you like the GC to provide the Overhead & Profit % for self-performed work for this change order section in our Pricing & Contingency Sheet in Tab 8?

Response: Please provide a proposed amount. District may elect to negotiate with selected GC prior to GMP award.

Question #12 – For pricing the Builders Risk insurance, we will need the construction type rating for each building where work will be performed. Could you please provide the construction type rating for each applicable building?

Response:

CODE INFORMATION			
BUILDING	OCCUPANCY TYPE	CONST TYPE	SPRINKLER
CLRM BLDGS 100A, B & C	E	V-B	NO
CLRM BLDGS 200A, B & C	E	V-B	NO
CLRM BLDGS 300A, B & C	E	V-B	NO
CLRM BLDGS 400A, B & C	E	V-B	NO
CLRM BLDG 500	E	V-B	NO
CLRM BLDG 600	E	V-B	NO
GYM BLDG 800A	A-4	II-B	NO
LOCKERS BLDG 800B	E	II-B	NO
LOCKERS BLDG 800C	E	II-B	NO
ADMIN BLDG 900	B	V-B	NO
KITCHEN DINING BLDG 1000	A-2 / F-1	V-B	NO

Question #13 – The RFQ/P specifies a project completion date of August 27, 2027; however, we were unable to locate a construction start date. Could you please confirm the anticipated start date for the construction period? Additionally, given the significant scope of work to be completed by August 27, 2027, and assuming a June 2027 start date, please clarify whether work in non-classroom buildings (such as the Gym Building) may begin earlier, potentially in April 2027 or sooner.

Response: Construction start is anticipated for June 14, 2027. The District will look to start any available work prior to the June day if site conditions allow. That will be determined at a later date. For the purpose of this RFP response assume a June 14, 2027 start date.

Question #14 – What is the anticipated start and stop date of this project? Is there phasing, and if so, what is the anticipated start and stop date of each phase?

Response: June 14, 2027 through August 27, 2027

Question #15 – Do you have a pricing sheet you would like us to use for the Pricing and Contingency portion of the RFQ/P?

Response: There is no specific sheet required.

Question #16 – In order to make the page count we'd like to request that the Table of Contents, all required forms, insurance related documents including showing EMR ratings, bonding capacity documents not be counted in the 30-page maximum. Please confirm.

Response: Page count is being increased to 65 pages per this addendum.

Question #17 – Section VI - A states 5 bound copies, one unbound copy and one electronic copy is required but other locations in the RFQ/P state to submit via email only. Please confirm submission requirements.

Response: Electronic submission only via email.

Question #18 – May we include an appendix to include the COI, project portfolio, preliminary schedule, reference letters, staff resumes, bonding letter, and required certifications including the Non-Collusion Declaration and IRAN Certification that do not count towards the page requirements as specified in the RFP/Q?

Response: Page count is being increased to 65 pages. Items noted can be included in appendix if needed.

Question #19 – For Tab 8, Item #4 Bonds and Insurance, does this include builders risk insurance? If so is earthquake and flood required? Can we provide a quote in \$ separately from Bonds and Insurance for the Builders Risk and earthquake/flood (if required)? Also could we re-quote Builders Risk and earthquake (if applicable) at time of providing a final GMP due to the nature of insurance.

Response: Yes, this includes builders' risk, earthquake and flood. This can be quoted/listed separately if desired but is not required.

Question #20 – Please confirm the onsite construction duration in months and dates.

Response: Construction timeline is anticipated to be June 14, 2027 through August 27, 2027.

Question #21 – For Tab 8, Item #3 should general conditions be expressed as a total amount or monthly?

Response: Monthly

Question #22 – Will the campus be occupied for any portion of the onsite construction? Are there summer programs anticipated?

Response: The buildings will not be occupied. The field and blacktop space outside of the work area(s) may be used for summer programs.

Question #23 – For Tab 6 – Prior Relevant Experience may we also include projects with a similar scope but are less than the \$15 million for consideration?

Response: 15M + would be preferred, but yes, similar scope can be included.

Question #24 – For Tab 6 – C & D, is the previous relevant experience on occupied campuses and modular construction relevant to this project? Should this be changed to roofing/HVAC prior relevant experience?

Response: Modular construction is not relevant to this project.

End of Addendum