Roseville Joint Union High School District

Ignite – Inspire - Prepare

REQUEST FOR PROPOSALS: ADDENDUM 3

Request for Qualifications Title:	Request for Proposals for Lease-Leaseback Services Oakmont High School Upgrades
Addendum number:	3
Issue Date of this Addendum:	November 2, 2026

1.0 PURPOSE OF THIS ADDENDUM:

The Roseville Joint Union High School District ("RJUHSD") is issuing this Addendum to the Request for Proposals named-above (the "RFP") to respond to questions and requests for clarifications RJUHSD received regarding the RFP (see Section 3.0 below).

2.0 GENERAL INSTRUCTIONS:

This Addendum constitutes an integral part of the RFP and is to be read in conjunction with the RFP. Unless specifically changed by this Addendum, all other requirements and terms of the RFP remain unchanged. It is the responsibility of all Proposers to conform to this Addendum and modify their proposals accordingly.

3.0 REVISION TO THE RFP:

1. ***Replace Attachment D in its entirety. "Attachment D – Price Proposal Form for Lease-Leaseback Services"***

   Line #9 has been added to Evaluated Price associated with "Increment 1 Preconstruction Services" for inputting costs

End of Addendum Three

Attachment D – Price Proposal Form for Lease-Leaseback Services
PRICE PROPOSAL

LLB Entity: _____

The estimated "Direct Cost of Construction" for **Oakmont High School –Upgrades**, Increment 1 work for this Project is **$ 11,000,000** (excluding the costs in the table below other than General Conditions). The estimated "Direct Cost of Construction" for OHS Upgrades, Increment 2 work for this Project is **$ 39,000,000** (excluding the costs in the table below other than General Conditions). The total Estimated Direct Cost of Construction, referred to as "EDC" in the table below, is **$50,000,000**.

Construction Contingency for the LLB Entity's use, after District verification and approval, will be 3% of the Direct Cost of Construction for each Increment. In addition, the District will have an Owner's Contingency of 5% of the Direct Cost of Construction for each Increment. Please do not make any changes to the table below. Proposer shall complete the information in the following table:

Services	Pricing Basis	Evaluated Price.
* **Increment 1 Preconstruction Services** 1. Base Allowance 2. Collaboration/Meetings 3. Site investigation 4. Preliminary Project Schedule 5. Preliminary Cost Estimates 6. Value Engineering 7. Constructability Review 8. Development of Total Base Rent 9. Long Lead Time assessment	FIXED PRICE	1. $75,000 2. $ _____ 3. $ 25,000 4. $ _____ 5. $ _____ 6. $ _____ 7. $ _____ 8. $ _____ 9. $ _____ Total: $ _____
* **Increment 2 Preconstruction Services** 1. Base Allowance 2. Collaboration/Meetings 3. Site investigation 4. Preliminary Project Schedule 5. Preliminary Cost Estimates 6. Value Engineering 7. Constructability Review 8. Development of Total Base Rent 9. Long Lead Time assessment	FIXED PRICE	1. $ 125,000 2. $ _____ 3. $ 25,000 4. $ _____ 5. $ _____ 6. $ _____ 7. $ _____ 8. $ _____ 9. $ _____ Total: $ _____
** **General Conditions** cost per Attachment C of this RFP. (Planned 17-month duration for both Increments)	FIXED PRICE Price **per month** $_____	Fixed Price per month multiplied by 17 $_____

*** Cost of **Bonds and Insurance**-Refer to Attachment J (Facilities Lease). The percentage will be used in determining the TBR for each Increment.	Price as a percent of EDC _____ %	$50,000,000 multiplied by percentage bid $_____
****Construction Services Fee (**Entity's Fee**) as Specified in this RFP & Attachment J. (Note: shall cover Entity's Overhead and Profit associated with performing the construction and direct costs. **This fee cannot exceed 7% or proposer will be deemed non-responsive**. This same percentage will be used in determining the TBR for each Increment.	Percent of EDC _____ %	Fixed Price in dollars (EDC times % at left) $_____
Total Price for OHS Upgrades Services (sum of dollar figures above) Note: Financing cost will be calculated by the District and added to this amount to reach the total evaluated cost.		$_____
OHS Upgrades Financing Rate Note: For purposes of evaluation only, the District will assume the amount to be financed is $1.5 million. The actual financing cost over the 12-month post-construction period will be established utilizing an amortized loan calculator.	Annual Percentage Rate to Apply to Post-Construction Payments _____%	