FREMONT UNION HIGH SCHOOL DISTRICT
589 West Fremont Ave. Sunnyvale, CA 94087

RFQ/P 26-27-02: ADDENDUM #2

Date of Addendum: October 8, 2026

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Qualifications and Proposals (RFQ/P) 26-27-02 for the ***Fremont High School New Art, Design, and Engineering Building Project*** is modified as set forth in this Addendum. The original RFQ/P Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFQ/P. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

1.0 - PROPOSAL SUBMITTAL DEADLINE

The Proposal submittal deadline remains the same and is not changed by this Addendum; the deadline for submissions remains as ***Thursday, October 29, 2026, at 2:00 pm.***

2.0 – QUESTIONS AND ANSWERS

The following questions and answers are provided as a matter of information to clarify issues raised about the RFQP. To the extent that changes to the RFQP are required based on the questions received, the RFQP has been modified as noted above in the RFQP section of this Addendum.

Item	Question	Answer
2.1	1) Section VII.B (General Overview) states that submittals must include "a detailed description of construction scheduling, staging, and logistics based on timelines and information provided by the District." Section VII.C does not list this as a separate lettered item under any specific tab. Can you confirm whether this scheduling/staging/logistics narrative should be included under Tab 5 (Methods and Strategic Plan), or whether the District intends it to go elsewhere in the RFQ/P Packet?	The detailed description of construction scheduling, staging, and logistics should be included under Tab 5- Methods and Strategic Plan.
	2) Section VII.C.6 (Tab 6 – Prior Relevant Experience) requires Respondents to "provide a list of all projects the Respondent has been involved with for the past five (5) years where the total project contracts exceeded two million dollars ($2,000,000) per project." Given the RFQ/P Packet's overall 22-page limit under Section VII.A (excluding only covers, tabs, insurance certificates, required certifications, detailed schedule charts, and	A representative selection of the most relevant qualifying projects would satisfy the requirement.

	Tab 11), please confirm whether the District intends this to be an exhaustive list of every qualifying project regardless of resulting length, or whether a representative selection of the most relevant qualifying projects — prioritizing Art building, modernization, lease-leaseback, and DSA experience as specifically referenced in Tab 6 — would satisfy the requirement.	
	3) Section VIII.A (Best Value Evaluation) lists "Safety" (safety record) as a pass/fail evaluation criterion, but Section VII.C (Submittal Format) does not identify a specific tab or exhibit where Respondents should submit safety record information (e.g., EMR, OSHA recordable incident rate, safety program documentation). Please confirm whether the District intends to evaluate this criterion based on: (a) information already on file from the Respondent's prequalification application with Quality Bidders, or (b) documentation that must be separately included in the RFQ/P Packet. If (b), please identify which tab this information should be included under and whether it counts toward the 22-page limit.	The District will evaluate the Respondent's safety record using information available through the District's prequalification process and/or other information available to the District. Respondents are not required to submit a separate safety record exhibit unless specifically requested by the District.
	4) Section VII.A excludes "certificates of insurance" from the RFQ/P Packet's 22-page limit. Tab 9 requires a letter (not a certificate) from the Respondent's insurance company confirming its ability to provide coverage in accordance with the insurance requirements in Appendix B. Please confirm whether this Tab 9 letter is treated the same as a certificate of insurance for page-count purposes (i.e., excluded), or whether it counts toward the 22-page limit.	The insurance company letter required under Tab 9 – Insurance will be treated as an insurance-related document and will not count toward the 22-page limit.
	5) Section VII.A's exclusions from the 22-page limit are covers, tabs, certificates of insurance, required Certifications/Declarations, detailed schedule charts, and Tab 11. Tab 10 (Assurances) asks Respondents to acknowledge and confirm willingness and ability to perform a list of preconstruction and construction service items. Please confirm whether Tab 10 must be a narrative section that counts toward the 22-page limit, or whether a signed acknowledgment/checklist format — similar in nature to the certifications excluded under Tab 4(n)-(p) — is acceptable and excluded from the page count.	Tab 10 may be submitted in a signed acknowledgment/checklist format confirming the Respondent's willingness and ability to perform the identified preconstruction and construction services. A separate narrative discussion of each item is not required unless the Respondent wishes to provide additional information. The Tab 10 response will count toward the 22-page limit.

	6) Tab 8 requires Respondents to "use the proposal format found in Appendix D for the proposal and submit a pricing proposal." Please confirm whether the completed Appendix D form counts toward the RFQ/P Packet's 22-page limit, or whether — similar to the certificates of insurance and certifications excluded under Section VII.A — it is treated as a required attachment/exhibit excluded from the page count.	The completed Appendix D – Proposal Format is required as part of Tab 8 – Pricing and Contingency and will count toward the 22-page limit.
	7)Tab 4(j) requires Respondents to provide license information (license holder name, classification, number, issue/expiration dates, and suspension/revocation history) for the Respondent, and Tab 4(j)(vii) states to "provide the same information for all subconsultants and subcontractors." Elsewhere, however, Section II.E and Tab 10(d) describe MEP subcontractors (holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses) as being prequalified and identified later, prior to subcontractor bids being submitted during the construction/GMP phase — not at the RFQ/P response stage. Please confirm whether Tab 4(j)(vii) is intended to apply only to subconsultants/subcontractors already identified as part of the Respondent's proposed team (e.g., a joint venture partner or named specialty consultant appearing in the Tab 4(b) organizational chart), or whether Respondents are expected to identify and provide licensing information for MEP trade subcontractors at this stage, despite the later prequalification process described in Section II.E and Tab 10(d).	At the RFQ/P response stage, Respondents are required to provide the license information required by Tab 4(j)(vii) for subconsultants and subcontractors that are identified as part of the Respondent's proposed Project team at the time of submission. Respondents are not required to identify MEP trade subcontractors at the RFQ/P response stage solely for purposes of providing license information, unless those subcontractors have already been identified as part of the Respondent's proposed team. MEP subcontractors required to be prequalified pursuant to Section II.E will be subject to the District's prequalification requirements prior to submission of subcontractor bids during the construction/GMP phase.
	8) Facilities Lease Section 6.3.3.2 (Exhibit D) states that "Key Personnel shall be the same as those individuals identified in Developer's response to the District's RFQ/P," and Section 6.3.3.3 imposes liquidated damages of six (6) times the gross monthly salary for substituting any Key Personnel individual before the end of their committed period. The RFQ/P itself does not specify a fixed number or composition of personnel to identify. Tab 4(b) asks for "all key personnel" in the organizational chart, while Tab 4(e) separately asks Respondents to identify up to three (3) persons (Project Manager, Superintendent, Foreman) primarily responsible for working with the District. Please confirm whether "Key Personnel" under Facilities Lease Section	For purposes of Section 6.3.3 of the Facilities Lease, "Key Personnel" shall mean the up to three (3) individuals identified by the Respondent under Tab 4(e): Project Manager, Superintendent, and Foreman. The organizational chart required under Tab 4(b) may identify additional members of the Respondent's team; however, individuals identified solely in the organizational chart and not identified under Tab 4(e) will not be considered "Key Personnel" for purposes of Section 6.3.3 of the Facilities Lease. Respondents shall identify the anticipated Project commitment period for each of the three Key Personnel as part of their proposed staffing approach. The final Key Personnel

	6.3.3.2 refers to: (a) every individual named in the Tab 4(b) organizational chart and accompanying resumes, or (b) only the individuals identified under Tab 4(e). This affects how many personnel Respondent identifies by name in the RFQ/P Packet. Additionally, the RFQ/P does not supply a schedule for these personnel commitments — please provide.	staffing schedule will be incorporated into the Agreement following selection and negotiation of the Project schedule.
	9) Section VII.A states that Respondents shall submit "Five (5) bound copies, and one (1) electronic copy of the RFQ/P Packet." The same section separately describes formatting requirements for "the unbound copy, marked 'Copy for Reproduction'" (no divider sheets or tabs, printed on one side only, proprietary information removed, with its own cover sheet). The RFQ/P does not clarify how this unbound "Copy for Reproduction" relates to the 5 bound copies and 1 electronic copy already required. Please confirm whether Respondents must submit this unbound copy as an additional physical copy (bringing the total to 6 physical copies plus 1 electronic copy), whether it corresponds to one of the 5 bound copies already required (submitted unbound instead of bound), or whether it corresponds to the electronic copy.	The "Copy for Reproduction" shall be submitted as an additional unbound physical copy. Accordingly, Respondents shall submit: Five (5) bound copies; One (1) additional unbound copy marked "Copy for Reproduction"; and One (1) electronic copy in PDF format on a USB flashdrive. The Copy for Reproduction shall comply with the formatting requirements identified in Section VII.A.
	10) The RFQ/P Contract lists "Appendix A" in the contract. There are two "Appendix A"s in the package. Please confirm which is correct.	For purposes of the RFQ/P submittal, references to Appendix A refer to the Project Description for the Fremont High School New Art, Design, and Engineering Building Project, which identifies the project scope, completion date, estimated project cost, and architect. The separate document labeled "APPENDIX A – DISTRICT MMRP [RESERVED]" is an Appendix A to Exhibit D-1 of the Facilities Lease and is not the Appendix A referenced in the RFQ/P's submittal requirements.
	11) "Attachment A" is included in the RFQ/P. Please confirm this is not included in the RFQ/P and is for later use.	Attachment A is included in the RFQ/P package as part of the Criminal Background Investigation/Fingerprinting Certification within the form of agreement. It is intended to be completed and submitted as applicable in connection with contract performance and execution, rather than as part of the Respondent's RFQ/P proposal submission.

	12) Tab 4(e) states to provide up to 3 individuals in one sentence and specifically states 3 positions required in another. Please confirm the District is looking for only those 3 positions for this section.	Yes. For Tab 4(e), the District is requesting identification of up to three (3) individuals, consisting of the following positions: Project Manager; Superintendent; and Foreman. These individuals will be the primary personnel responsible for working with the District and must attend the interview and any required in-person presentations if the Respondent is selected for an interview. Please note, if there is no proposed Foreman on the job, this key individual may be substituted with a project engineer or other key position.
	13) Tab 8 – Contingency. Please identify the intended state of the documents at the time this percentage/value is to be determined/calculated. We would assume it is roughly around DSA submission, but is the District looking to assign this value at the front end or the back end of the DSA review process?	The Proposed Construction Contingency identified in Appendix D is to be provided by the Respondent as part of its initial RFQ/P pricing proposal. Respondents should propose the contingency percentage based on the estimated Project cost and the level of design information available at the time of proposal submission. The District is not asking Respondents to calculate or finalize the construction contingency based upon a particular point during the DSA review process. Following selection and DSA approval of the plans and specifications, the selected developer will prepare the GMP, at which time the applicable contingency amount will be incorporated into the GMP in accordance with the Facilities Lease.
	14) Tab 4(e) (p. 9) asks Respondents to identify up to three (3) persons primarily responsible for working with the District, including the Project Manager, Superintendent, and Foreman. May Respondents also identify additional core team members, such as the Project Executive and Preconstruction Manager?	Yes. Respondents may identify additional core team members, including a Project Executive, Preconstruction Manager, or other personnel, in the organizational chart and team information required under Tab 4(b).
	15) Tab 4(e) states that the identified individuals must attend the interview. Since the Superintendent will attend and direct all field operations, may the Foreman's attendance be optional?	Yes, the Foreman's attendance may be optional. Please note, if there is no proposed Foreman proposed on the job, this key individual may be substituted with a project engineer or other similar position.

	16) Safety record is listed as a pass/fail criterion (p. 16), but the RFQ/P does not identify where safety information should be provided. What documentation does the District require, and under which tab should it be submitted? Please also confirm whether this documentation is excluded from the page count.	The District will evaluate the Respondent's safety record using information available through the District's prequalification process and/or other information available to the District. Respondents are not required to submit a separate safety record exhibit unless specifically requested by the District.
	17) Tab 6, Project Details item (e) (p. 12) requests the "amount of fees received." Item (c) (p. 11) already requires lease-leaseback project costs broken out by preconstruction and construction services. Please clarify whether item (e) refers to the developer's fee (overhead and profit) or to other amounts.	Item (e) refers to the developer's fee (overhead and profit), along with any other related fees charged by the developer.
	18) Please confirm the anticipated structural system for the new ADE Building, for purposes of pricing Builder's Risk insurance.	The structural system is structural steel frame, steel decking, steel stud shear walls.
	19) Are any drawings, specifications, or other design documents available for review?	Please use the following link: https://aedisarchitects.sharefile.com/public/share/web-s53e294532a274b358e4ac3ac2c33a1ca
	20) Please confirm if 11x17 sheets are acceptable for detailed schedule charts.	Yes. Respondents may use 11×17-inch sheets for detailed schedule charts.

END OF ADDENDUM