Geyserville Unified School District

# ADDENDUM NO. 1

Date: January 15, 2026

**Bid: Geyserville – Geyserville Elementary School & Geyserville New Tech Academy**

The following changes, additions, modifications and corrections hereinafter set forth shall apply to the documents for this bid and shall be made as part thereof and subject to all the requirements thereof, as if originally specified and/or shown.

**General**

1) Attached are the pre-bid walk sign-in sheets for reference (a mandatory meeting was held on January 7, 2026, at 2:00 pm).
2) Attached is the presentation provided at the mandatory meeting held on January 7, 2026.
3) Current set of drawings for the project will be issued as a part of addendum #02.

**Clarifications/Changes**

1) RFQ/P Cover Sheet deadline correction:
    a. The RFQ/P Cover Sheet states questions are due on January 22, 2026, however the Instructions for Submitting Proposals states January 21, 2026. The correct submittal date for questions is **January 21, 2026.**

**Attachments**

- **Pre-Proposal Walk Sign-In Sheets**
- **Pre-Proposal Presentation**

## END OF ADDENDUM

Geyserville Unified School District

# Exhibit A: Geyserville Mandatory Pre-Proposal Walk Sign-In Sheet

Geyserville Unified School District

| LEASE-LEASEBACK PRE-PROPOSAL WALK SIGN IN SHEET | |
|---|---|
| **Project:** GUSD Elementary School & New Tech Academy Bond Projects | **Meeting Date:** January 7, 2026, at 2:00:00 PM |
| **Director:** Cody Carpino | **Place/Room:** Geyserville Elementary School<br>21485 Geyserville Ave., Geyserville, CA |

| Name | Company | Address | GC/SUB | Phone | E-mail |
|---|---|---|---|---|---|
| Antonio Salazar | JCO Engineering | 1754 Thea Ave Chico, CA | GC | (916) 878-6462 | Estimating@jcoengineering.co |
| Michell Ruggirello | FRC, Inc. | 9680 old Redwood Hwy Windsor, CA | GC | (707) 837-5065 | bids@frcinc.biz |
| Ryan Yazel | GCCI inc. | 4701 Old Redwood Hwy Santa Rosa CA 95403 | GC | ~~(707) 545 2134~~<br>(707) 545 2134 | Erica @ gcciinc.com |
| Madison Artan | E.F. Brett INC | 1435 Technology Lane Suite B1 Petaluma, CA 94954 | GC | 707·559·0686 | estimator@efbrett.com |
| CHRIS CARR | CARR'S CONST. SERVICE | 3165 CALISTOGA RD SR CA 95404 | GC | 707-539-8650 | CHRIS @ CARRSCONSTRUCTION SERVICE.COM |
| Nick Scalabrini | Rege Construction | 600 Santana Dr Cloverdale CA 95425 | Sub | 707-217-1097 | nick@regeconstruction.com |
| | | | | | |

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| NAME | COMPANY | ADDRESS | GC/SUB | PHONE | EMAIL |
|---|---|---|---|---|---|
| Tom Langer | Ridgeview Builders | 3100 Dutton Santa Rosa | GEN | 707 545 7005 | Ridgeview@sonic.net |
| Justin Hunter | Holly Construction | 73 St James Dr Santa Rosa | GC | 707 541 0700 | bids@hollygc.com |
| Alondra Villasenor | Sausal Corporation | 3550 Willow Pass Rd Concord, CA | GC | 925-568-2200 | bids@sausal.net Alondra@sausal.net |
| Lisa Freedman | Wright Contracting | 3020 Dutton Ave Santa Rosa, CA 95407 | GC | 707-528-1172 | Lfreedman@wrightcontracting.com |
| Viraj Pandya | Midstate Construction | 1180 Holm Road, Petaluma, CA, 94954 | GC | 707-762-3200 | bidroom@midstateconstruction.co |
| Dalia Nieto | GMH Builders | 19150 Sonoma Hwy Sonoma CA 95476 | GC | 707-756-6631 | bids@gmhbuild.com |

Geyserville Unified School District

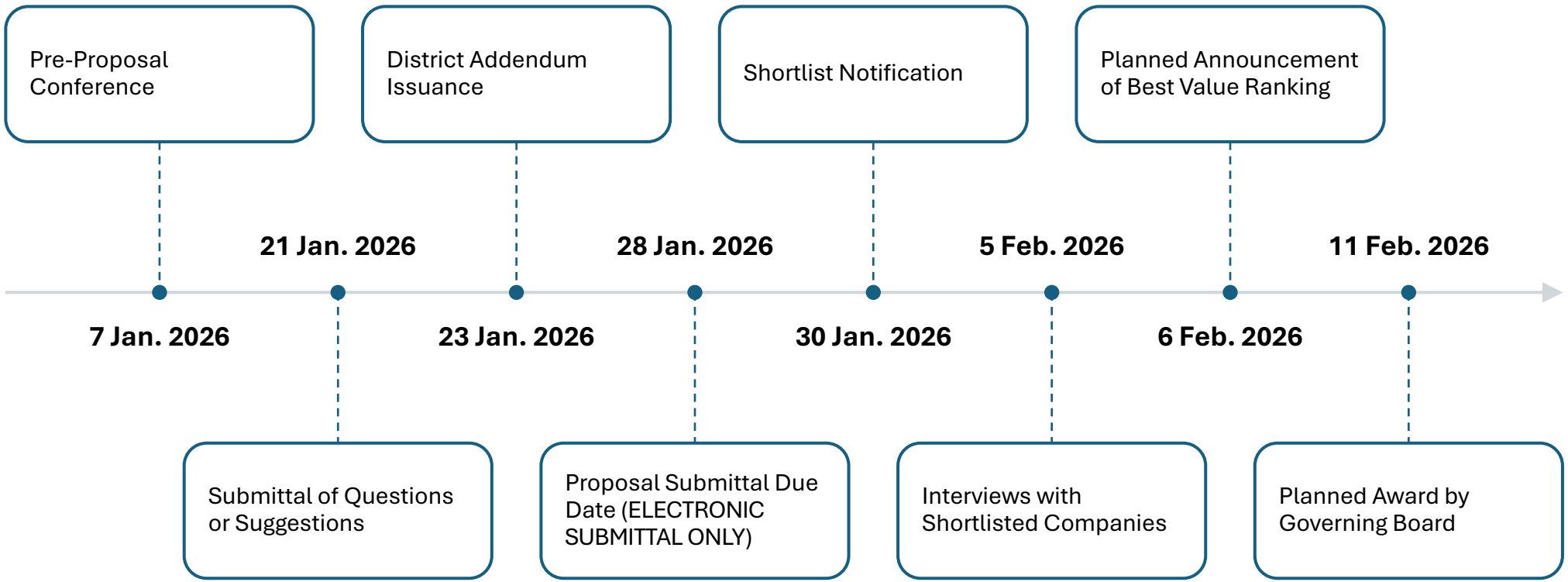
# Exhibit B: Geyserville Mandatory Pre-Proposal Walk Presentation

Geyserville Unified School District

# LLB PRE-PROPOSAL CONFERENCE
# GEYSERVILLE ELEMENTARY SCHOOL & NEW TECH ACADEMY

January 7, 2026

# PROPOSAL SCHEDULE



# PROPOSAL CRITERIA

- **PROPOSALS MUST BE SUBMITTED ELECTRONICALLY. NO HARD COPIES WILL BE ACCEPTED.**
- All proposals shall be signed at the end of the document by an authorized representative with authority to bind the firm; the signature shall be preceded by the following statement: **The undersigned is authorized to sign this response on behalf of the Contractor, and he/she hereby attests that all of the answers and responses to this RFP are true and correct to the best of his/her knowledge, after due investigation, under penalty of perjury under the laws of the State of California."**

- Proposal Cover Page

- Proposal Content:
  - Qualification Questionnaire
  - Price Proposal
  - Worker's Compensation Certification
  - Fingerprinting Certification
  - Iran Contracting Act Certification
  - DVBE Program Participation Certification
  - CARB Certification

# INTERVIEW CRITERIA

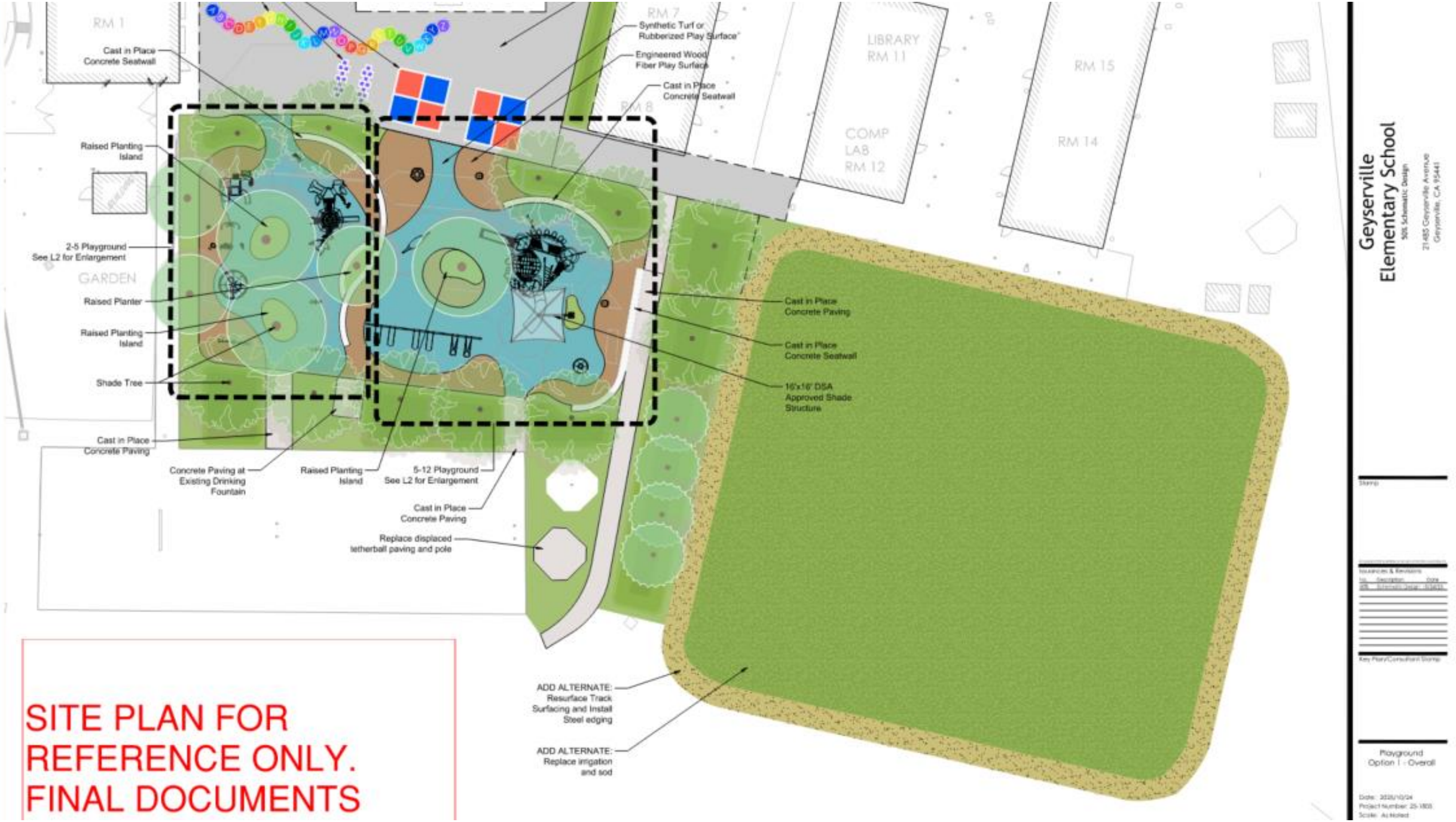
Interviews will be an in-person and consist of a 20-minute presentation by the Contractor along with a 25-minute Q&A session.

Superintendent and Project Manager shall be present for the interview at a minimum; any additional attendants are at the discretion of the Contractor.

District Superintendent, CBO, and Construction Manager shall be present for the interview

# PROJECT OVERVIEW
# GEYSERVILLE ELEMENTARY SCHOOL

Geyserville Unified School District




SITE PLAN FOR REFERENCE ONLY. FINAL DOCUMENTS

Geyserville Elementary School

50% Schematic Design

21485 Geyserville Avenue
Geyserville, CA 95441

Stamp

Issuances & Revisions

| No. | Description | Date |
|---|---|---|
| 1 | 50% Schematic Design | 01/24/25 |

Key Plan/Consultant Stamp

Playground
Option 1 - Overall

Date: 2025/10/24
Project Number: 25-1808
Scale: As Noted

# PROJECT OVERVIEW
# NEW TECH ACADEMY

Geyserville Unified School District

# PROJECT OVERVIEW:
# NEW TECH ACADEMY

- Scoping discussions are ongoing; the anticipated scope includes, but is not limited to:

- Remove rock parking lot in NW corner of site and install a paved parking lot with ADA parking space for District Office relocation.
- Renovate the NW corner building to be half as a District Office/communal event space/conference room.
- Culinary Classroom renovation:
  - Address egress in and out
  - Make an open space
  - Residential appliances
  - Dry storage needed
  - 3 units in total
- Renovate nearest restrooms to meet ADA accessibility
- Infill open gables of existing barn with slat fencing for security reasons
- Ventilation system in green house
- Roofing on existing shop needs to be replaced/repaired

# PROJECT SCHEDULE

Geyserville Unified School District

# PROJECT SCHEDULE

## Geyserville Elementary

- Anticipated DSA approval May 2026
- Construction Summer 2026

## New Tech Academy

- Anticipated DSA approval March 2027
- Construction Summer 2027

# GEYSERVILLE ELEMENTARY SCHOOL SITE PLAN

# NEW TECH ACADEMY SITE PLAN

# QUESTIONS & COMMENTS

Geyserville Unified School District

Amanda Adams
Project Manager
aadams@bdconnect.com