



Lancaster School District

October 8th, 2025

Request for Qualifications/ Proposals – Lease Lease Back Construction Services for Mariposa Elementary School New Construction & Modernization Improvements Project.

ADDENDUM #1

1. Links associated with the RFP
 - www.pqbids.com/lancaster
 - [Cost Estimation Form](#)
 - [Form Construction Services Agreement](#)
 - [Form Site Lease](#)
 - [Form Sublease](#)
2. Link to Schematic Design (Preliminary Drawings and layout of New Modular Buildings):
 - [Schematic Design Drawings](#);
3. **Project Budget and Schedule**
 - The total project budget is \$18,582,100 and represents the total “all-in” budget. The “all-in” budget is estimated in current dollars (including contingencies, and both hard and soft costs), including demolition and site work. The construction budget (projected Guaranteed Maximum Price, or “GMP”) for the project is \$14,135,576 **inclusive of modular scope**, general conditions and requirements, contractor fees and overhead. The soft costs include design fees, consulting services, testing and inspection services, agency approval fees, furniture and equipment (FF&E), etc.

- The budget allocated to LLB's GMP is \$10,407,442