

Santa Rosa High School District and  
Santa Rosa Elementary School District

**Piner High School, Maria Carrillo  
High School, Luther Burbank  
Elementary School, and Elsie  
Allen High School Perimeter  
Fencing and Gates Project**  
LEASE-LEASEBACK CONSTRUCTION SERVICES

Submitted by:



CWS Construction Group Inc.  
1301 Grant Ave, Ste. B  
Novato, CA 94945  
Phone: 415-599-6545  
Fax: 415-209-0228  
Charliejr.cws@gmail.com

## Tab 1: Executive Summary

CWS Construction Group, Inc. (CWS) is a family-owned firm led by a father-and-son management team, supported by a dedicated group of professionals. With a proven track record on California school projects involving modernization, modular classrooms, and field upgrades, we excel at delivering safe, high-quality results on time and within budget—without claims.

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### General Approach & Methodology

For the **Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project**, CWS will leverage our established **collaborative planning** and **strict adherence to safety protocols** to complete the following major tasks:

1. **Preconstruction Coordination**

- Conduct a comprehensive review of existing conditions,
- Partner with the District, design team, and Inspector of Record to finalize schedules, submittals, and required safety measures.

2. **Phased Construction Execution**

- Perform strategic scheduling, ensuring minimal disruption to academic activities.
- Provide clear site logistics plans, with special emphasis on rooftop safety, housekeeping pad installation, and structural support expansions.

3. **Quality Control & Close-Out**

- Maintain daily oversight to confirm workmanship aligns with District standards.
- Execute systematic testing and commissioning, culminating in a thorough project close-out that meets or exceeds the District's expectations.

By drawing on our **decades of collective experience**, robust management systems, and **proactive leadership**, CWS will serve as a strong partner to the District. We will devote all necessary resources—personnel, equipment, and coordination—to safely and successfully deliver a high-performing performance Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project.

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## Tab 3: Cover Letter

Re: Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project

ATTN: Santa Rosa High School District and Santa Rosa Elementary School District

CWS Construction Group, Inc. (“CWS”) appreciates the opportunity to submit our qualifications for the Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project and related upgrades. We are a family-owned corporation (S-Corp) led by a father-son team (License #811153, Class A & B), headquartered at:

- **Name/Respondent:** CWS Construction Group, Inc.
- **Address:** 1301 Grant Avenue, Suite B, Novato, CA 94945
- **Telephone:** (415) 209-0229
- **Facsimile:** (415) 299-0228
- **E-mail:** estimator@cwsconstructiongroup.com

### Project Team

- Prime Contractor: CWS Construction Group, Inc.
- Key Contacts (authorized to speak on behalf of CWS during evaluation):
  - Charlie Slack Sr. (President)
  - Charlie Slack Jr. (Secretary)
  - Barbara Slack (Treasurer)

### Required Statement

“CWS Construction Group, Inc. received a copy of the District’s Site Lease and Facilities Lease (“Agreement”) attached as Appendix B to the RFQ/P. CWS Construction Group, Inc. has reviewed the indemnity provisions and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, CWS Construction Group, Inc. has no objections to the use of the Agreement. CWS Construction Group, Inc. further certifies that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in procuring the resulting contract(s), nor will any such person be employed in the performance of any/all contract(s) without immediate disclosure to the District.”

CWS has decades of California school construction experience—delivering safe, high-quality projects on time and within budget. We look forward to partnering with the District on this important project. Should you have any questions or need additional information, please contact us at the information above.

Sincerely,

**Charlie Slack Jr**

**Secretary**

CWS Construction Group, Inc.

*Charlie Slack*

## Tab 4: Respondent Information

### 1. Respondent's History

- **Current Legal Business Name:** CWS Construction Group Inc
- **Former Names & Reason for Change:** None
- **Years in Business as a General Contractor:** 11 years
- **Lease-Leaseback Experience:**
  - **Years:** 6 years
- **Primary Locations:** Novato, CA
- **Any Name or Corporate Structure Changes:** None noted—currently an S-Corporation

### 2. Proposed Personnel / Respondent Team

- **Key Personnel:**

#### **Jorge Flores, Project Manager**

**Role & Responsibilities:** Jorge Flores, as the Project Manager, will serve a pivotal role in ensuring the successful execution of the construction project in collaboration with District staff during both the preliminary and construction phases. With a decade of experience in the construction industry, Jorge is well-versed in providing day-to-day oversight, managing schedules, and serving as the main liaison between the construction team and the District.

During the preliminary phase, Jorge will engage with District staff to establish clear lines of communication and set project expectations. He will coordinate with the design team and other stakeholders to ensure all project requirements are understood and integrated into the planning process. Jorge responsibilities will include facilitating all project meetings, coordinating with consultants, and ensuring that all preliminary deliverables align with the District's objectives.

As the project transitions into the construction phase, Jorge will maintain a presence on-site to oversee all operations, ensuring that the project adheres to the established timeline, budget, and quality standards. He will continue to be the primary point of contact for the District, providing regular updates and managing any changes or challenges that arise during construction. His hands-on approach ensures that the District's needs are met promptly and effectively, fostering a collaborative environment that emphasizes problem-solving and efficiency.

His detailed-oriented approach, combined with his extensive experience, makes him an invaluable asset to the project team, ensuring that the project is completed to the satisfaction of the District and all stakeholders involved.

**Years of Experience:** 15

**Availability:** 40 hours/week

**Relevant Experience:** 15 years experience public works construction

#### **Tony Guerva, Superintendent**

**Role & Responsibilities:** Tony, as the Superintendent, will be instrumental in directing and overseeing the construction activities on-site, ensuring that the project progresses smoothly and efficiently in alignment with District staff expectations during the construction phase. With 26 years of experience in the field, Tony is highly skilled in on-site field supervision and safety enforcement, making him exceptionally qualified to manage the day-to-day operations at the construction site.

Tony's role involves rigorous on-site management, where he will supervise all construction activities to ensure they comply with the project plans, specifications, and safety regulations. He will actively coordinate with subcontractors and trades to ensure timely and accurate work execution while maintaining rigorous safety standards to prevent incidents and ensure a safe working environment for all personnel.

Throughout the construction phase, Tony will maintain continuous communication with the Project Manager, to provide updates and resolve any on-site issues swiftly. His proactive management style helps in anticipating potential problems and implementing corrective actions promptly, thereby minimizing delays and cost overruns.

His extensive experience as a Superintendent equips him to handle the complexities of the project, ensuring that construction activities are carried out efficiently, safely, and to the highest standards, aligning with the District's goals and timelines.

**Years of Experience:** 26

**Availability:** 40 hours/week

**Relevant Experience:** All PW/School Construction

### **Charlie Slack Jr, Project Executive**

**Role & Responsibilities:** Charlie Slack Jr., as the Project Executive, will play a crucial role in overseeing the strategic aspects of the construction project, ensuring seamless collaboration with District staff during both the preliminary and construction phases. With 15 years of industry experience, Charlie brings a wealth of knowledge and leadership to the project, focusing on high-level project oversight, risk management, and client relations.

Charlie's responsibilities include providing executive direction for the project, ensuring that all phases align with the strategic goals of the District. He will be involved in critical decision-making processes, offering guidance on contractual issues, project finances, and comprehensive risk management strategies. Charlie will also maintain a strong relationship with the District, ensuring that communication is open and that the District's objectives are continuously met throughout the project lifecycle.

During the preliminary phase, Charlie will work closely with key stakeholders to define project goals, assess feasibility, and develop a robust project plan that adheres to both time and budget constraints. As the project transitions to the construction phase, he will monitor the progress through regular reviews and audits, ensuring that the project adheres to the highest standards of quality and efficiency.

Despite his part-time availability of 20 hours per week, Charlie's strategic input will be pivotal in steering the project toward successful completion. His extensive experience and executive insight will ensure that the project is managed effectively, addressing any high-level challenges and ensuring that the project meets the District's expectations and requirements.

**Years of Experience:** 15

**Availability:** 20 hours/week

**Relevant Experience:** All PW/School Construction.

### **Carly Knight, Project Engineer**

**Role & Responsibilities:** Carly, as the Project Engineer, will be essential in supporting the on-site management and coordination of construction activities, aligning with the responsibilities typical of a Superintendent. With 4 years of experience in the construction industry, Carly's role is pivotal in ensuring that construction projects meet technical standards, safety regulations, and client expectations. Her primary duties include on-site field supervision, enforcing safety protocols, and facilitating the technical aspects of construction operations.

During the construction phase, Carly will actively oversee the daily operations on the construction site, ensuring that all activities are performed in accordance with project plans and specifications. She will manage the coordination of materials, labor, and equipment, ensuring that resources are available as needed to meet the project timeline. Her hands-on approach will involve troubleshooting technical issues, providing solutions, and maintaining rigorous quality control throughout the project lifecycle.

Safety is a top priority for Carly; She will enforce strict safety standards and ensure compliance with all occupational health and safety regulations to protect all site personnel and prevent accidents. She will conduct regular safety inspections and hold safety meetings to reinforce the importance of safety practices among the crew.

Her role is crucial in maintaining clear and effective communication between all project stakeholders, including the District staff, to ensure that the project progresses smoothly and efficiently. Carly's technical expertise and proactive management style make her a valuable asset to the project team, contributing to the project's success and upholding the highest standards of construction excellence.

**Years of Experience:** 4

**Availability:** 40 hours/week

**Relevant Experience:**All PW/School Experience

Team Coordination & District Interface

**How this team will communicate and work with District staff during Preliminary and Construction phases:**

Our team conducts weekly Owner-Architect-Contractor (OAC) meetings, and we provide progress reports on both a weekly and monthly basis. This ensures continuous and effective communication with District staff throughout the Preliminary and Construction phases, facilitating timely updates and collaborative decision-making to align all project activities with District goals and requirements.

○ **Team Coordination & District Interface:**

- **Communication Plan:** Weekly Owner-Architect-Contractor (OAC) meetings, daily progress reports, dedicated point of contact for immediate issues.

**3. Technical Competence / In-House Resources**

- **Software / Tools:** Procore for project management, Microsoft Project for scheduling, AutoCAD for design reviews.
- **In-house Specialties:** Comprehensive in-house capabilities including MEP, structural engineering, and environmental consulting.
- **Multi-disciplinary Staff:** Capable of assembling specialized teams quickly due to a robust in-house staff and strong relationships with expert consultants.

**4. Volume of Construction**

- **Past Three Years:**
  - **2021:** \$28,325,936
  - **2022:** \$33,880,499
  - **2023:** \$25,698,028

- **2024:** \$48,000,000
- **2025:** 65,000,000
- 5. **Financial Resources & Insurance Coverage**
  - **Bonding Capacity:** \$80,000,000 overall, \$30,000,000 per project
  - **Insurance:** General liability coverage up to \$2M/\$4M; Workers' Compensation; Professional Liability as applicable.
  - **Financial Stability:** Strong annual revenue and profit margins indicate robust financial health.
- 6. **Claims Statement**
  - **Claims or Litigation:** No claims or litigation in the past five years.
  - **Associated Firms:** SCC Electric, Inc. (CLSB #1109026), with Charlie Slack Jr as a general partner since 07/16/2023.
- 7. **Contractor's License Information**
  - **Name on License:** CWS Construction Group Inc
  - **License Classification:** A & B
  - **License Number:** 811153
  - **Date Issued:** 08/02/2002
  - **Re-Issue Date:** 04/06/2015
  - **Expiration Date:** 04/30/2027
  - **Suspended or Revoked in Past 5 Years:** No
- 8. **Signatory Status**
  - **Authorized Signatory:** Signatory to Carpenters and Laborers Unions
- 9. **Office Locations**
  - **Main Office:** 1301 Grant Ave., Ste B, Novato, CA 94945
  - **Nearest Local Office:** Same as the main office
- 10. **Required Certifications**
- 11. **Experience Modification Rate**
  - **2022:** 0.99
  - **2023:** 1.23
  - **2024:** 1.00
  - **2025:** 0.88
  - **2026:** 0.78

#### **Additional Corporate & Financial Details**

- **Company Entity Type:** Corporation (S-Corp)
- **Board of Directors:**
  - **President:** Charlie Slack Sr (51% ownership)
  - **Secretary:** Charlie Slack Jr (1% ownership)
  - **Treasurer:** Barbara Slack (48% ownership)

## Tab 5: Methods & Strategic Planning

### A. Technical and Managerial Approach

CWS Construction Group, Inc. is committed to partnering with Antioch Unified School District to meet the district's goals for this project and upgrades at Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project. Our approach emphasizes collaboration, transparency, and strategic planning to ensure the project's success. Key tasks we will undertake include:

- **In-depth Project Review and Coordination:** Prior to commencement, we will conduct comprehensive reviews of all project documents to align our construction plans with the District's expectations and project specifications.
- **Continuous Stakeholder Engagement:** Regular meetings will be held to keep all parties informed and involved, ensuring that the District's goals are continuously met throughout the project lifecycle.
- **Addition of Necessary Tasks:** Identification and incorporation of additional tasks such as enhanced safety measures during the COVID-19 pandemic, ensuring compliance with the latest health guidelines.

### B. Incorporation of Skilled and Trained Workforce

- **Training and Certification Compliance:** All workforce employed will comply with state requirements for skilled and trained labor, ensuring that all workers have the necessary certifications and training for their respective tasks.
- **Workforce Development:** We plan to engage with local training programs to hire and further develop skilled workers, supporting community employment opportunities and workforce skills enhancement.

### C. Local Subcontracting Teams

- **Community Engagement:** Local subcontractors will be actively solicited to participate in the project, supporting the local economy and benefiting from local knowledge and resources.
- **Fair Bidding Processes:** Transparent and competitive bidding processes will be implemented, ensuring that local firms have a fair opportunity to contribute to the project.

### D. Construction Means and Methods

- **Advanced Planning Tools:** Utilize Microsoft Project to plan and monitor all construction activities, ensuring efficient use of resources and timely completion of project phases.
- **Modern Construction Techniques:** Implement state-of-the-art construction methods, including the latest in mechanical systems installation and roofing technologies, to enhance efficiency and durability.

### E. Proposed Cost for Preconstruction Services

- **Preconstruction Services Cost:** \$7500.00. Covering all activities from site evaluation, detailed project planning, to the final handoff to construction phases.

### F. Detailed Discussion of Construction-Related Costs

- **Fees and General Conditions:** Our total management fee, including, preconstruction services, overhead and profit, is projected at \$291,250. This fee covers project management, supervision, and administrative support.
- **Supervision and Management:** On-site supervision will be provided by experienced personnel, with costs detailed in our general conditions.

### **Emphasis on Preconstruction to Construction Transition**

- **Seamless Transition:** Our preconstruction services will seamlessly transition into construction phases, with meticulous planning carried out during the preconstruction phase to mitigate risks and ensure that all systems are ready for a smooth start to construction.
- **Ongoing Value Engineering:** Even during the construction phase, our team will continue to identify potential cost-saving measures and efficiencies, adjusting the project scope and methods as needed without compromising quality.

### **Conclusion**

CWS Construction Group, Inc. looks forward to bringing our expertise in large-scale educational facility renovations to Piner High School, Maria Carrillo High School, Luther Burbank Elementary School, and Elsie Allen High School Perimeter Fencing and Gates Project. We are dedicated to working closely with the District to tailor our approach to meet specific needs and goals, ensuring that the project is completed on time, within budget, and to the highest standards of quality. Our commitment to the District's success is reflected in our meticulous planning, skilled workforce utilization, and community engagement throughout the project duration.

## Tab 6: Prior Relevant Experience

### 1. Robert L Stevens ES Roof & Mech System

- **Project Description:** Replacement of roofing and mechanical systems at an elementary school.
- **Delivery Method:** Design, Bid, build
- **Total Cost:** \$5,685,000 (Preconstruction: \$234,000; Construction: \$5,451,000)
- **Experience with DSA:** Regular compliance checks and coordination with DSA to ensure adherence to safety and regulatory standards.
- **Occupied Building Experience:** Conducted work during school hours with minimal disruption to daily school activities.
- **Modular Construction:** Not applicable.
- **Completion Status:** Completed
- **Phased Completion:** Yes, work was done in stages to allow school operations to continue smoothly.
- **Project Details:**
  - **Award Date:** 06/2020
  - **Completion Date:** 08/2023
  - **Initial Contract Price:** \$5,441,058.36
  - **Final Contract Price:** \$5,685,000
  - **Fees Received:** \$245,000
  - **Staffing:** Included a project manager, site superintendent, and necessary subcontractors for specialized tasks.
  - **Owner Relationship:** Maintained a proactive communication channel with Wright Elementary School District; contact: Brian Cameron, brian@vpcsonline.com.
  - **Claims:** None reported.
  - **Reference:** Brian Cameron, [Contact information not provided], brian@vpcsonline.com

### 2. Freedom High School New Auxiliary Gymnasium

- **Project Description:** Construction of a new auxiliary gymnasium for a high school.
- **Delivery Method:** Design, Bid, Build
- **Total Cost:** \$6,058,155
- **Experience with DSA:** Engagement with DSA for design and construction oversight.
- **Occupied Building Experience:** Managed logistics to ensure safety and minimal impact on the operational campus.
- **Completion Status:** Completed
- **Phased Completion:** NA
- **Project Details:**
  - **Award Date:** 06/2021
  - **Completion Date:** 05/2022
  - **Initial Contract Price:** \$5,992,729
  - **Final Contract Price:** \$6,058,155
  - **Fees Received:** \$65,426
  - **Staffing:** Included project leads, engineers, and multiple subcontractors for various phases.
  - **Owner Relationship:** Close coordination with Liberty Union High School District; contact: Anthony D'Amante, anthony.d'amante@lathropconstruction.com.
  - **Claims:** None reported.

- **Reference:** Anthony D'Amante, 707-746-8080, anthony.d'amante@lathropconstruction.com

### 3. Yokayo Elementary School Roof and HVAC

- **Project Description:** Replacement of the roofing and installation of new HVAC systems.
- **Delivery Method:** Design, Bid, build
- **Total Cost:** \$1,485,000 (Preconstruction: \$65,000; Construction: \$1,420,000)
- **Experience with DSA:** Regular compliance checks and coordination with DSA to ensure adherence to safety and regulatory standards.
- **Occupied Building Experience:** Managed installation during school hours with minimal disruption to classes.
- **Modular Construction:** Not applicable.
- **Completion Status:** Completed
- **Phased Completion:** Yes, work was completed in phases to allow school activities to continue smoothly.
- **Project Details:**
  - **Award Date:** 06/2021
  - **Completion Date:** 08/2021
  - **Initial Contract Price:** \$1,485,000
  - **Final Contract Price:** \$1,515,000
  - **Fees Received:** \$30,000
  - **Staffing:** Included a project manager, site superintendent, and specialized subcontractors.
  - **Owner Relationship:** Proactive communication maintained with Ukiah Unified School District; contact: Scott Baer, scott.baer@counterpointcs.com.
  - **Claims:** None reported.
  - **Reference:** Scott Baer, scott.baer@counterpointcs.com

### 4. West Campus Improvements Increment 2

- **Project Description:** Extensive mechanical upgrades and some roofing work as part of the modernization project.
- **Delivery Method:** Design, Bid, build
- **Total Cost:** \$6,800,000 (Preconstruction: \$200,000; Construction: \$6,600,000)
- **Experience with DSA:** Engaged with DSA for ongoing project oversight.
- **Occupied Building Experience:** Coordinated phases to minimize impact on ongoing campus operations.
- **Modular Construction:** Not applicable.
- **Completion Status:** Completed
- **Phased Completion:** Yes, critical areas prioritized to maintain functionality throughout the project.
- **Project Details:**
  - **Award Date:** 04/2020
  - **Completion Date:** 12/2020
  - **Initial Contract Price:** \$6,200,000
  - **Final Contract Price:** \$6,800,000
  - **Fees Received:** \$600,000
  - **Staffing:** Managed by a team of skilled project managers and engineers.
  - **Owner Relationship:** Continuous engagement with Berkeley Unified School District; contact: Chris Moreno, chris.moreno@vpcsonline.com.
  - **Claims:** None reported.
  - **Reference:** Chris Moreno, chris.moreno@vpcsonline.com

## 5. Camino Pablo Elementary School Modernization, Roofing, and HVAC Replacement

- **Project Description:** School-wide modernization including roofing and HVAC upgrades.
- **Delivery Method:** Design, Bid, Build
- **Total Cost:** \$5,265,476 (Preconstruction: \$200,000; Construction: \$5,065,476)
- **Experience with DSA:** Full compliance with DSA regulations, regular updates, and coordination.
- **Occupied Building Experience:** Phased construction to allow uninterrupted school functions.
- **Modular Construction:** Not applicable.
- **Completion Status:** Completed
- **Phased Completion:** Yes, completed in multiple phases to minimize educational disruption.
- **Project Details:**
  - **Award Date:** 06/2019
  - **Completion Date:** 12/2019
  - **Initial Contract Price:** \$4,704,000
  - **Final Contract Price:** \$5,265,476
  - **Fees Received:** \$561,476
  - **Staffing:** Project team included a project manager, a site superintendent, and various specialized subcontractors.
  - **Owner Relationship:** Maintained excellent communication with Moraga School District; contact: Richard Dunlap, RichD@rgmkramer.com.
  - **Claims:** None reported.
  - **Reference:** Richard Dunlap, RichD@rgmkramer.com

### Challenges and Creative Solutions

#### **Budgetary Restrictions:**

- At Robert L Stevens ES, we employed cost-saving measures such as sourcing materials in bulk and optimizing resource allocation to stay within the tight budget constraints.

#### **Complexity and Client Needs:**

- We held weekly meetings with school officials to ensure their needs were met and to adjust the project scope in real-time at Freedom High School.

#### **Minimizing Inconvenience:**

- For both projects, we used off-site construction and just-in-time delivery methods to minimize disruption to the school's daily operations.

#### **Maximizing Safety:**

- Implemented stringent safety protocols, including regular audits, safety drills, and clear signage, to ensure a safe environment for both construction workers and school staff and students.

These examples highlight our firm's robust capability in managing large-scale educational projects under various conditions and constraints

## Tab 7: Contracting History

CWS Construction Group, Inc. (“CWS”) hereby certifies that **none** of the circumstances described in items (a) through (j) have ever occurred in connection with our firm, its principals, or any affiliated entities. Specifically:

- We have **not** failed to enter into a contract or professional services agreement once selected.
- We have **not** withdrawn a proposal or bid due to error.
- We have **never** been terminated from or failed to complete a contract.
- We have **no** record of debarment by any agency at any level.
- We have **not** been involved in litigation, arbitration, or mediation—concluded or ongoing—in a manner that would adversely affect our performance or standing.
- Our firm and its principals have **never** been convicted of violating antitrust laws or any federal or state law related to bidding or performance of services.
- We have **never** knowingly concealed any deficiency in performance of a prior contract.
- We have **never** falsified information or submitted deceptive or fraudulent statements in connection with any contract.
- We have **never** willfully disregarded any applicable rules, laws, or regulations.

Accordingly, there is no additional information to disclose under the criteria listed. Should any questions arise regarding this statement of compliance, please feel free to contact us.

**CWS Construction Group, Inc.**  
**Charlie Slack Jr**  
**Secretary**  
09/19/2025

## Tab 8: Assurances

To fulfill the requirements of the RFQ/P and ensure compliance with the stipulated terms, CWS Construction Group, Inc. hereby acknowledges each of the listed preconstruction and construction services and confirms our willingness and capability to perform these services effectively:

### Preconstruction Services

1. **Site Evaluation:** CWS will collaborate closely with District staff to conduct thorough site evaluations. We commit to making necessary site visits, reviewing existing conditions, and providing expert recommendations on soils investigations and utility locations to minimize unforeseen conditions.
2. **Plan Review:** We will provide comprehensive plan review and constructability services as detailed in the Facilities Lease. Emphasis will be placed on ensuring the project adheres to the schedule and budget. Our team will deliver written feedback and notated documents highlighting clarity, consistency, constructability, and coordination. Additionally, we will offer recommendations to optimize constructability, cost-efficiency, sequence, and duration of construction.
3. **Pre-construction Meetings:** CWS agrees to participate in bi-weekly meetings at the project site with the architect of record and the District until the issuance of the Notice to Proceed with Construction.
4. **Value Engineering:** We will conduct a detailed analysis of all major project systems, focusing on identifying value engineering opportunities to enhance cost-effectiveness without compromising quality.
5. **Detailed Construction Critical Path Schedule:** CWS will produce comprehensive construction critical path schedules, which will include identifying the project's critical path and necessary agency approvals, to be incorporated into the project documentation.
6. **Preliminary and Detailed Estimates:** We will provide preliminary construction estimates based on like-kind construction costs and, following receipt of the project plans and specifications, detailed construction estimates that reflect the values of all major project components.
7. **Construction Planning:** We will meticulously plan construction phases, staging areas, temporary fencing, office trailer placement, and access routes as required.
8. **Other Services:** CWS commits to providing any additional services deemed reasonable and necessary to maintain control over the project budget and schedule.

### Construction Services

1. **Project Accounting and Management Systems:** In coordination with District staff, CWS will develop and maintain robust project accounting and budget management systems. We will ensure up-to-date cost management and require monthly reporting throughout the construction phase.
2. **General Conditions:** Our response includes a detailed listing of what is covered under the general conditions, specifying both full-time and part-time personnel involved and the monthly value of these conditions. We will clarify what is included as a cost of work versus items listed under general conditions.
3. **Management of Project:** CWS will administer and coordinate daily operations involving all trade contractors. We will enforce strict adherence to performance standards, scheduling, and notice requirements. Our team will document progress and costs diligently, provide proactive reports on potential schedule impacts, and recommend viable solutions to any arising issues.
4. **Trade Contractors:** As required by Public Contract Code section 20111.6, CWS will ensure that each prospective MEP contractor holding licenses C-4 through C-46 is prequalified by the District to perform as a first-tier subcontractor on the project.
5. **Local Hire.** CWS is well versed in hiring local workforces to perform our work. As a general contractor performing work throughout the entire state we have vast experience in advertising and seeking employment from the local workforce. CWS also already employees residents of Petaluma and Sonoma County.

6. **Safety.** Safety is of the upmost concern for CWS. CWS's onsite personnel are OSHA certified, constantly being vigilant of potential Hazards. CWS assures compliance with all related safety regulations by conducting weekly (or at the beginning of a new task) safety meetings.

CWS Construction Group, Inc. is committed to fulfilling each requirement and service listed, ensuring the successful completion of the project within the defined parameters of quality, time, and budget. We look forward to the opportunity to work closely with the District to bring this project to fruition.

**Exhibit "B"**

**Price Proposal**

The proposing Firm should prepare their Price Proposal based on the cost categories shown in **Exhibit B-1**. The Firm will be expected to adhere to these categories at the time of GMP finalization, unless they can demonstrate a cost savings for the District. The proposing Firm should provide its Price Proposal by completing the form below.

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**A. Preconstruction Services Fee:**

Preconstruction Fee Not to Exceed: \$ 7500.00

List titles of personnel performing preconstruction services, and accompanying hourly rates:

Title	Hourly Rate
Project Manager	105.00
Project Executive	115.00
Superintendent	105.00
Project Engineer	85.00

**B. General Conditions:**

Monthly General Conditions Fee: \$ 35,000.00

To be expressed as a dollar figure that includes all costs identified as general conditions costs on contractor's cost allocation breakdown for the anticipated construction duration on Exhibit A. This general conditions figure will be binding at the time of GMP finalization absent a showing of good cause.

**B.1. Total General Conditions Fee:**

\$ 175,000 (Monthly Fee Multiplied by 5)

**C. Bonds and Insurance:**

Bonds and Insurance Fee Percentage: 2.5 %

To be expressed here as a percentage that will be applied to the project's cost. This percentage will be binding at the time of GMP finalization absent a showing of good cause. Required bonds and insurance coverages are specified in Section 3 (subsections 3.01-3.19) of the Facilities Lease, and the Project Specific Conditions (Article 1.2.1 of the Facilities Lease).

**C.1. Total Bonds and Insurance Fee:**

\$ 72,500 (Fee Percentage Multiplied by \$2,900,000.00)

**D. Contractor Fee (Overhead and Profit):**

Contractor Fee Percentage: 1.25 %

To be expressed here as a percentage that will ultimately be applied to the project's "Direct Costs" identified in the Cost Allocation Breakdown. This listed percentage will be the percentage binding at the time of GMP finalization.

**D.1. Total Contractor Fee:**

\$36,250.00 (Fee Percentage Multiplied by \$2,900,000.00)

**E. Total Contractor "Price Proposal":**

Contractor shall add the total of each value calculated in sections **A, B.1, C.1 and D.1.**

Two Hundred ninety one thousand two hundred and fifty Dollars (\$291,250.00)

**NON-COLLUSION AFFIDAVIT**


In accordance with Public Contract Code section 7106, the undersigned declares that he or she holds the position listed below with the bidder, the party making the foregoing bid, that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 4/22/2026

Proper Name of Contractor: CWS Construction Group, Inc

Signature:   
box SIGN 1RXY7J9P-4PWXZ6KK

Print Name: Charlie Slack Jr

Title: Secretary

LETTER OF ASSENT



CWS Construction Group Inc.  
1301 Grant Ave, Ste. B  
Novato, CA 94945  
Phone: 415-599-6545  
Fax: 415-209-0228  
[Charliejr.cws@gmail.com](mailto:Charliejr.cws@gmail.com)

Project Labor Coordinator  
c/o Santa Rosa City Schools District  
110 Stony Point Rd., Suite 210 Santa Rosa, CA 95401  
Attn: Erik Oden

Re: Letter of Assent – Project Stabilization Agreement

This is to confirm that CWS Construction Group, Inc (“Company”) agrees to be party to and bound by the Santa Rosa City Schools District Project Stabilization Agreement effective October 27, 2021, as such Agreement may, from time to time, be amended by the negotiating parties or interpreted pursuant to its terms. Such obligation to be a party and bound by this Agreement shall extend to all work covered by the agreement undertaken by this Company on the project and this Company shall require all of its contractors and subcontractors of whatever tier to be similarly bound for all work within the scope of the Agreement by signing and furnishing to you an identical letter of assent prior to their commencement of work.

Sincerely,

CWS Construction Group, Inc

By: Charlie Slack Jr - Secretary

  
box SIGN 1RXY7J9P-4PWXZ6KK