



WRIGHT
CONTRACTING

PROPOSAL TO PROVIDE CONSTRUCTION SERVICES for
LEASE-LEASEBACK PROJECT DELIVERY

**ELECTRONIC ACCESS CONTROLS FOR EAHS, SRMS,
CCLA, RHS, HVES AND CHARTER FOR THE ARTS PROJECT**





PRIME: WRIGHT CONTRACTING
3020 DUTTON AVE., SANTA ROSA, CA 95407 | 707.528.1172 | LIC. 1025609
CONTACT PERSON: Duncan Young, DYoung@wrightcontracting.com

CONSULTANT: LUNARDI ELECTRIC
5334 SEBASTOPOL RD, SANTA ROSA, CA 95407 | 707.823.2129 | LIC. 315543
EMAIL: ray@lunardielectric.com

Erik Oden, Director, Maintenance & Operations, Santa Rosa City Schools
110 Stony Point Rd., Ste. 225
Santa Rosa, CA 95401
(707) 890-3800
eoden@srcs.k12.ca.us
facilities@srcs.k12.ca.us

Dear Mr. Oden,

April 14, 2026

I am pleased to propose Wright Contracting partnered with Lunardi Electric, McMillan Data Communications and Opening Technologies as a team for the upcoming Electronic Access Controls project for Santa Rosa City Schools. Based on the District's experience working with Wright Contracting on the recent projects at Santa Rosa High School, Helen Lehman Elementary School and Montgomery High School, we are confident that working with our team on the upcoming design-build project will be a positive and rewarding experience.

For 73 years, Wright Contracting has built its reputation as a Premier Builder through continuously providing the highest level of quality construction and services to our clients throughout the North Bay. We ensure client satisfaction through not only the quality buildings we construct, but the entire experience. From our detailed, hands-on constructability analysis and value engineering, to estimating and scheduling and on through construction, our goal is to ensure every project is completed within budget, on schedule and of high quality.

Our team of Wright Contracting and Lunardi Electric offers the District decades of experience respectively and collectively. We have worked together on all types of projects, exemplifying collaboration and creative problem-solving. We will approach this project in that same spirit, working closely with the District to deliver a project that meets design, budget and scheduling goals.

Throughout our proposal, you'll see examples of our experience on similar and otherwise relevant projects. Our expertise, relationships with the best subcontractors and ability to find savings opportunities through value engineering, constructability analysis and design-assist with subcontractors are assets we bring to every project.

We look forward to meeting with you, answering your questions and discussing why Santa Rosa City Schools will be in good hands working with Wright Contracting and Lunardi Electric.

Sincerely,

Rick Grossmann, President

*We hereby confirm receipt of
Addendum #1 dated 4/17/2026*

COVER LETTER



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STEPHEN WRIGHT
CHIEF EXECUTIVE OFFICER & OWNER

SUPERINTENDENTS	PROJECT MANAGEMENT	PRECONSTRUCTION & ESTIMATING	CARPENTRY & LABOR	OFFICE ADMIN.
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FIRM NAME AND ADDRESS
Wright Contracting LLC
 3020 Dutton Ave., Santa Rosa, Ca 95407

FIRM HISTORY & FORMER COMPANY NAMES

MORE THAN 70 YEARS OF EXPERIENCE

1. STRENGTH OF KEY PERSONNEL



1941 Paul V. Wright joins the Pearl Harbor rebuild efforts



1948 Paul brings building expertise to Sonoma County post-war construction boom

1953 Paul V. Wright, Inc. launches

1957 Wright & Oretsky joint Montgomery High School project results in 12-year partnership and begins trajectory of building schools, hospitals, commercial buildings, hospitality, wineries and more throughout the North Bay.

1981 Wright Contracting, Inc. is established when Mike Wright & Paul Wright Jr. join the company shortly before Paul Sr. retires



2009 Mark Davis is promoted to President

2011 **Wright Contracting LLC** is formed and the company continues with its rich legacy of quality building in the North Bay.



Mark Davis retires and Stephen Wright takes the helm as CEO.

LICENSE & ORGANIZATION INFORMATION

Class B, License #1025609
Exp: 4/30/27 (issued 4/1/17)

ROM/License Qualifying Individual:
Bryan James Wright

Our license has never been revoked or suspended.

We have not been involved in any litigation in the past 5 years.

Public Works DIR # 2000000998 Exp: 6/30/27

Wright Contracting is a partnership in the form of a Limited Liability Corporation. Individuals authorized to sign legal binding documents are: Stephen Wright and Bryan Wright.



PROPOSED PROJECT TEAM

On the following pages you will find resumes for our proposed project team, along with the organizational chart between our team and our intended consultants. Each of the team members has significant, recent experience executing projects very similar to yours.

In particular, you'll see that experience with projects recently completed for the Santa Rosa City Schools, Napa Valley, Shoreline, Novato, San Rafael and Cotate Rohnert Park School Districts.

1. STRENGTH OF KEY PERSONNEL



RICK GROSSMANN
PRESIDENT & ESTIMATOR



DUNCAN YOUNG
PROJECT EXECUTIVE

PROJECT MANAGER
SUPERINTENDENT



GENERAL CONTRACTOR



Rick Grossmann
Duncan Young
General Superintendent
Project Manager

WRIGHT
CONTRACTING

DESIGN TEAM

DOOR & HARDWARE SPECIALIST



OPENING
TECHNOLOGIES, INC.

Jordan Sanelli



Blaine Wong

McMillan Data
Communications

Justin Mehtlan
Mike Barbagalata

1. STRENGTH OF KEY PERSONNEL

Please see team member resumes on the following pages

Rick Grossmann

PRESIDENT & CHIEF ESTIMATOR

Rick Grossmann joined the Wright Contracting team in 1989. With decades of years of experience in the construction industry, Rick is truly an asset to Wright Contracting and our clients. As Chief Construction Estimator, Rick leads teams through projects of all types and sizes. From project inception to the buyout phase, Rick provides full time, hands-on administration and is responsible for the overall management of all pre-construction activities. Rick's experience providing value engineering, and his extensive knowledge of construction materials, means and methods, is a pivotal component of ensuring a successful project that is delivered on schedule, within budget and of the highest construction quality.

Select Project Experience

- CULINARY INSTITUTE OF AMERICA/COPIA, \$8.3M
- ENCHANTED HILLS CAMP FOR THE BLIND, \$29M
- GORDON BUILDING HISTORIC RENO , \$7.1M
- REDWOOD EMPIRE FOOD BANK TIS, \$3.8M
- THE FRENCH LAUNDRY RENOVATIONS, \$10.4M
- SRJC ATHLETICS COMPLEX, \$25M
- SRJC BAILEY LOT PARKING STRUCTURE, \$34.2M
- SRJC BURBANK AUDITORIUM , \$31.6M
- SRJC CULINARY ARTS FACILITY, \$13.9M
- SRJC FRANK P. DOYLE LIBRARY, \$40M
- SRJC JEFF KUNDE HALL, \$20.2M
- SRJC PETALUMA CAMPUS EXPANSION, \$61.8M
- SRJC STUDENT SERVICES CENTER, \$43.6M
- SSU RECREATION CENTER, \$11.9M
- SSU STUDENT HOUSING GROWTH PH. 1, \$29.2M
- SSU STUDENT HOUSING TUSCANY, \$50M
- ADVANCED SURGERY CENTER, \$2M
- HEALDSBURG GENERAL ADDITION (4 PHASES), \$2.6M
- NAPA VALLEY VINTNERS COMMUNITY HEALTH, \$5.3M
- QUEEN OF THE VALLEY ACUTE CARE, \$65.7M
- QUEEN OF THE VALLEY MATERNAL & INFANT CARE, \$5.5M
- QUEEN OF THE VALLEY OUTPATIENT SURGERY, \$9.3M
- QUEEN OF THE VALLEY WELLNESS CENTER, \$15M
- SANTA ROSA AMBULATORY SURGERY CENTER, \$6.3M
- SUTTER HEALTH NOVATO T.I. PROJECTS, \$9M
- MEADOWOOD RESORT & SPA, \$19.2M
- MONTAGE HEALDSBURG LUXURY RESORT, \$112M
- JENNINGS COURT, \$8.8M
- LOGAN PLACE AFFORDABLE HOUSING, \$15.6M
- HAMEL ESTATE
- BEAULIEU VINEYARD WINERY, \$30M
- BOUCHAINE WINERY, \$9.7M
- CAKEBREAD CELLARS, \$25.9M
- CAYMUS VINEYARDS CORDELIA, \$43.1M
- CHATEAU MONTELENA, \$2.5M
- CORDONIU NAPA/ARETESA, \$19M
- EHLERS ESTATE, \$6.5M
- FREEMARK ABBEY RENOVATION, \$11.5M
- HAMEL FAMILY WINES, \$19.3M
- HEITZ CELLAR TASTING SALON, \$7.7M
- JOSEPH PHELPS VINEYARDS, \$14.2M
- KNIGHTS BRIDGE WINERY, \$20M
- NICKEL & NICKEL, \$4.5M
- OPUS ONE WINERY EXPANSION, \$33.2M
- ROMBAUER WINERY, \$11M
- SEVEN APART WINERY, \$4M
- SONOMA-CUTRER VINEYARDS, \$8.1M
- STAG'S LEAP, \$2.7M
- STONY HILL VINEYARD, \$7M
- WHEELER FARMS WINERY, \$15.8M



Education

CSU, CHICO BACHELOR OF SCIENCE,
CONSTRUCTION MANAGEMENT

References

LES ALSPAUGH, POUND MANAGEMENT, (510)
653-0800

TODD ZAPOLSKI,
(707) 257-6600

JOE WARD, MONTAGE RESORT
(650) 477-7728

DAVID KING, ROBERT GREEN CO.
(619) 889-1392

FRANK TERNASKY, DELAWIE ARCH.
(619) 299-6690

BRUCE CAKEBREAD, CAKEBREAD CELLARS
(707) 963-5221

NAOMI MIROGLIO, ARG ARCH.
(415) 421-1680



Duncan Young

PRINCIPAL, OPERATIONS AND PRECONSTRUCTION
PROJECT EXECUTIVE

Duncan graduated with a BArch with Distinction from California College of the Arts, holds an Architecture License, and spent 10 years working in Architecture in the Bay Area. His experience lends a unique perspective to the building process, making him a valuable resource. As Sr. Preconstruction Manager, Duncan drives the process working collaboratively with the design team and Ownership. His cross-discipline knowledge allows a unique value and perspective that blends creative problem solving with practical knowledge. Duncan balances the duties of budget and schedule management, within the framework of complex constraints, to deliver successful project outcomes on a diverse range of projects, large and small. Duncan negotiates and administers contracts, supervises project engineers, monitors job costs and schedules and collaborates with architect and owner to ensure projects complete on time and within budget.

Education

BARCH, CALIFORNIA COLLEGE OF THE ARTS
AMSTERDAM + ROTTERDAM CONTEMPORARY DUTCH
ARCHITECTURE

Select Project Experience

- MENTIS HEALTH, \$3.1M
- ELSIE ALLEN HIGH MODERNIZATION, \$13.5M
- ANALY HIGH MODERNIZATION, \$10.7M
- MONTGOMERY HIGH, \$28.2M
- SANTA ROSA CITY SCHOOLS ROOF/HVAC, \$15.7M
- NAPA VALLEY ROOF/HVAC, \$27.5M
- OPUS ONE TERRACE, \$2.4M
- LOVESKI DELI, MARIN, \$0.5M
- EHLER'S ESTATE, \$6.5M
- STONY HILL VINEYARD, \$7M
- HEITZ OAK KNOLL PRODUCTION, \$4.5M
- RED BARN WINERY, \$5.3M
- LAWRENCE WINE ESTATES, \$1M
- INK GRADE TASTING ROOM, \$1M
- MARKHAM WINERY T.I., \$3M
- BRENDDEL TASTING ROOM, \$0.65M
- BOUCHON BISTRO & BAKERY, \$0.7M
- LOVESKI DELI AT THE OXBOW MARKET, \$0.3M
- BERGMAN FAMILY VINEYARDS WINERY, \$9M
- BOUCHAINE VINEYARDS VARIOUS, \$1.4M
- HEITZ CELLAR TASTING SALON, \$7.7M
- SEISMIC BREWING COMPANY TAPROOM, \$3M
- MEADOWOOD SPA/FITNESS RENO., \$ 19.1M
- OPUS ONE WINERY, \$ 34.3M
- CHARTER OAK RESTAURANT RENO., \$ 6.5M
- FRENCH LAUNDRY ADDITION & RENO., \$ 10.2M
- COPIA TEACHING KITCHEN/MUSEUM/REST., \$ 7.2M



References

- CARLTON MCCOY, LAWRENCE WINE ESTATES, (240) 620-2146
- MECAELA MEERHOLZ, MENTIS (707) 255-0966
- ERIK ODEN, SANTA ROSA CITY SCHOOLS, 707-890-3800 X80231
- CHRISTOPHER KOSTOW, CHARTER OAK, MEADOWOOD, LOVESKI, (415) 710-1489
- SHAWN DEMARTINO, GRACE FAMILY, (508) 367-4987
- SILVIA NOBILI, NOBILI MARQUES ARQUITECTURA, (415) 860-9274
- MATT RUSH, POUND MANAGEMENT, (707) 280-5151
- STEVEN FOLB, EHLERS ESTATE, (480) 332-2332
- MATT HOLLIS, ARCHITECT, (415) 977-0194
- JENNIE BRUNEMAN, WEST SONOMA COUNTY UHSD (707) 322-2775





Wright Contracting has a proven track record of working closely with Owners, Architects, Consultants, Subcontractors and Governing Agencies to execute highly successful Lease/Leaseback projects similar to this one.

2. RELEVANT/RECENT EXPERIENCE





WRIGHT
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KNOWLEDGE OF LOCAL ENVIRONMENT

Wright Contracting is focused on building in the North Bay, with the majority of our work being in Sonoma, Napa and Marin Counties. This table shows the Lease-Leaseback projects we've completed, most of which were in Sonoma County, with the balance in Napa and Marin Counties. We have also constructed the majority of the significant buildings on the various SRJC campuses.

OFFICE LOCATION

Our main office is located in Santa Rosa, just a few miles from the project campuses.

We can be on-site or at District offices for meetings within minutes.

Contingency Returned

Napa High & Vintage High	\$35,000,000	Awarded
Novato High HVAC/Fire Alarm	\$3,200,000	Awarded
Elsie Allen Roof/HVAC	\$18,000,000	Awarded
San Rafael High Roof/HVAC	\$3,200,000	Awarded
Santa Rosa High Parking/Fencing	\$2,500,000	In Progress
Sebastopol USD	\$30,000,000	In Progress
Redwood High School	\$35,000,000	In Progress
San Rafael High Aquatic Center	\$28,000,000	In Progress
Terra Linda High Aquatic Center	\$27,000,000	In Progress
Jefferson Elementary Modular	\$4,806,825	In Progress
San Rafael High Fire Alarm	\$2,600,000	TBD
Terra Linda High Fire Alarm	\$3,000,000	TBD
Montgomery High School	\$28,190,603	TBD
Glenwood ES HVAC/Fire Alarm	\$6,867,411	TBD
San Pedro ES HVAC/Fire Alarm	\$2,464,205	TBD
Sun Valley ES HVAC/Fire Alarm	\$1,996,387	TBD
Browns Valley ES	\$1,319,195	\$51,023
Silverado MS Modernization	\$12,431,959	\$132,186
Sinaloa MS HVAC/Roof	\$6,655,658	TBD
Analy High Roof & HVAC	\$10,700,000	\$816,381
Marin Oaks School	\$3,925,734	\$633,094
Brookhill Elementary School	\$5,556,507	\$220,296
Santa Rosa High	\$4,787,982	\$294,058
Santa Rosa High - De Soto Hall	\$3,475,195	\$212,050
Sinaloa Middle	\$6,475,962	\$51,830
Davidson Middle School	\$6,300,000	\$79,425
Cloverdale USD Misc.	\$1,000,000	
Napa High School	\$2,705,725	\$256,111
Napa Valley Language Academy	\$6,164,013	
Redwood Middle School	\$2,270,608	\$219,655
Cloverdale Jefferson Elementary	\$13,234,321	\$819,750
Cloverdale Washington MPR	\$1,652,460	\$237,778
Cloverdale Washington Gym	\$9,540,512	\$164,820
Evergreen ES MU& Parking	\$10,588,883	\$26,847
Alta Heights School	\$5,726,352	\$654,796
Donaldson School	\$4,453,816	\$328,166
Napa High School	\$784,240	\$38,002
Silverado School	\$2,917,171	\$100,000
Cloverdale Campus Painting	\$680,185	\$169,485
Washington Storm Drain	\$889,396	
Novato High Performing Arts	\$19,300,210	\$462,965
Novato High STEM Center	\$14,055,689	\$481,862
Bel Aire School	\$3,851,940	
Napa Valley Language Academy	\$1,530,144	
Northwood Elementary	\$3,841,103	
Cloverdale High John Allen Field	\$5,381,716	\$191,758
Bodega Bay Elementary	\$790,630	\$163,261
Inverness Elementary	\$1,495,510	\$409,557
Tomales Elementary School	\$2,021,185	\$273,662
Tomales High School	\$4,075,645	\$696,404
West Marin Elementary	\$4,086,177	\$1,066,730
Technology High School	\$16,396,101	\$664,884
Rancho Cotate High TAG	\$48,672,712	\$2,699,612
Evergreen ES Admin Bldg	\$2,252,636	\$257,714
JX Wilson ES Modular	\$750,000	
Richard Crane ES	\$14,515,179	\$229,455
Lawrence Jones MS	\$2,037,231	
Wright Charter Preschool Sitework	\$662,938	
Olivet Elementary Admin	\$1,327,178	
Kawana Academy of Art/Science	\$7,737,236	\$313,073
St. Helena High Auditorium	\$12,500,000	\$116,703
Wright Charter School MPR	\$3,656,273	
Rancho Cotate High Exterior	\$2,094,870	\$233,357
Thomas Page Academy Modular	\$10,513,847	\$202,815
Guerneville Elementary	\$2,892,844	
Mattie Washburn ES	\$4,761,000	
Olivet Elementary School Kitchen	\$685,323	
Ross School	\$7,258,184	
Schaefer Elementary	\$714,938	
Healdsburg Elementary	\$3,745,939	

2. RELEVANT/RECENT EXPERIENCE



LEASE-LEASEBACK PROJECTS COMPLETED IN THE PAST 5 YEARS



Project Name and Location	Client Contact	Contract Amount	Total Cost	Est. Completion Date	Completion Date	Contingency (or other \$) Returned to District
Glenwood Elementary School HVAC, Fire Alarm Upgrades 25 W Castlewood Dr. San Rafael, CA 94901	Tim Ryan (415) 492-3285 tryan@srcs.org	\$6,867,411	Final TBD	8/31/2025	8/31/2025	Final TBD
San Pedro Elementary School HVAC and Fire Alarm Upgrade 498 Point San Pedro Rd San Rafael, CA 94901		\$2,464,205	\$2,250,000	8/31/2025	8/31/2025	Final TBD
Sun Valley Elementary School HVAC and Fire Alarm Upgrade 75 Happy Lane San Rafael, CA 94901		\$1,996,387	\$1,750,000	8/31/2025	8/31/2025	Final TBD
Silverado Middle School Campus Modernization 1133 Coombsville Road Napa, CA 94558	Tracy Frye +1 (707) 257-6512 tracy@fryesconsulting.com	\$12,431,959	\$12,448,176	8/29/2025	8/29/2025	\$51,023
Browns Valley Elementary School Modernization 1001 Buhman Avenue Napa, CA 94558		\$1,319,195	\$1,299,705	8/29/2025	8/29/2025	\$132,186
Sinaloa Middle School HVAC & Roof Replacement 2045 Vineyard Road Novato, CA 94947	Tony Albini (415) 493-4575 talbini@nUSD.org	\$6,655,658	\$5,800,000	8/20/2025	8/20/2025	Final TBD
San Rafael High Fire Alarm Project 150 3rd St. San Rafael, CA 94901		\$2,600,000	\$2,500,000	8/20/2025	8/20/2025	Final TBD
Terra Linda High Fire Alarm Project Ph. 1 320 Nova Albion Way San Rafael, CA 94903		\$3,000,000	\$2,500,000	8/16/2025	8/16/2025	Final TBD
Montgomery High School Classroom Building 1250 Hahman Dr. Santa Rosa, CA 95405	Erik Oden 707-890-3800 x80231 eoden@srcs.k12.ca.us	\$28,190,603	\$30,500,000	8/1/2025	8/1/2025	\$0
Analy High School Roof & HVAC Cafe, Industrial Arts, East Wing 6950 Analy Ave. Sebastopol, CA 95472	Jennie Bruneman (707) 284-6402 jbruneman@wscuhSD.org	\$7,247,662	\$5,131,860	8/1/2024	8/1/2024	\$599,795
Analy High School Roof & HVAC Main Building 6950 Analy Ave. Sebastopol, CA 95472		\$3,304,103	\$2,987,327	8/1/2024	8/1/2024	\$216,586
Santa Rosa High School 1235 Mendocino Ave. Santa Rosa, California 95401	Erik Oden 707-890-3800 x80231 eoden@srcs.k12.ca.us	\$6,268,664	\$4,787,982	8/11/2024	7/26/2024	\$294,058
Marin Oaks High School/NOVA HVAC/Re-Roof 720 Diablo Ave. Novato, CA 94947	Tony Albini (415) 493-4575 talbini@nUSD.org	\$3,738,795	\$3,292,641	9/12/2023	9/12/2023	\$633,094
Brookhill Elementary School 1850 Vallejo Street Santa Rosa, California 95404	Erik Oden 707-890-3800 x80231 eoden@srcs.k12.ca.us	\$5,556,507	\$4,789,744	8/4/2023	8/4/2023	\$220,296
Santa Rosa High School - De Soto Hall 1235 Mendocino Ave. Santa Rosa, California 95401		\$3,910,535	\$3,475,195	8/4/2023	8/4/2023	\$212,050
Davidson Middle School Phases 1 & 2 280 Woodland Ave. San Rafael, CA 94901	Tim Ryan (415) 492-3285 tryan@srcs.org	\$6,362,000	\$5,438,231	8/1/2023	8/1/2023	\$79,425
Sinaloa Middle School 20145 Vineyard Road Novato, CA 94947	Tony Albini (415) 493-4575 talbini@nUSD.org	\$6,627,277	\$6,475,962	5/5/2023	5/15/2023	\$51,830

2. RELEVANT/RECENT EXPERIENCE

LEASE-LEASEBACK PROJECTS COMPLETED IN THE PAST 5 YEARS



Project Name and Location	Client Contact	Contract Amount	Total Cost	Est. Completion Date	Completion Date	Contingency (or other \$) Returned to District
Cloverdale USD Misc 97 School St. Cloverdale, CA 95425	Rick Scaramella (707) 540-4699 rickscaramella@yahoo.com rickscaramella@willitsunifi ed.com	\$1,000,000	\$943,927	3/1/2023	3/1/2023	\$0
Napa Valley Language Academy 2700 Kilburn Ave. Napa, CA 94558	Tracy Frye +1 (707) 257-6512 tracy@fryesconsulting.com	\$6,164,013	\$6,164,013	9/30/2022	9/30/2022	\$0
Napa High School 2475 Jefferson St. Napa, CA 94558		\$3,041,757	\$2,705,725	9/30/2022	9/30/2022	\$256,111
Redwood Middle School 3600 Oxford St. Napa, CA 94558		\$2,608,775	\$2,270,608	9/30/2022	9/30/2022	\$219,655
Jefferson Elementary School Building 315 North St. Cloverdale, CA 95425	Rick Scaramella (707) 540-4699 rickscaramella@yahoo.com rickscaramella@willitsunifi ed.com	\$13,234,321	\$12,414,571	12/31/2021	12/31/2021	\$819,750
Washington Middle School MPR 129 S. Washington St. Cloverdale, CA 95425		\$1,652,460	\$1,414,682	12/15/2021	12/15/2021	\$237,778
Washington Middle School Gym 129 S. Washington St. Cloverdale, CA 95425		\$9,540,512	\$9,375,692	12/2/2021	12/2/2021	\$164,820
Evergreen Elementary School MU Inc 2 and Parking 1125 Emily Ave. Rohnert Park, CA 94928	Josh Savage (707) 792-4737 josh_savage@crpusd.org	\$10,588,883	\$10,532,103	11/5/2021	11/5/2021	\$26,847
Alta Heights School 15 Montecito Blvd. Napa, CA 94558	Tracy Frye +1 (707) 257-6512 tracy@fryesconsulting.com	\$5,726,352	\$5,071,556	11/1/2021	8/21/2021	\$428,459
Donaldson School 430 Donaldson Way American Canyon, CA 94503		\$4,453,816	\$4,125,650	11/1/2021	8/21/2021	\$328,166
Silverado School 1133 Coombsville Rd, Napa, CA 94558		\$2,917,171	\$2,817,171	11/1/2021	8/21/2021	\$100,000
Napa High School 2475 Jefferson St. Napa, CA 94558		\$784,240	\$746,238	11/1/2021	8/21/2021	\$38,002
Cloverdale Campus Painting (Jefferson & Washington) 129 S. Washington St. Cloverdale, CA 95425	Rick Scaramella (707) 540-4699 rickscaramella@yahoo.com rickscaramella@willitsunifi ed.com	\$680,185	\$510,700	8/14/2021	8/14/2021	\$169,485
Washington Middle School Storm Drain 129 S. Washington St. Cloverdale, CA 95425		\$889,396	\$889,396	7/30/2021	7/30/2021	\$0
Novato High School Performing Arts Center 625 Arthur St. Novato, CA 94947	Mike Woolard (703) 505-5778 mwoolard@tamdistrict.org	\$19,300,210	\$18,837,245	6/15/2021	6/15/2021	\$462,965
Novato High School STEM Center 625 Arthur St. Novato, CA 94947	Tony Albini (415) 493-4575 talbini@nUSD.org	\$14,055,689	\$13,573,827	6/15/2021	6/15/2021	\$481,862

2. RELEVANT/RECENT EXPERIENCE

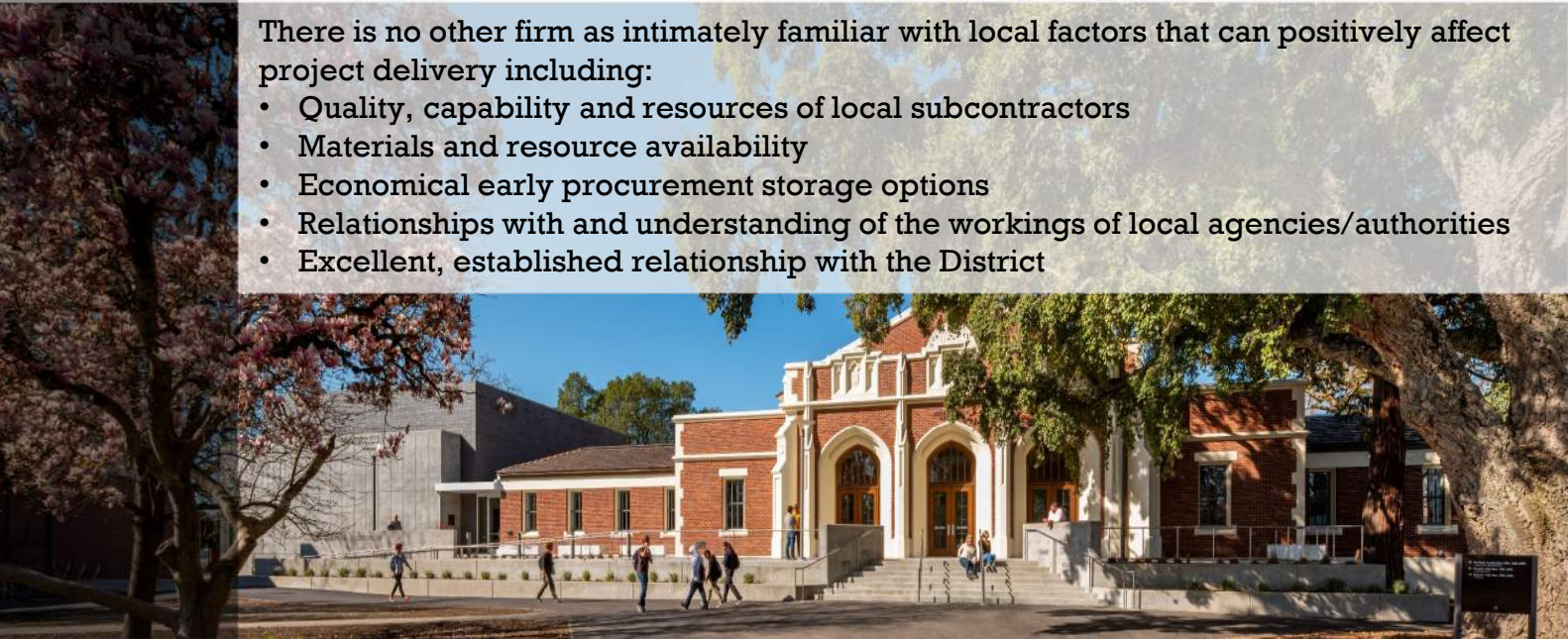
Wright Contracting has decades-long relationships with the best subcontractors in the region. These mutually beneficial and trust-based relationships provide our Clients with a direct advantage because those subcontractors are willing to provide real-time input during preconstruction, advising us on constructability and recommending more cost- and time-effective solutions whenever possible.

Another advantage to you is that given the choice, these subcontractors will opt to work with Wright Contracting over out-of-the-area General Contractors who they do not know or for General Contractors with whom they have yet to establish trust and a relationship wherein they've successfully completed projects together.

Wright Contracting's employees live, raise families and work here. Along with our trusted subs, we are deeply integrated in the community, we work and pay taxes here and have a vested interest in making the community a wonderful place to live.

There is no other firm as intimately familiar with local factors that can positively affect project delivery including:

- Quality, capability and resources of local subcontractors
- Materials and resource availability
- Economical early procurement storage options
- Relationships with and understanding of the workings of local agencies/authorities
- Excellent, established relationship with the District



MEETING THE DISTRICT'S TIMELINE

We will collaborate with the District and our team to provide an achievable construction schedule based on the complex parameters presented by this project. Throughout the project, we will work with the team to explore all options to reduce cost and duration. We will create an aggressive, yet realistic schedule, our key to success, through which we have established an excellent track record of meeting schedules.

Generally, there are three guiding principles to keeping a project on schedule:

1. Set realistic, not optimistic dates, identify risk factors and monitor the schedule.
2. Take early action to rectify slippage. "To solve it easily, detect it early."
3. Assess schedule impact of proposed changes to avoid adding duration.

If issues arise, we determine the cause and get back on track. Possible remedies are:

- Add resources or work overtime
- More productive resources with float reassigned to critical path tasks
- Accelerate earlier tasks
- Accelerate long duration tasks
- Check dependencies for parallel tasks
- Validate time-constrained task duration
- Fast track/overlap critical tasks
- Evaluate which tasks are cheaper to accelerate
- Advocate to end "scope creep"
- Improve processes by soliciting team feedback and find ways to streamline
- Phase completion, making portions operational



SKILLED AND TRAINED WORKFORCE

We draw upon Union resources and ensure that we are in compliance with Skilled and Trained Workforce (STWF) requirements. We also vet all subcontractors with whom we work to ensure understanding and compliance with all STWF requirements.

SELF-PERFORMED WORK

Wright Contracting has skilled laborers and carpenters capable of performing rough and finish carpentry, concrete work, supervision, routine labor and various aspects of specialty construction. The percentage of work performed by our own forces typically falls between 1-15% and is determined per project for maximum cost and schedule efficiency. On projects of significant size and scope, we solicit bids from qualified subcontractors for each trade as well as estimate for our own self performance.

2. RELEVANT/RECENT EXPERNEICE



TECHNOLOGY

For large, complex projects, especially in a unique region, such as Sonoma County, nothing beats, hands-on knowledge and close, trust-based subcontractor relationships gained through years of estimating, scheduling and building. However, technology allows us to harness that knowledge and experience in ways that result in exponential cost savings.

BIM MODELING

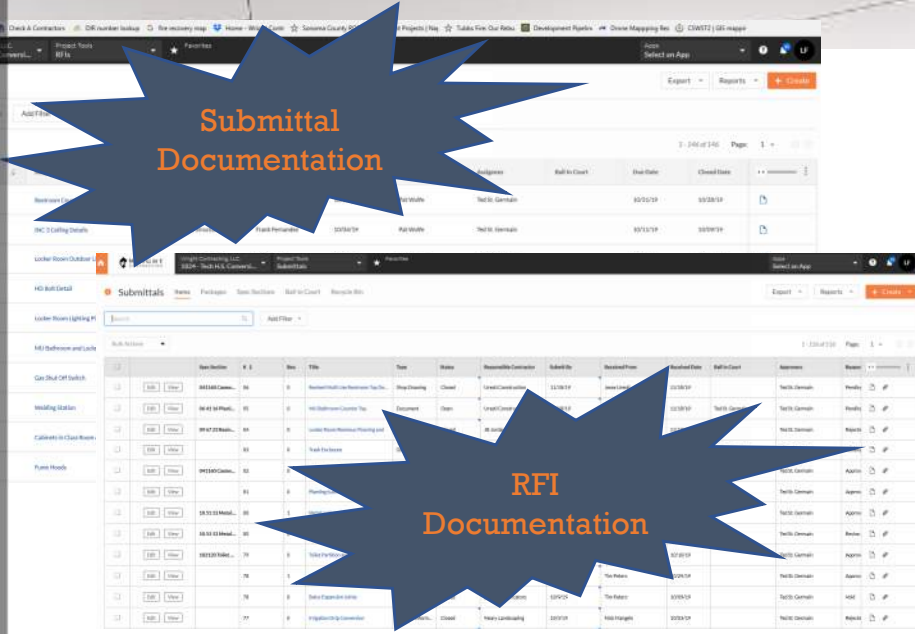
On past projects we have found that utilizing Building Information Modeling (BIM) supports better informed decision-making, more predictable outcomes and cost savings by “digitizing the construction site.” With BIM, we can easily evaluate the interconnections between building systems and anticipate and avoid clashes that could prove costly.

SOFTWARE PROGRAMS

- Microsoft Word, Excel and PowerPoint support functions throughout the company.
- MS Project is our scheduling software. It is considered to be an industry standard tool.
- Procore Project Management Software: We utilize Procore’s universal platform to connect everyone on a project team in one centralized, cloud-based hub. Intuitive, easy-to-use and data secure Procore project management software allows the entire team to collaborate in real time, on any device from preconstruction, through construction.



2. RELEVANT/RECENT EXPERIENCE



PROCORE

- Transparency
- Cloud-based software
- Available 24/7
- Accessible by all team members
- Functionality to manage all project documentation & communication



WRIGHT
CONTRACTING

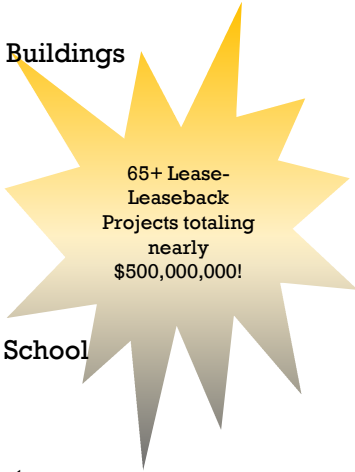
3. LOCAL EXPERIENCE

LEASE-LEASEBACK EXPERIENCE

Wright Contracting has extensive lease-leaseback experience, with over 65 projects completed or underway. We have worked with multiple Sonoma County school districts, successfully completing 30+ projects, and currently managing a half a dozen more. Our expertise, strong local subcontractor relationships, and focus on value engineering and constructability analysis have allowed us to consistently find cost savings and often return unused contingency funds to Districts.

Lease-Leaseback History with SRCS

Elsie Allen High School Summer Modernization	Santa Rosa City Schools
Helen Lehman Elementary School TK Classroom Buildings	Santa Rosa City Schools
SRHS Parking and Fencing	Santa Rosa City Schools
Montgomery High School Classroom Building	Santa Rosa City Schools
Santa Rosa High School	Santa Rosa City Schools
Brookhill Elementary School	Santa Rosa City Schools
Santa Rosa High School - De Soto Hall	Santa Rosa City Schools
Santa Rosa High School New Classroom Building	Santa Rosa City Schools
Santa Rosa City School District - Santa Rosa High School	Santa Rosa City Schools
Elsie Allen High School	Santa Rosa City Schools



Lease-Leaseback History within Sonoma County

Brook Haven Middle School	Sebastopol Unified School District
Parkside Elementary	Sebastopol Unified School District
Rancho Cotate High School TAG	Cotati-Rohnert Park USD
Technology High School	Cotati-Rohnert Park USD
Richard Crane Elementary Modernization	Cotati-Rohnert Park USD
Jefferson Elementary School Building	Cloverdale School District
Evergreen Elementary School MU Inc 2 and Parking	Cotati-Rohnert Park USD
Thomas Page Academy Modular Classrooms	Cotati-Rohnert Park USD
Washington Middle School Gym	Cloverdale School District
Kawana Academy of Arts & Sciences Modernization	Bellevue Union School District
Analy High School Roof & HVAC Cafe, Industrial Arts, East Wing	West Sonoma County Union High School District
Analy High School Roof & HVAC Gymnasium	West Sonoma County Union High School District
Cloverdale High School John L. Allen Memorial Field	Cloverdale School District
Jefferson Elementary School Modular Classrooms	Cloverdale School District
Mattie Washburn Elementary School	Windsor Unified School District
Tomales High School	Shoreline Unified School District
Healdsburg Elementary School Kindergarten Wing Addition	Healdsburg Unified School District
Wright Charter School Multi-Use Building	Wright Elementary School District
Analy High School Roof & HVAC Main Building	West Sonoma County Union High School District
Guerneville Elementary School Modernization	Guerneville Unified School
Evergreen Elementary School Admin Building Modernization	Cotati-Rohnert Park USD
Rancho Cotate High School Exterior Modernization	Cotati-Rohnert Park USD
Lawrence Jones Middle School Modernization - Mountain Shadows	Cotati-Rohnert Park USD
Tomales Elementary School	Shoreline Unified School District
Washington Middle School MPR	Cloverdale School District
Olivet Elementary Admin Modernization	Piner-Olivet USD
Cloverdale USD Misc	Cloverdale School District
Washington Middle School Storm Drain	Cloverdale School District
Bodega Bay Elementary	Shoreline Unified School District
JX Wilson Elementary School - Modular	Wright Elementary School District
Schaefer Elementary HVAC Replacement and Reroof Project	Piner-Olivet USD
Olivet Elementary School Kitchen Addition	Piner-Olivet USD
Cloverdale Campus Painting (Jefferson & Washington)	Cloverdale School District
Wright Charter School Preschool Sitework	Wright Elementary School District

KNOWLEDGE OF LOCAL ENVIRONMENT

Wright Contracting operates only in the North Bay, which means that we are immersed in understanding the ups and downs of costs and resource availability in our region. Additionally, with over 70 years working in the area, we have identified the best value local subcontractors, with whom we work regularly, building relationships based on trust and communication. These decades-long, trust-based relationships provide our clients a direct advantage in that the best subs in the region choose to work for Wright Contracting over other general contractors.

This longevity in the region also means that we have relationships with the local staff and representatives of the entities and jurisdictions engaged in local construction projects. We're familiar with the processes and requirements, as well as the ins and outs of getting things done in what can be a convoluted process at times.



3. LOCAL EXPERIENCE

OFFICE LOCATION

Our main office is located in Santa Rosa, at 3020 Dutton Ave., just a few miles from the Projects anticipated campuses. We can be on-site or at District offices for meetings within minutes.

SAFETY PROGRAM

Wright Contracting has implemented the proactive OSHA-recommended Find & Fix approach to safety and security: Identify hazards and implement prevention and control elements to resolve issues before they cause problems. We have a comprehensive safety program is comprehensive, which benefits from the added oversight of a 3rd party safety compliance consultant, whose services are shown below. We are also ISNetworld Safety Program certified and enrolled, meeting all program requirements. Our ISNetworld account is 400-720329.

We are 100% committed to the safety of anyone on or near a jobsite, including employees, subcontractors, students, staff and residents. A rigorous safety program results in a safer, healthier work environment and higher quality projects, increased morale and employee attraction/retention rates and overall lower costs, making program implementation well worth the investment.

KEY PROGRAM ELEMENTS

- Management-demonstrated commitment to continuous safety and health program improvements, with established goals and objectives and the means to achieve them
- Workers understand roles/responsibilities, how to carry them out and how to identify and report hazards, investigate incidents, track progress and report concerns with no fear of retaliation
- Hazard identification, assessment, and mitigation procedures in places and are performed regularly
- Incidents are investigated to identify root cause
- Staff receives training on safety, workers’ rights and response to worker concerns
- Jobsite safety meetings and trainings cover topics like identifying and controlling hazards
- Safety binders available at all jobsites
- Cal-OSHA, CPR/AED, first aid trainings
- Inspections/audits by our safety coordinator
- Systems for gathering safety ideas from team members and implementing them quickly

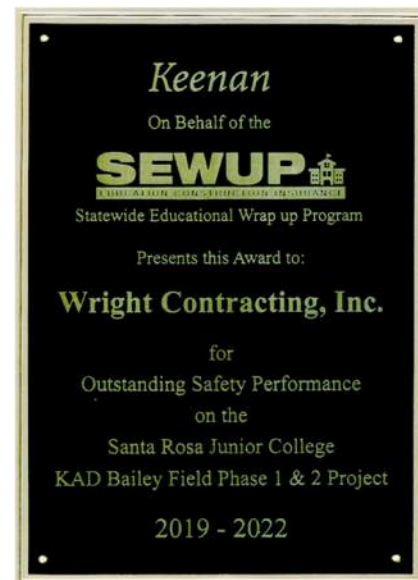
AWARDS

Wright Contracting was recently honored with an Outstanding Safety Award by the Statewide Educational Wrap up Program (SEWUP) for exceptional adherence to safety standards during a 2-year long project on an active Junior College campus.

Experience Modification Rate (EMR) RATE

2025 – 2026	1.38
2024 – 2025	1.32
2023 – 2024	1.38

Wright Contracting has an excellent safety record, which is why our EMR has historically remained below 1. Because of the size of our company, even one injury is able to dramatically impact our EMR, resulting in a temporary increase in our rate. We are committed to providing a safe and healthy work environment for all employees. If you have any questions, please feel free to contact Dawn Neditch in our Accounting Department at (707) 528-1172.



IIPP
 When it comes to safety, the buck stops with the on-site superintendent. It is their responsibility to ensure the safety of everyone onsite, utilizing all of the resources and training required. Our superintendents take great pride in and are incentivized to ensure their exceptional safety records.

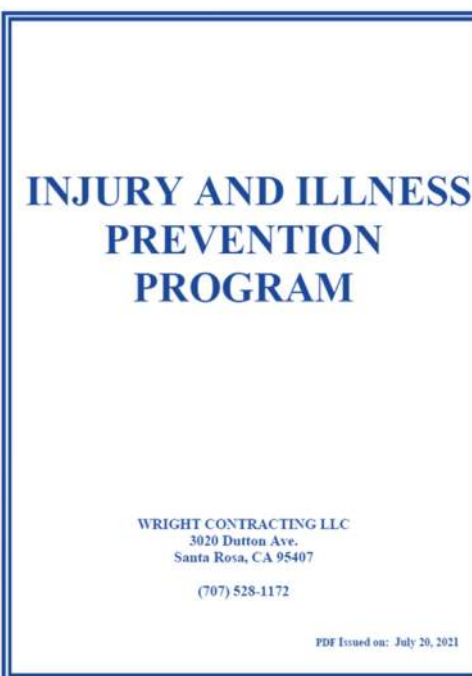
The Wright Contracting IIPP is comprehensive, updated regularly and available to all subcontractors on each project, along with anyone else involved, at every project site.

COVID SAFETY

We have a comprehensive and detailed COVID safety program developed by our 3rd party safety consultant, which empowers employees to utilize County Health Department guidelines for the county in which their project is located. Everyone on a jobsite is informed of the guidelines, as well as safety and reporting requirements.

THIRD PARTY SAFETY CONSULTANT

In order to ensure that our staff have the most up-to-date safety information and practices in their repertoire, we also employ a 3rd party safety compliance consultant, the Safety Compliance Company, which offers the services shown below, including reviewing our IIPP, conducting site visits and making recommendations for improvement as needed.



IIPP
 Responsibilities
 Compliance
 Communications
 Hazard Assessment / Inspections
 Accident / Exposure Investigations
 Hazard Correction
 Training and Instruction
 Employee Access to the Program
 Recordkeeping

POLICY

SAFETY DIRECTOR

CODE OF SAFE PRACTICES

HEAT ILLNESS PREVENTION PROGRAM

SPECIALIZED PROGRAMS
 Accident Investigation
 General Contractors Job Site Checklist
 Construction Checklist GC
 Construction Checklist Subs
 Fall Protection
 Excavation Policy
 Assured Grounding
 Welding Procedures
 Sanitation Plan
 COVID-19 Prevention Program
 Hot Work Program
 Respiratory Protection Program
 Silica Program
 Wildfire Smoke Exposure Management Program

SECTION 7 FIRE PREVENTION PLAN

SECTION 8 FIRST AID
 Emergency Medical Plan

SECTION 9 HAZARD COMMUNICATION PROGRAM

SECTION 10 FORMS
 General Contractors Violation Notice
 Incident Notification
 IIPP Violation Warning
 Water Replenishment / Shade



**SAFETY COMPLIANCE COMPANY
 PROGRAMS AND SERVICES**

Customized Written Programs

- ❖ Safety Manual (Injury and Illness Prevention Program)
 - ✓ General Industry
 - ✓ Construction
- ❖ Respiratory Program
- ❖ Lockout / Tagout / Blockout (LOTO) Program
- ❖ Confined Space Program
- ❖ Trenching, Excavation and Scaffolding Program
- ❖ Title 49 - California Class A/B Driver Random Drug Testing Program (California Only)
- ❖ Valley Fever Program
- ❖ Ergonomics Program
- ❖ Exposure Control and Bloodborne Pathogens Program
- ❖ Silica Program
- ❖ Hearing Conservation Program
- ❖ Heat Illness Prevention Program (California Only)
- ❖ Driving Program
- ❖ Hot Work Permit Program
- ❖ Chainsaw Safety Program

Consultation Services

- 30 Hour Construction Certification Courses
- Training (Samples):
 - Protective Equipment
 - Evacuation
- Communication – SDS “Right to Know”
- Tagout / Blockout (authorized/affected persons)
- Job Safety
- Job Safety Training
- Training – Fit Testing, maintenance, storage and medical questionnaire
- Questionnaire – RN Evaluations
- Rescue/Aerial Device/Elevated Platform Training/Certification
- Rescue Training
- Aviation Certification Training
- Certification Training
- Certification Training
- Construction Superintendent/Foreman Training

- ❖ Jobsite/Facility Inspections

September 16, 2025

RE: Workers' Compensation Experience Rating Modifier – Wright Contracting, LLC.

To Whom it May Concern:

Risk Strategies is the insurance broker of record for Wright Contracting, LLC. The purpose of this letter is to confirm the three (3) year historical experience modification rating ("EMR Factor") factors issued to Wright Contracting, LLC.

Currently, Wright Contracting, LLC. experience modification is at 138% effective 10/1/25.

EMR EFFECTIVE DATE	EMR FACTOR
10/1/25 to 10/1/26	138%
10/1/24 to 10/1/25	132%
10/1/23 to 10/1/24	138%

All Experience Modification Factors are officially published by the Workers' Compensation Insurance Rating Bureau and are available to the public.

It should be noted that the claims in the experience rating period was due to injuries unrelated to Wright Contracting LLC (due to the combined nature of the insurance policy). Absent the combined insurance program, Wright Contracting LLC's EMR Factor would have published at around 92%.

Wright Contracting, LLC. continues to maintain a very aggressive safety program and committed to the well-being of their employees. Should you have any questions or concerns about this information or need additional documentation, do not hesitate to contact me directly.

Sincerely,

Desi Deang

Desi Deang
Senior Claims Advocate

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.

A. Preconstruction Services Fee:

Preconstruction Fee Not to Exceed: \$ 10,000

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

Title	Hourly Rate
Project Executive	IN FEE
Project Manager	\$170
Estimator	\$210

B. General Conditions:

Monthly General Conditions Fee: \$ 74,712

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:

\$ 821,832 (Monthly Fee Multiplied by 11)

C. Bonds and Insurance:

Bonds and Insurance Fee Percentage: 2 %

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:

\$ 2% (150,000) (Fee Percentage Multiplied by \$7,500,000.00)



D. Contractor Fee (Overhead and Profit):

Contractor Fee Percentage: 11 %

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:

\$ 825,000 (Fee Percentage Multiplied by \$7,500,000.00)

E. Total Contractor "Price Proposal":

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

One Million Eight Hundred Six Thousand Eight Dollars (\$ 1,806,832)
Hundred Thirty-Two

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: 4/13/2026

Proper Name of Contractor: **Wright Contracting**

Signature: 

Print Name: **Stephen Wright**

Title: **Owner & CEO**



MAIN OFFICE: 3020 Dutton Ave., Santa Rosa, CA 95407 | 707-528-1172
NAPA OFFICE: 1303 Jefferson St., #200A, Napa, CA 94558

Letter of Assent

Project Labor Coordinator
c/o Santa Rosa City Schools
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 Wright Contracting LLC “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 the 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 Agreement by signing and furnishing to you an identical letter of assent prior to their commencement of work.

Sincerely,

Wright Contracting LLC

By: Stephen Wright, Owner & CEO