EXHIBIT B

Existing Project Documents and Reference Materials

This exhibit identifies background materials available to prospective consultants for preparing their proposals. These documents are provided for reference and do not independently establish an approved construction scope, final project budget, or guaranteed site conditions.

Available background documents

1. Conditions Assessment and Phase 1 Modernization Technical Memorandum

450 Architects; dated October 30, 2026; Manzanita Recreation Center and Marguerita C. Johnson Senior Center; 121-page report. The supplied report is marked "DRAFT — FOR REVIEW." *(Although the October 30, 2026 Conditions Assessment contains "Draft" markings, it is the final report accepted by the MCCSD Board of Directors.)*

2. Rough Order of Magnitude (ROM) supporting document

450 Architects; supporting rough-order-of-magnitude cost information supplied as a separate reference document. Figures are preliminary planning estimates.

Use of reference materials

- Proposers should independently review available materials and identify assumptions, exclusions, and information needed to perform the proposed coordination services.
- Existing assessments and cost estimates are preliminary planning information. MCCSD will determine final priorities, approved scope, procurement approach, and expenditures through its applicable processes.
- If the District provides corrected or additional materials during the solicitation, it will make them available to all prospective proposers through a written addendum or the same publicly accessible posting location.
- In the event of a conflict between reference materials and the RFP, the RFP and any formally issued addenda govern proposal instructions. Contract obligations will be governed by the executed agreement.

Access to documents

The reference documents listed above are included in the RFP package. Questions about access or inconsistencies should be submitted to jedwards@marincitycsd.com by the RFP questions deadline.