

October 24, 2025

ADDENDUM 2

RE: Colusa Unified School District
Burchfield ES – TK / K and Standard Classroom Modulares
Studio W Project Number 25033

From: Studio W Architects
1930 H Street, Sacramento, CA 95811

To: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original modular documents dated October 03, 2025 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

The following changes or clarifications shall be made part of the Bid Documents and shall be taken into consideration when submitting bids.

CHANGES TO BIDDING REQUIREMENTS:

ADDITIONAL INFORMATION:

1. Non-Mandatory Site Walk Sign In Sheet is attached.

CONTRACTOR PRE-BID QUESTIONS:

1. Is DVBE required for this project?
a. DVBE is not required for this project.
2. Will operable windows be required for this project?
a. Operable windows are not required for this project.
3. Page 6, section 3 – Award or Rejection of Bids / Alternates indicates that the contract, if awarded, will be awarded to the lowest responsible bidder. Given that this is aligned with a low bid public bid procurement method, please confirm that Skilled and Trained Workforce requirements do not apply.
a. Skilled and trained workforce rules do not apply if the modular is constructed off site. Installation does not require skilled and trained workforce.
4. Please confirm whether the project is already funded.
a. The project is part of the District's 2024 GO Bond program.
5. It is our understanding that the bid prices for the engineered plans and modular building price should be separated. As such could you please provide an updated bid form with the separate lines.
a. The bid form has a line item for the base bid, a line item for the engineered plans, and a line item for the modular building.

6. Please confirm that dust control of the site will be provided by the site contractor and is not part of this bid.
 - a. Confirmed, the site contractor to provide dust control.
7. Please confirm that the removal of the existing portable classrooms will be completed by others and is not part of this bid.
 - a. Confirmed, the site contractor is to remove the existing portable classrooms.
8. Please confirm whether the liquidated damages can be reduced from \$1,000/day to \$500/day.
 - a. Liquidated damages are \$1,000 per day.
9. The schedule is not clear. Can you please provide a schedule for the project.
 - a. Schedule was provided in Addendum 1.
10. Please confirm that Builders Risk insurance will be provided by the site Contractor and is not to be included as part of this bid.
 - a. Insurance requirements are identified in Section 25 of the General Conditions of the contract.
11. Page 67, section 25.5 Indemnification, item a, lists Pioneer Union School District. Please confirm this is an error and should be Colusa Unified School District.
 - a. Confirmed, this is an error and should state Colusa Unified School District.
12. Page 69, section 27 – Laying Out of Work, item 27.1, mentions Cost of Surveying. Please confirm that surveying will be by others and is not part of this bid.
 - a. Confirmed, the site contractor is to complete the surveying.
13. Page 78, section 41 Sanitary Facilities – please confirm that sanitary facilities for the project will be provided by the site contractor and is not part of this bid.
 - a. Confirmed, the site contractor will provide the sanitary facilities.
14. The drinking fountain shown at the TK/K classroom is sitting on a modline. Please confirm that we are able to move it during design.
 - a. Confirmed you are able to move the drinking fountain, but district is to approve final location and shall conform to all Code requirements, including accessibility.
15. Please confirm that guardrails for the drinking fountain will be provided by others and is not part of this bid.
 - a. Confirmed, the site contractor will provide the drinking fountain guardrails.
16. Please confirm that the IDF cabinet will be provided and installed by others and only blocking and power is to be included in this bid.
 - a. Confirmed, blocking and power only provided by modular manufacturer.
17. Please confirm whether concrete stem wall foundations are to be included in this bid as part of the modular manufacturer's scope of work.
 - a. Refer to bid form that requests a yes or no for the modular manufacturer to provide and a price for concrete foundations.



18. Please confirm that all temporary fencing, toilets, water, and other temporary items for the project will be provided by others and not part of the modular manufacturer's scope of work.
 - a. Confirmed, the site contractor will provide temporary items for the project.
19. Please confirm should staging not be available on site, offsite staging and shuttling to project site will be at additional cost not included in this bid.
 - a. There is adequate staging areas on District property.
20. Please confirm that traffic control for the project will be provided by others and is not to be included in the modular manufacturer's scope of work.
 - a. Confirmed, the site contractor will provide the traffic control.
21. Please confirm that a modular manufacturer's DSA approved PC with 2:12 roof pitch will be acceptable for these buildings.
 - a. The 2:12 roof pitch is acceptable. Provide an alternate for asphalt shingle roofing as well as the standing seam metal roof.
22. Please confirm that fire sprinklers will be required.
 - a. **Elementary Classroom Building (7 classrooms):** Fire sprinklers will not be required per allowable area for **Type V-B** Construction per Table 506.2. Additionally, neither building exceeds the 12,000 S.F. threshold for E Occupancy per Section 903.2.3 that would also require sprinklers.
 - b. **TK/K Classroom Building (10 classrooms):** Fire sprinklers will not be required per allowable area as noted for **Type V-A** Construction per Table 506.2. Additionally, neither building exceeds the 12,000 S.F. threshold for E Occupancy per Section 903.2.3 that would also require sprinklers. Per Table 601, Type V-A Construction, exterior walls and roof assembly must be 1-hour rated.

Bidder shall provide alternate pricing for the TK/K Building:
Option 1: Type V-B construction (no ratings at walls or roof assembly), but with fire riser and associated sprinkler system.
Option 2: Type V-A construction (1 hour rated exterior walls and roof assembly and no sprinkler system).
23. Please confirm that should solar panels on the buildings be deemed required that the design will be by the architect and modular manufacturer will coordinate for attachment only. Solar panels will be provided and installed by others.
 - a. Confirmed.
24. Please confirm whether this is electronic door hardware and if so that the modular manufacturer is to include prep only for electronic door hardware to be provided and installed by others.
 - a. Assume no electronic door hardware.



25. Please provide door hardware specs.
 - a. Door hardware spec is pending. Assume an allowance for basic door hardware.
26. It appears you are showing a covered canopy attached to the building with columns. Can this be changed to our overhangs with seismic separations? If not, canopy needs to be seismically separated.
 - a. Canopy can be seismically separated.
27. Restroom module has recessed doors. This will not work with DSA approved PC floor system. Can the recess be eliminated?
 - a. It is acceptable to remove recessed doors as there is a canopy required for protection.
28. Can we do a 4'-0" side wall canopy on the restroom module in lieu of the current design?
 - a. No, please design per plan.
29. Standing seam roofing and roof top units are not ideal for waterproofing. Can the HVAC units be changed to interior units as the primary option?
 - a. The Bid requests both options be priced for comparison. Please feel free to note any concerns about constructability and/or maintenance of particular options.
30. The interior elevations show something mounted above a counter. Please confirm what that is and that the modular manufacturer is to provide blocking only for it.
 - a. The item above the sink countertop is a paper towel dispenser. Please provide blocking for unit. These items are to OFCI.
31. Windows over the tackboard will not work as currently drawn. Ceiling height is too high. Please advise.
 - a. District is looking for high windows on the exterior side (street side) of the modulares. If you cannot provide as shown, provide a sample elevation of what you can provide in the bid documents.
32. The SQFT for the standard classroom is not correctly called out. Please advise.
 - a. Standard classrooms are 24'-0" x 40'-0" and TK / K classrooms are 36'-0" x 40'-0" as per page 2 of the drawings.
33. Solar PV / Battery Energy Storage Systems – Is it expected that this will be provided as part of the new building, or will it tie into the existing solar array that may already cover the campus needs?
 - a. New buildings should be integrated with the existing solar panel canopy.
34. Deductive Alternative #1 – Please confirm what this includes. It appears to represent two fewer 40'x24' classrooms—please confirm if that understanding is correct.
 - a. This is correct.
35. Alternate Qualifications – What are the qualifications for the deductive and additional alternates?
 - a. If the bids received align with the District's budget.



36. Limits of Work – Please confirm our understanding that there is no demolition or site work, and that our scope is limited to providing MEP connections within 5' of the building perimeter. No playground work is included.
- a. This is correct, no other work other than the portable classroom buildings and covered walkways associated with them.
37. Design Responsibility – Per the bid form:
- a. "The modular building manufacturer will provide modular building plans, floor plans, sections, RCP, roof plan, schedules, and details, structural plans, including foundation design, plumbing plans, HVAC plans, electrical plans, to include power, lighting and data and fire sprinkler plans, including fire riser. The architect will provide low-voltage plans: fire alarms, telecommunications, paging, clock-bell, A-V assistive listening, security and ground rod."
 - i. Confirmed.
 - b. For the section in bold, can you please confirm whether the intent is for these systems to be provided by our design team or by the project architect, Studio W? If Studio W will be responsible, can you share when those drawings are expected to be available?
 - i. All areas within the stated scope of work on the plans shall be by modular design team.
38. We are assuming electrical, low voltage, sewer, water, fire water, and all utilities are sufficient and acceptable for tie into the new buildings within the existing infrastructure – please confirm.
- a. Confirmed.
39. Please advise how and where we can tie into the existing fire sprinkler / fire riser – We need to incorporate this into our proposal.
- a. Project does not require sprinklers per Question #22, however if Option 2 is selected for the TK/K Building, locate as noted on Page 2 of plans.
40. Questions regarding Bid Form.
- a. Please confirm that the Base Bid amount should include the installation of the modular buildings.
 - i. Bid shall include both delivery to the site and installation and noted in separate line items of bid.
 - b. Please confirm that the Engineering fee on item (1) is a separate price and not to be included in the base price.
 - i. It should be included.
 - c. Please confirm that the Foundation and Exterior Covered Walkways item (2) are intended to be separate prices and not included in the base price.
 - i. Foundation and Covered walkways are to be a separate line item.



41. Will the contract require a “skilled and trained” on site workforce?
 - a. Yes.
42. Please confirm that the Modular floor should be a light weight concrete system.
 - a. It is not a light weight concrete system. It is to be a framed floor system set on concrete footings per approved PC.
43. Will the smart boards be provided by the District or the Modular company?
 - a. Smart boards are to be provided by the Modular company.
44. Please confirm that Fire Sprinklers will be required for all buildings.
 - a. See Questions #22 and #39.
45. Please confirm that we are not to include an allowance in the base bid.
 - a. To answer this question, we would need to know what the allowance is for. See Question #25.
46. Will a 2:12 gable roof pitch be acceptable?
 - a. See Question #21.
47. What are the wall finishes in the restrooms?
 - a. Preferred wall finish is epoxy up to 6’-0” high in splash areas. Provide alternate price for FRP panels on all restroom walls.
48. Please provide a door and window schedule.
 - a. For Door Schedule, see Note on Sheet 4 of plans – All doors are to be 3’-0” x 7’-0” with accessible lever hardware. For Window Schedule, see Sheet 4 of plans with the 3 different window types.
49. Given that subcontractors will likely be needed for the project, can you please provide a Designated Subcontractor bid form.
 - a. There is not a prescribed form for this purpose. Submit in a format most common.
50. There is mention of the Statement of Experience form needing to be completed for each proposed subcontractor. Please confirm this is not required to be provided with our bid.
 - a. Per the Instructions to Bidder, the Statement of Experience for subcontractors is due within 48 hours of being notified as the apparent lowest bidder.
51. The 33rd page of the project manual is blank. Please confirm there isn’t anything missing.
 - a. Nothing is missing.
52. Please confirm that interior classroom walls can be all full height tackboard.
 - a. This is acceptable, but not required.

Attachments: Addendum #2 Architectural Plans with revisions clouded.



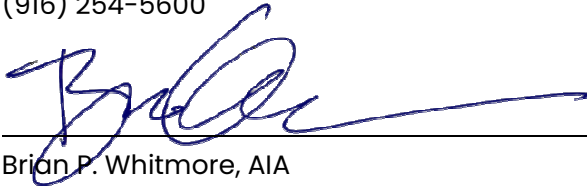
END OF ADDENDUM 2

Distribution: CUSD
Studio W Project File 25033

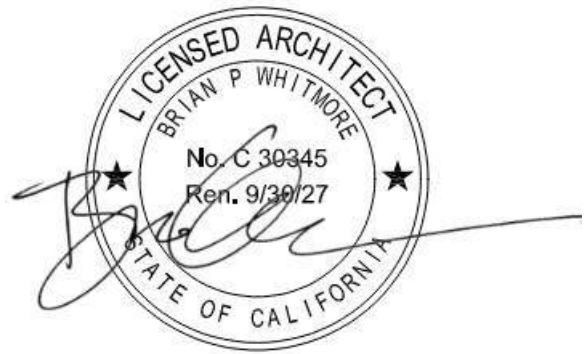
Note: It is incumbent upon the Prime Bidder to notify his subcontractor and/or materials supplier of the above changes in the Contract Documents.

For: 400 Fremont Street, Colusa, CA 95932

Studio W Architects
1930 H Street, Sacramento, CA 95811
(916) 254-5600



Brian P. Whitmore, AIA
C30345



STATE OF CALIFORNIA – DIVISION OF THE STATE ARCHITECT



JAMES M. BURCHFIELD PRIMARY ELEMENTARY SCHOOL

MODULAR TK/K & STANDARD CLASSROOM/RESTROOM BUILDINGS
COLUSA CALIFORNIA

COLUSA UNIFIED SCHOOL DISTRICT

400 Fremont St
COLUSA, CA 95932

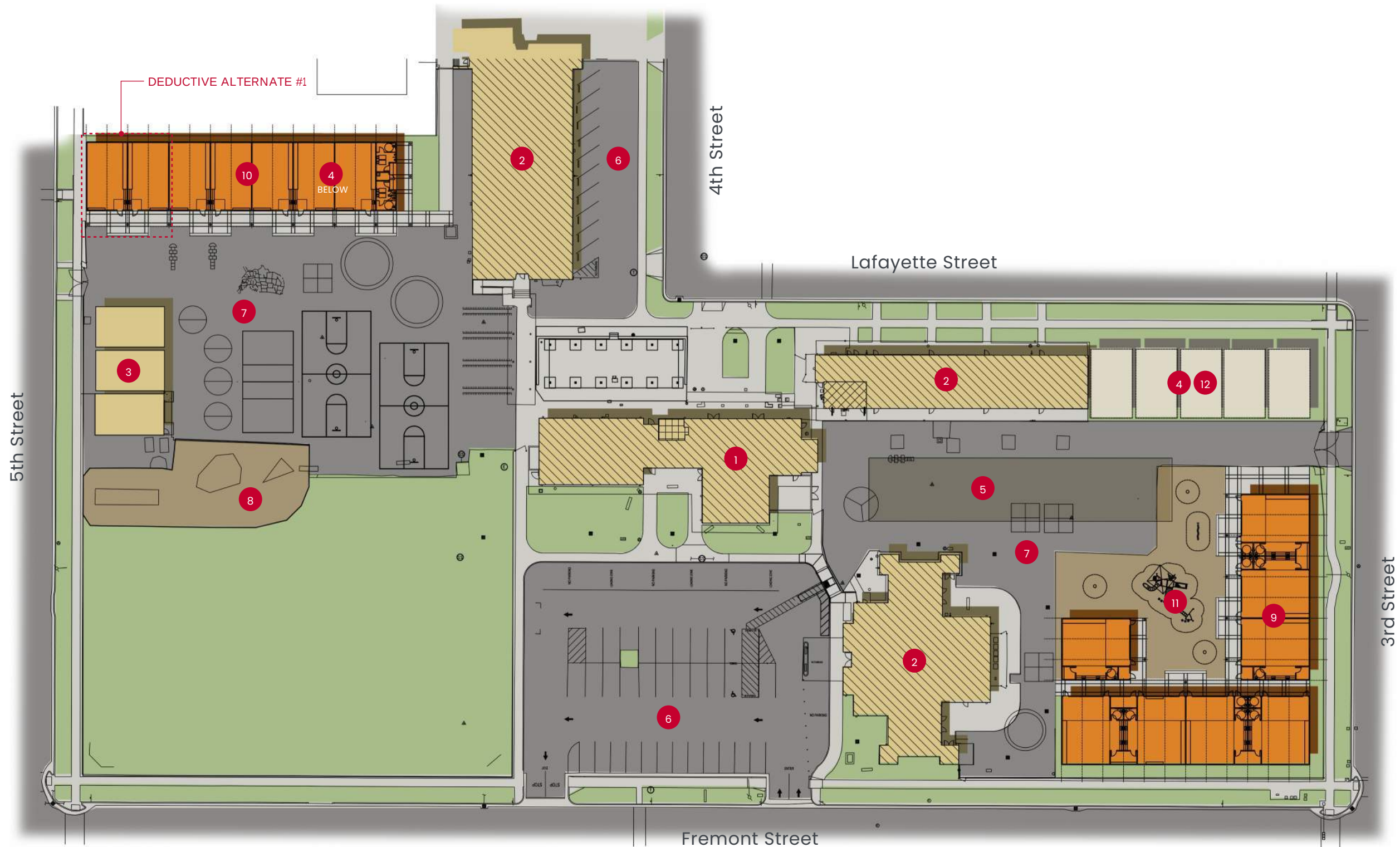


MODULAR BID PACKAGE - ADDENDUM #2

10/27/2025

SHEET LIST

- PAGE 1 - PROPOSED SITE PLAN - MODULAR BID PACKAGE
- PAGE 2 - PROPOSED FLOOR PLAN - MODULAR BID PACKAGE
- PAGE 3 - EXTERIOR ELEVATIONS MODULAR BID PACKAGE
- PAGE 4 - FLOOR PLANS - MODULAR BID PACKAGE
- PAGE 5 - STANDARD CLASSROOM INTERIOR ELEVATIONS - MODULAR BID PACKAGE
- PAGE 6 - TK/K INTERIOR ELEVATIONS 1 - MODULAR BID PACKAGE
- PAGE 7 - TK/K INTERIOR ELEVATIONS 2 - MODULAR BID PACKAGE
- PAGE 8 - REFLECTED CEILING PLANS - MODULAR BID PACKAGE
- PAGE 9 - PROPOSED EXTERIOR RENDERINGS - MODULAR BID PACKAGE
- PAGE 10 - PROPOSED INTERIOR RENDERINGS - MODULAR BID PACKAGE

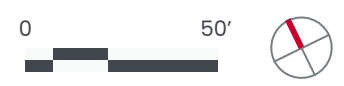


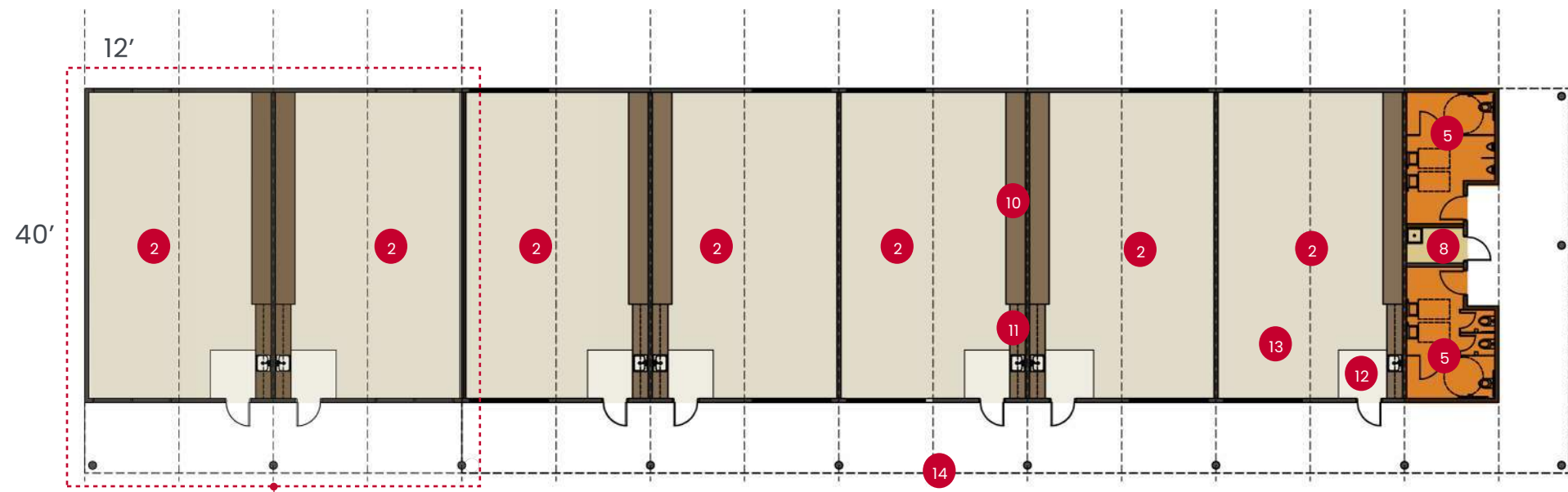
- LEGEND**
- 1. Existing Admin/ MP
 - 2. Existing Classroom Wings
 - 3. Existing Portable Classroom
 - 4. Portables to be Removed (12)
 - 5. Existing Solar Array
 - 6. Existing Parking
 - 7. Existing Hardcourts
 - 8. Existing Playground
 - 9. Proposed Modular TK/ K Classrooms (8)
 - 10. Proposed Modular Classrooms (7)
 - 11. Proposed Playground
 - 12. New Grass After Portable Demolition

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Colusa Unified School District | Colusa, CA

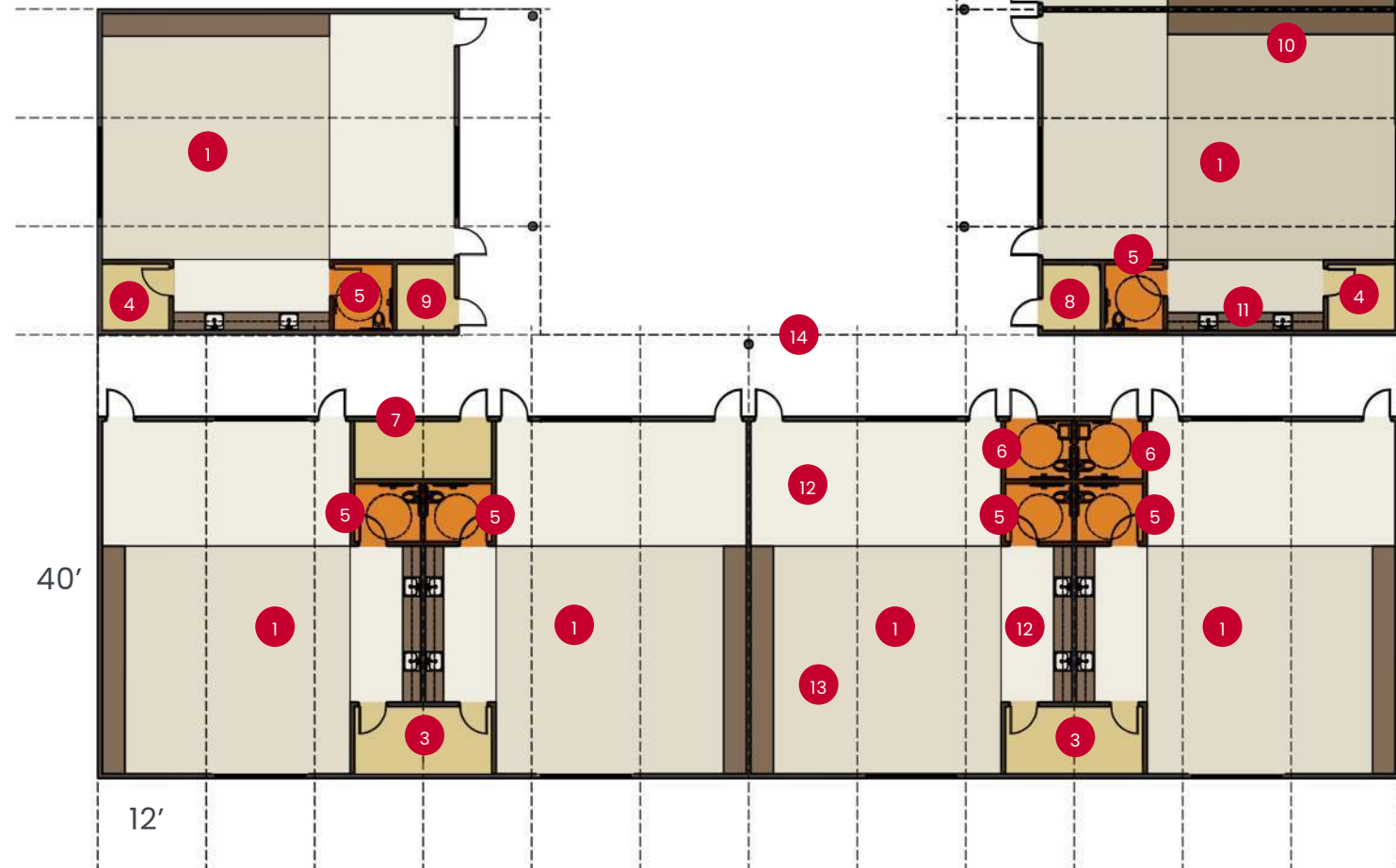
Proposed Site Plan - MODULAR BID PACKAGE





Standard Classroom Building - 7,200 sf

DEDUCTIVE
ALTERNATE #1



TK/ K Building - 11,520 sf

LEGEND

1. TK/ K Classroom (8) -
40'-0" x 36'-0"
TYPE V-A CONSTRUCTION WITH
NO SPRINKLERS
OR
TYPE V-B CONSTRUCTION WITH
SPRINKLERS
2. Standard Classroom (7) -
40'-0" x 24'-0"
3. Shared Workroom/Storage
4. Workroom/Storage
5. Student Toilet Room
a. TK/K Sizing
b. Standard Sizing
6. Staff Toilet Room
7. Outdoor Storage
8. IDF Room
9. Fire Riser Room
10. Teaching Wall with Short
Throw Projector and Screen,
Typ.
11. Upper/ Lower Casework/
Sinks, typ.
12. Resilient Flooring, typ.
13. Carpet, typ.
14. Covered Canopy
15. Drinking Fountain

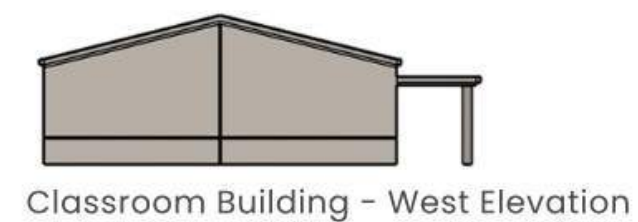
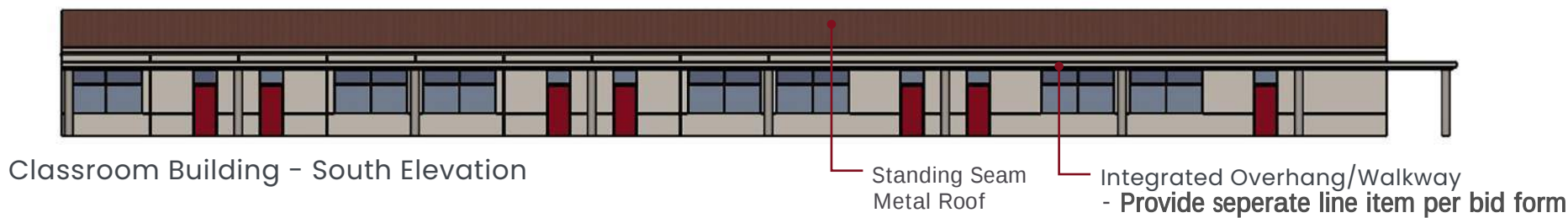
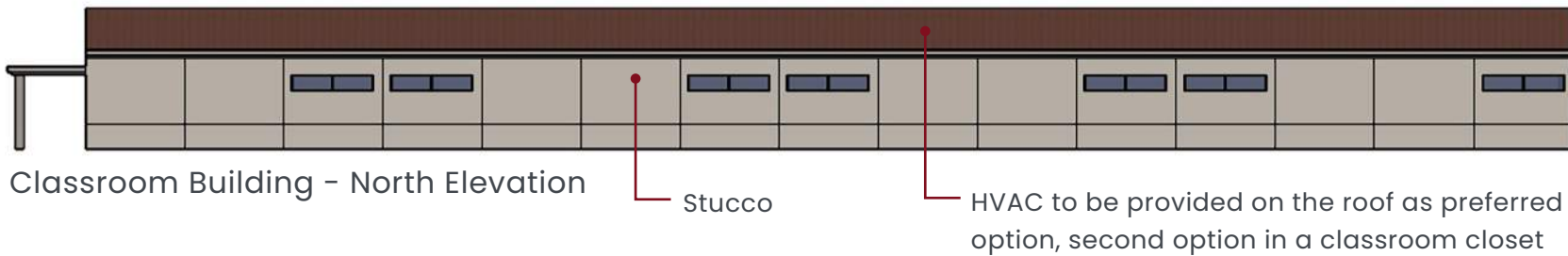
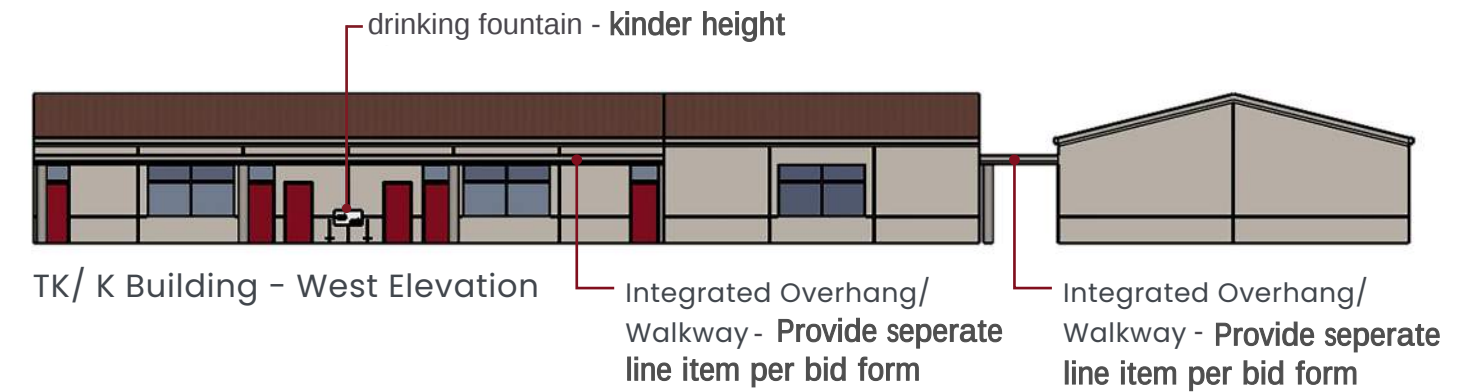
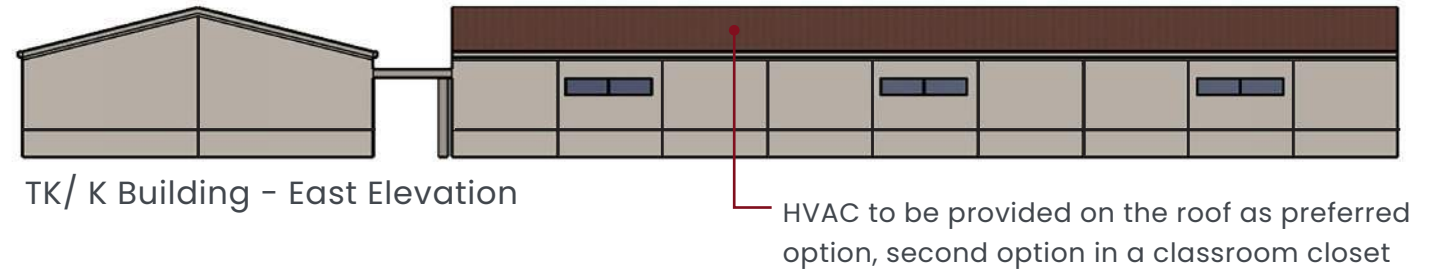
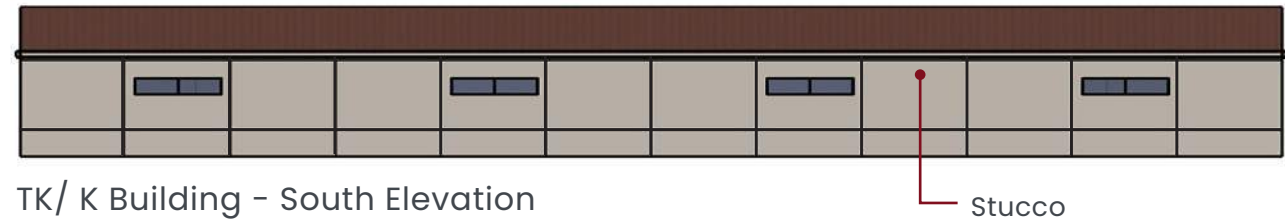
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Proposed Floor Plans - MODULAR BID PACKAGE



STUDIO W
ARCHITECTS



- DESIGN REQUIREMENTS:**
1. Buildings must have a gable roof.
 2. Buildings must be designed to be on-grade.

GRAPHIC LEGEND

STUCCO
GRADE: ORANGE PEEL
SILVER FOX 2108-50
(SEMI-GLOSS)

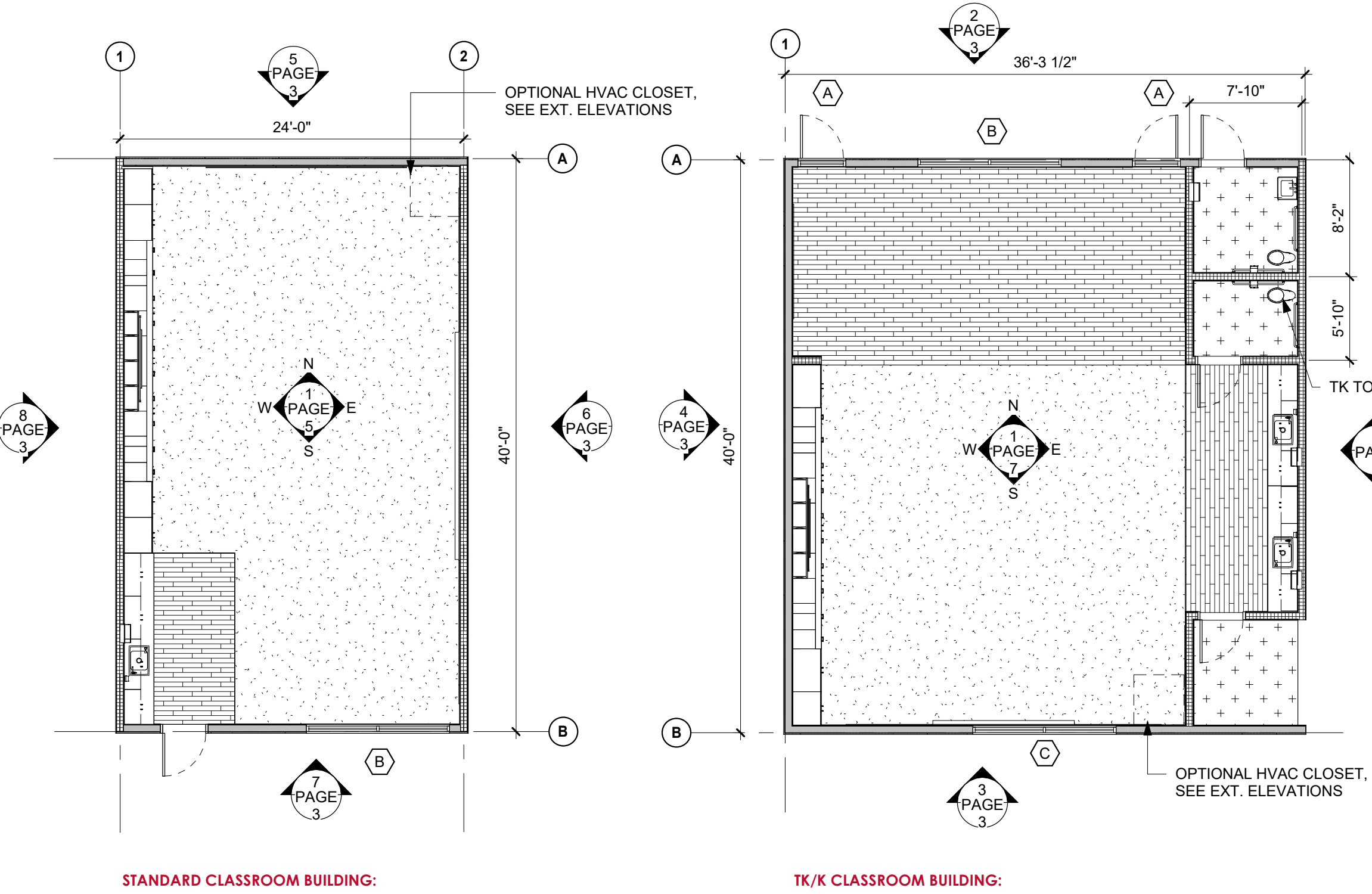
RED STANDING SEAM METAL ROOF
PROVIDE ALTERNATE FOR
ASPHALT SHINGLE ROOF

EXTERIOR DOORS: RED (TBD)
DOOR & WINDOW FRAMES: BLACK (TBD)

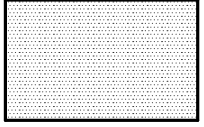
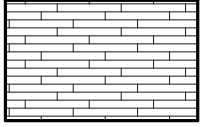
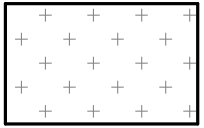
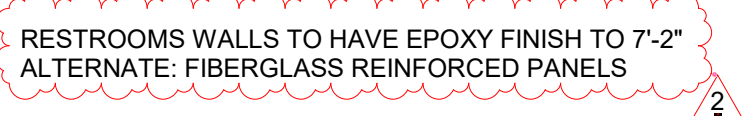
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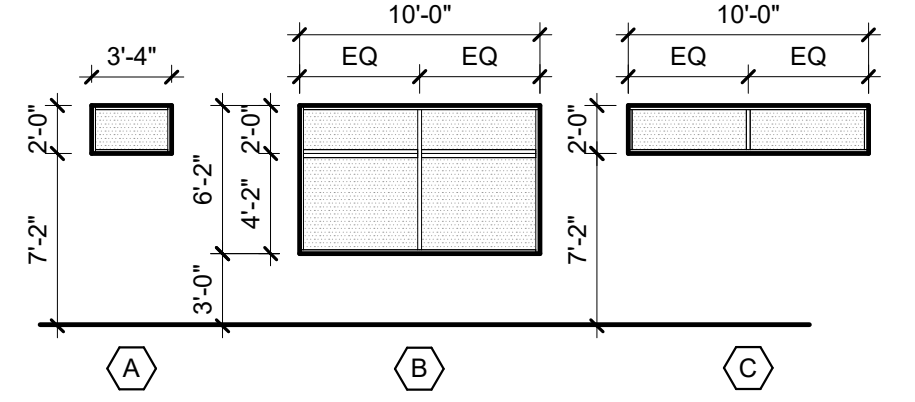
Exterior Elevations - MODULAR BID PACKAGE



GRAPHIC LEGEND:

- 
SHAW CARPET TILES
 STYLE: CHANGE IN ATTITUDE
 COLOR: LIGHTEN UP
 ALTERNATE:
 STYLE: IMAGINE TILE
 COLOR: BRAINSTORM
- 
SHAW LUXURY VINYL TILE
 STYLE: DIALOGUE
 COLOR: CONVERSE
- 
EPOXY FLOORING
 STYLE/COLOR: TBD
- 
STANDARD DOOR SIZE: 3'-0"x7'-0"
WALL MOUNTED TOILET, TYP.
- 
EXTERIOR PLASTER 6" STUD WALL
- 
INTERIOR 6" STUD WALL
- 
RESTROOMS WALLS TO HAVE EPOXY FINISH TO 7'-2"
 ALTERNATE: FIBERGLASS REINFORCED PANELS

WINDOW SCHEDULE:

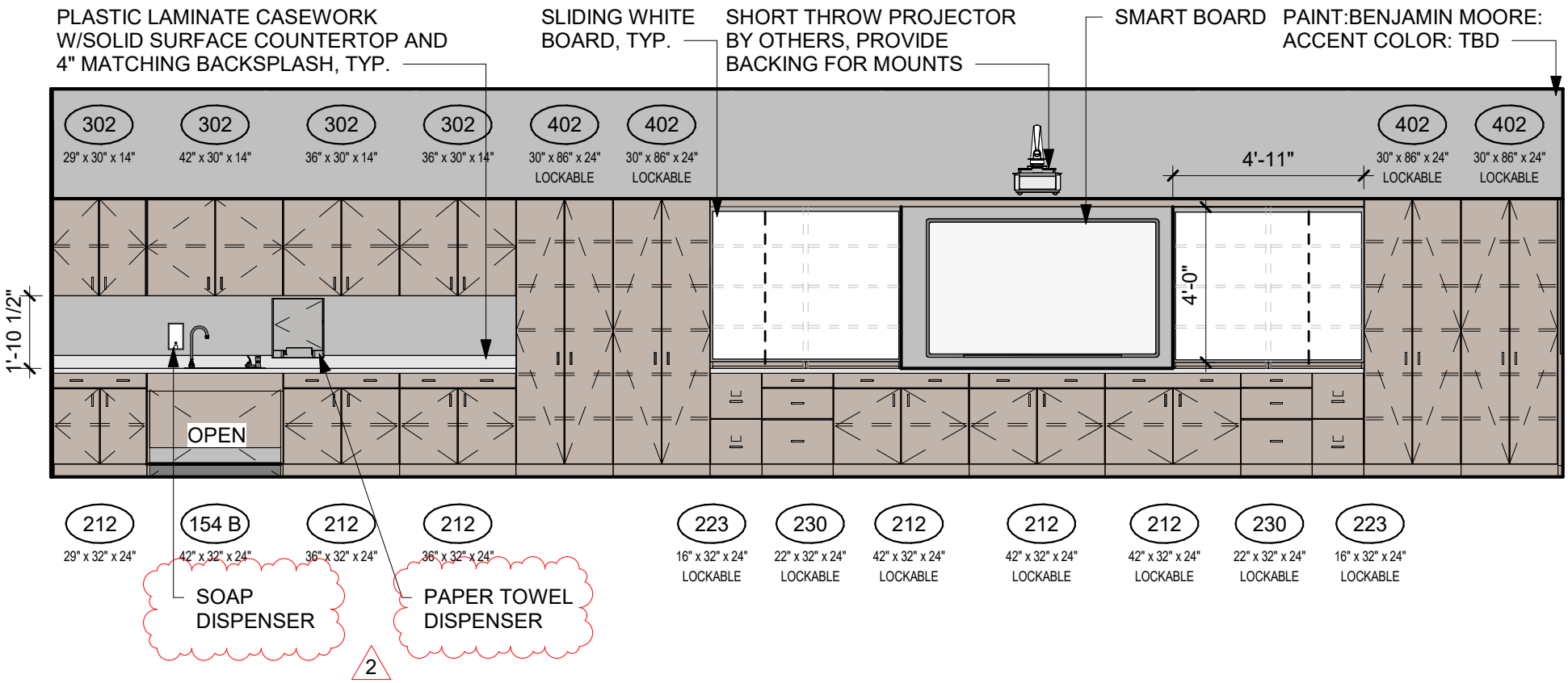
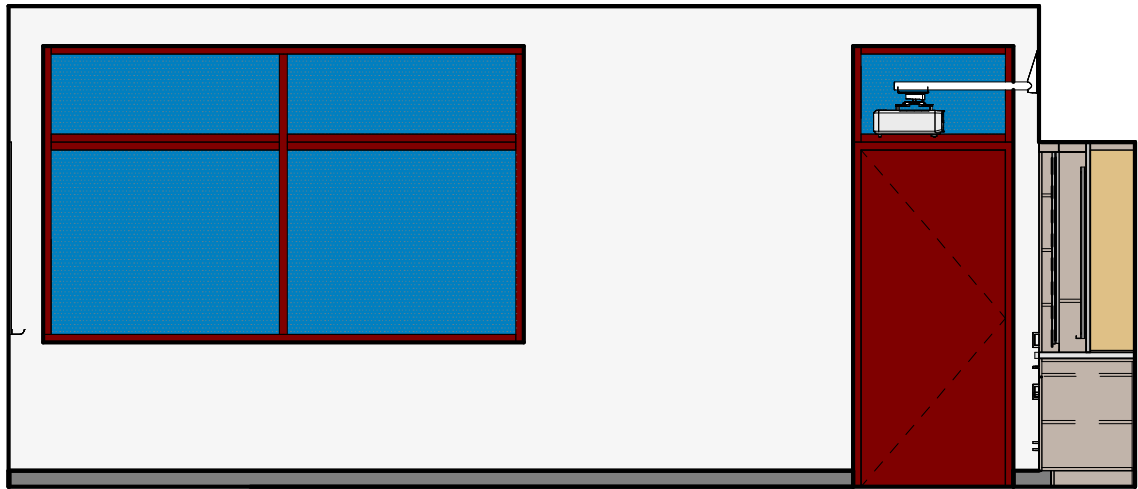
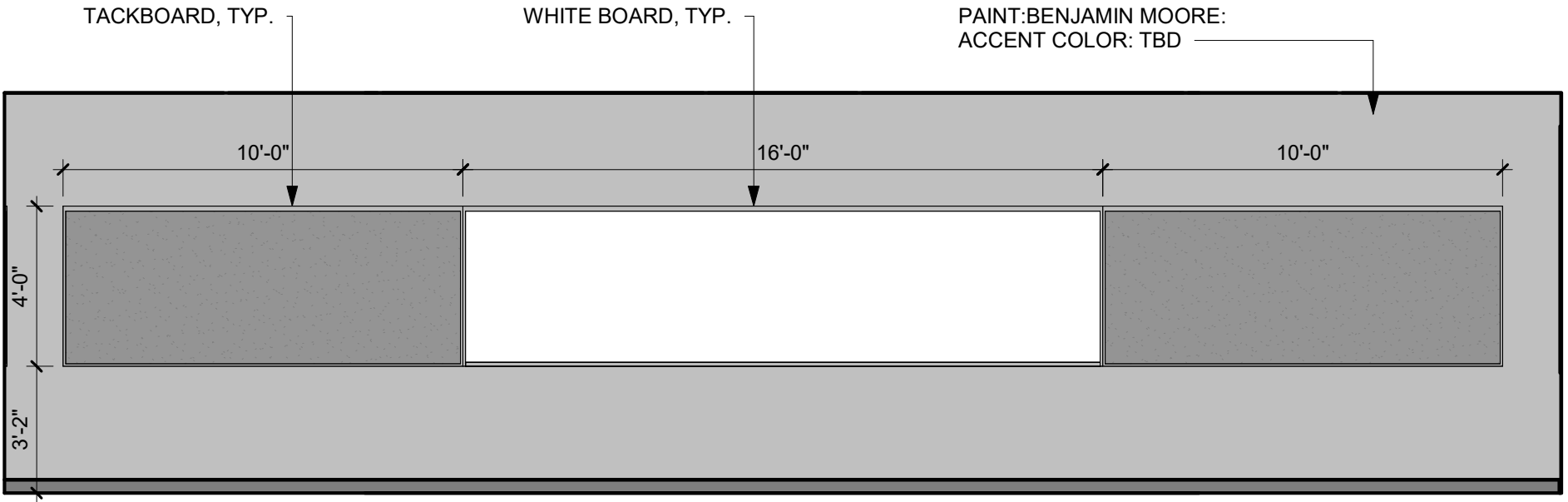
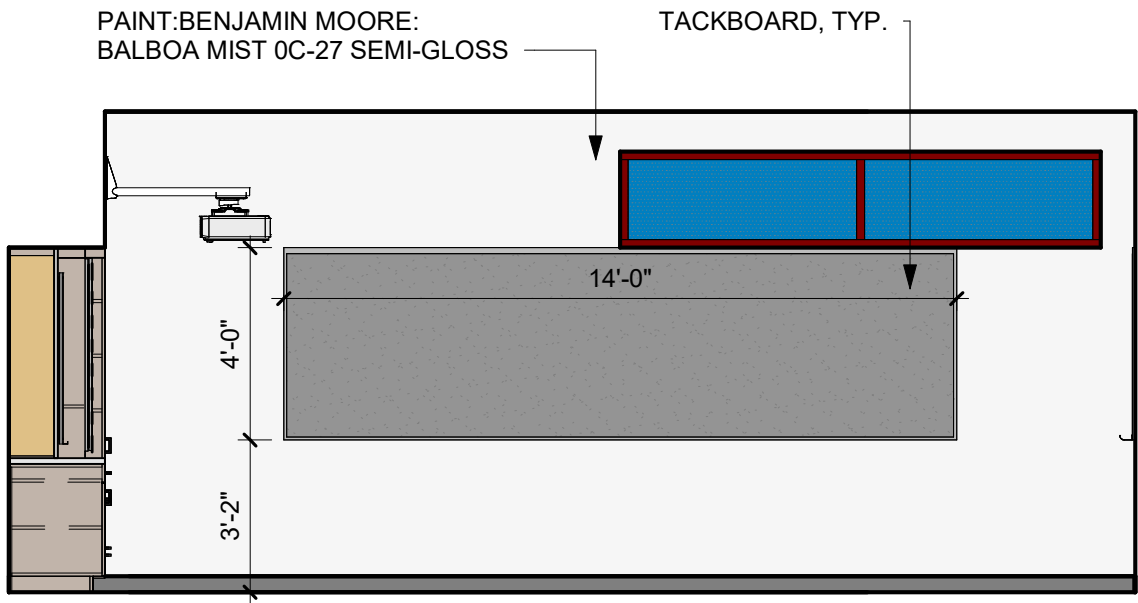


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FLOOR PLANS - MODULAR BID PACKAGE





INTERIOR ELEVATION LEGEND:

- 102
36" x 24" x 24"
LOCKABLE
- CASEWORK TAG
102 = ARCHITECTURAL WOODWORK STANDARD (AWS) NUMBER
36" x 24" x 24" = WIDTH x HEIGHT x DEPTH
LOCKABLE = MODIFYING NOTE

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STANDARD CLASSROOM INTERIOR ELEVATIONS - MODULAR BID PACKAGE

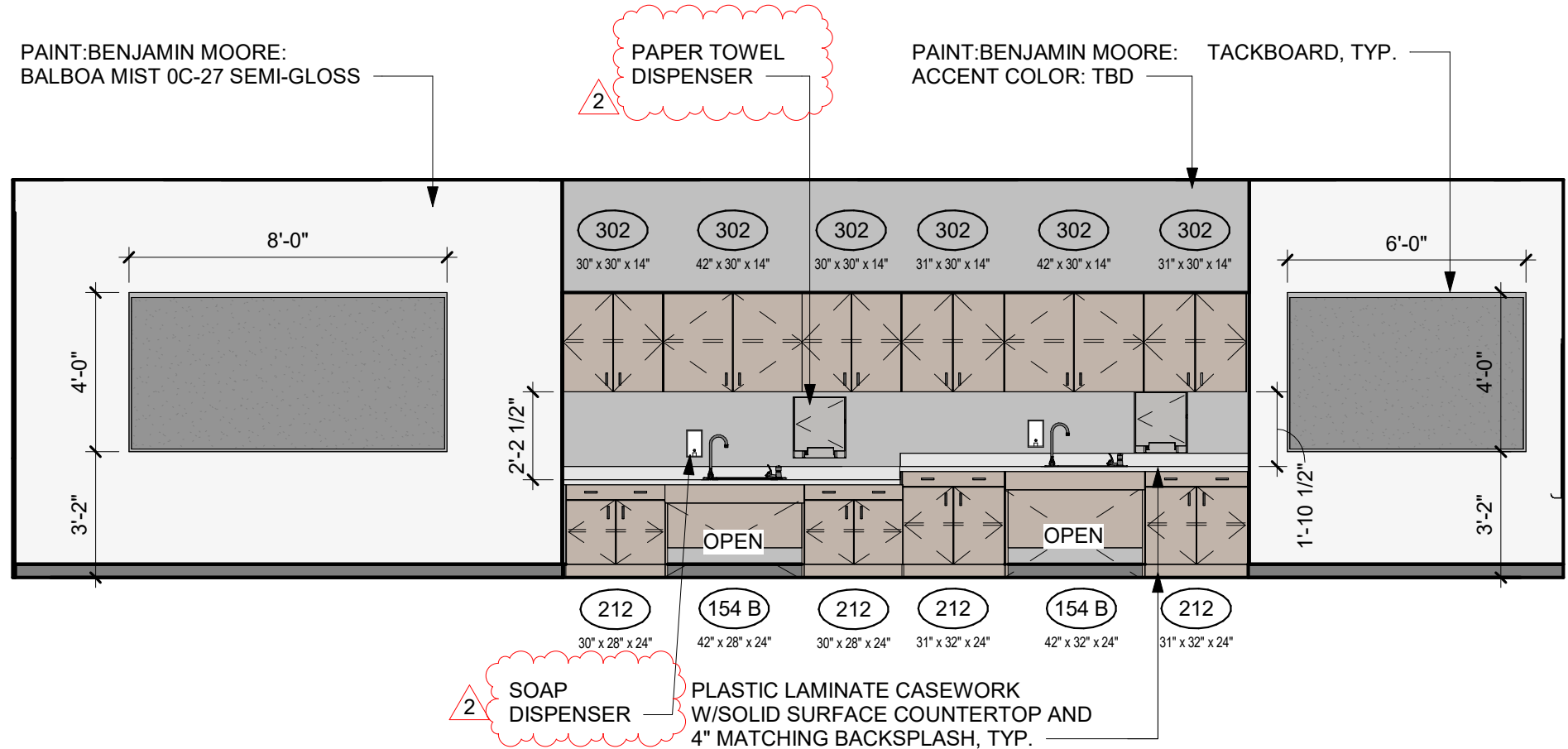




INTERIOR ELEVATION LEGEND:

102
36" x 24" x 24"
LOCKABLE

CASEWORK TAG
102 = ARCHITECTURAL WOODWORK STANDARD
(AWS) NUMBER
36" x 24" x 24" = WIDTH x HEIGHT x DEPTH
LOCKABLE = MODIFYING NOTE



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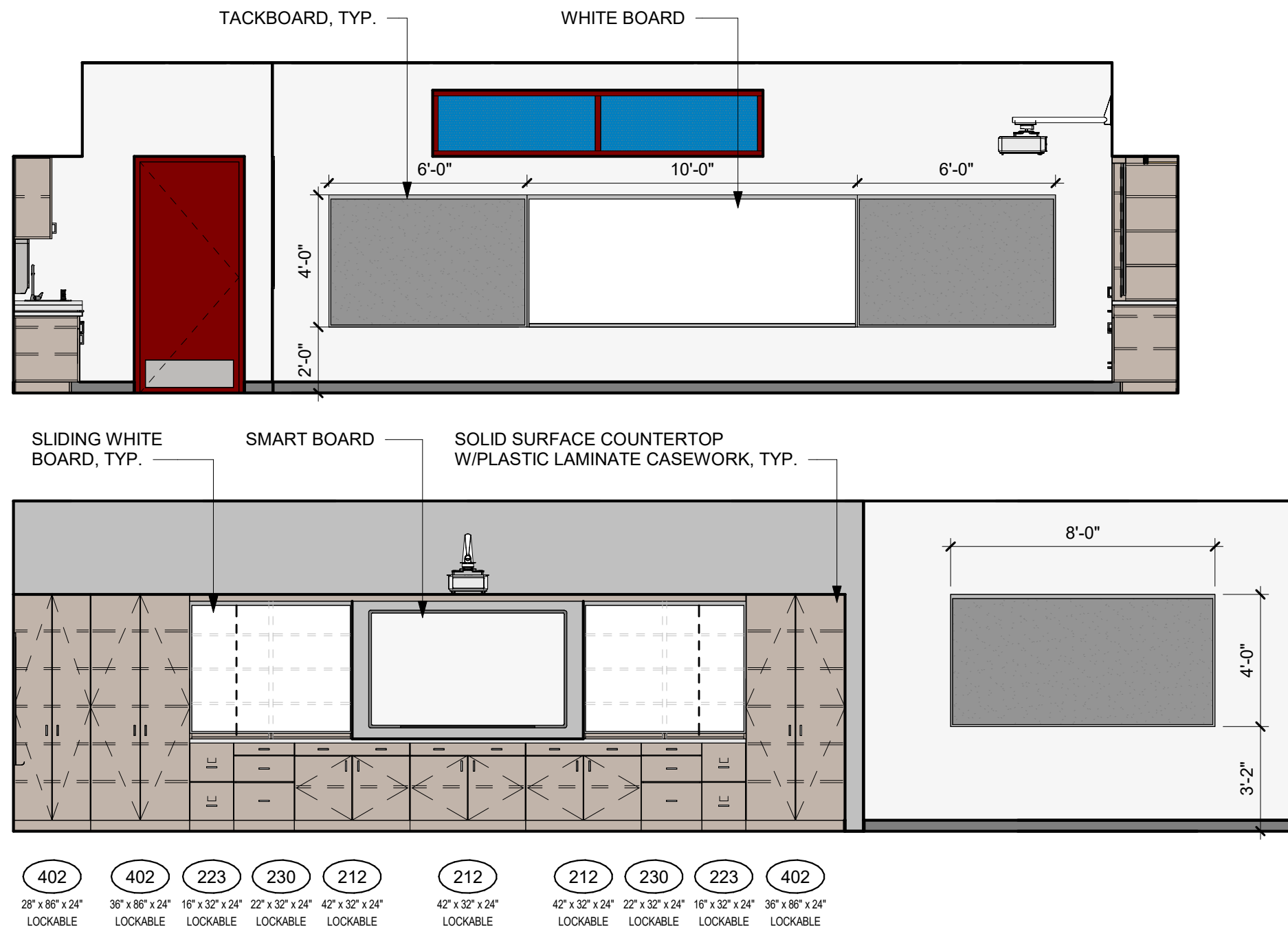
TK/K INTERIOR ELEVATIONS 1 - MODULAR BID PACKAGE



INTERIOR ELEVATION LEGEND:

102
36" x 24" x 24"
LOCKABLE

CASEWORK TAG
102 = ARCHITECTURAL WOODWORK STANDARD
(AWS) NUMBER
36" x 24" x 24" = WIDTH x HEIGHT x DEPTH
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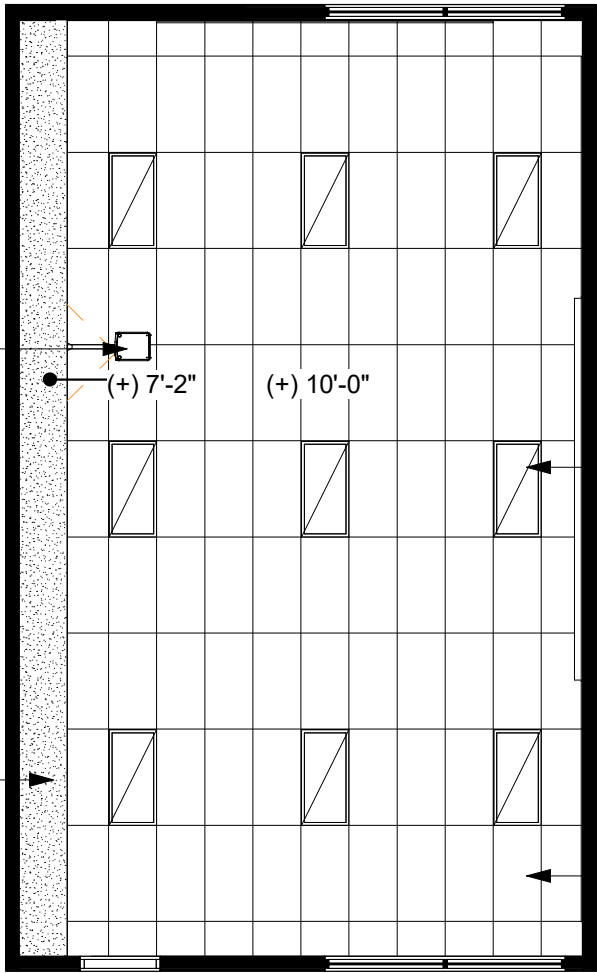
TK/K INTERIOR ELEVATIONS 2 - MODULAR BID PACKAGE

PAGE 7 | 10/27/2025 | Project Number: 25033 | 1930 H Street, Sacramento, CA 95811 | 916.254.5600 | StudioW-Architects.com



SHORT THROW
PROJECTOR BY
OTHERS, PROVIDE
BACKING FOR MOUNTS.

GYPSUM BOARD SOFFIT



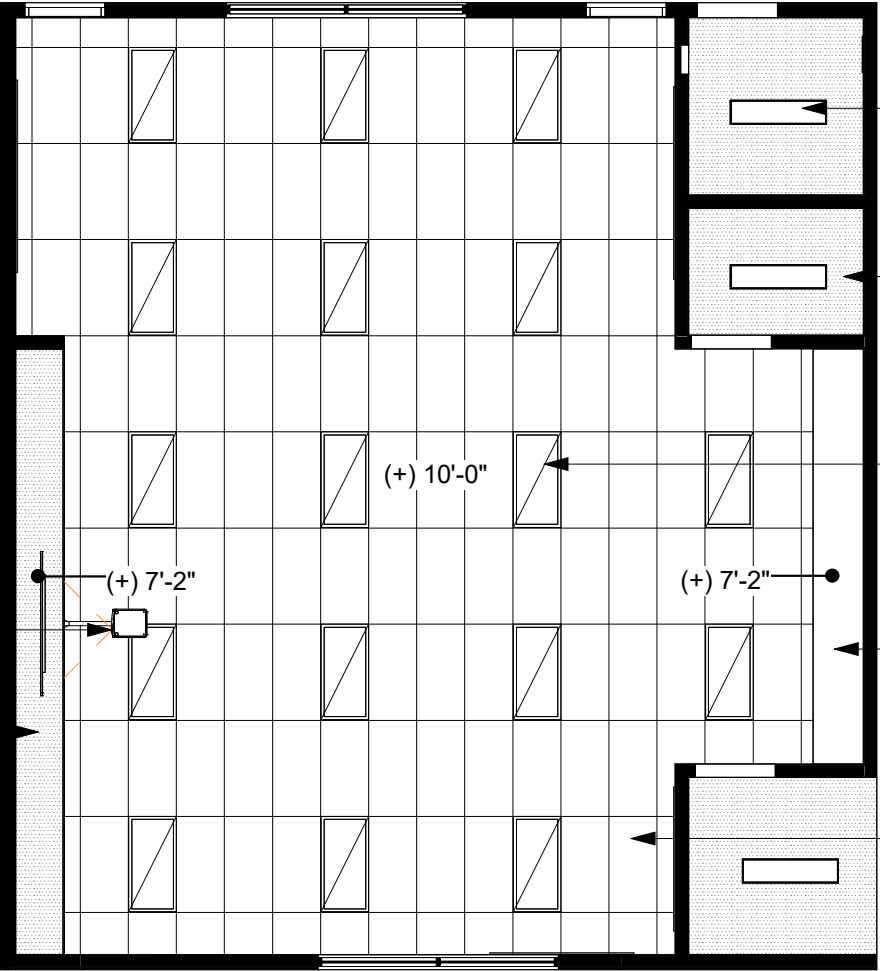
2X4 LIGHT
FIXTURE, SET IN
ACOUSTICAL
CEILING PANEL
SYSTEM

2x4 SUSPENDED
ACCOUSTICAL
CEILING PANEL
SYSTEM

STANDARD CLASSROOM BUILDING:

SHORT THROW
PROJECTOR BY
OTHERS, PROVIDE
BACKING FOR MOUNTS.

GYPSUM BOARD SOFFIT



1X4 SURFACE
MOUNTED LIGHT
FIXTURE, TYP.

GYPSUM BOARD
CEILING, TYP.

2X4 LIGHT FIXTURE,
SET IN ACOUSTICAL
CEILING PANEL
SYSTEM, TYP.

GYPSUM BOARD SOFFIT

2x4 SUSPENDED
ACCOUSTICAL
CEILING PANEL
SYSTEM

TK/K CLASSROOM BUILDING:

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REFLECTED CEILING PLANS - MODULAR BID PACKAGE



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TK/ K Building



TK/ K Building



Classroom Building



Classroom Building

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Proposed Exterior Renderings - MODULAR BID PACKAGE



TK/ K Building



TK/ K Building



Classroom Building



Classroom Building

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Colusa Unified School District | Colusa, CA

Proposed Interior Renderings - MODULAR BID PACKAGE