



ADDENDUM NO. 01

February 5, 2026

To Bid package.

Irene Larsen Center New Modular Buildings

1707 California Dr.
Vacaville, CA 95687

Solano County Office of Education

Prepared by: PBK
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PBK Project No.: 250388
DSA App No.: N/A

- A. Receipt of this Addendum shall be acknowledged on the Bid Form.
- B. This Addendum forms part of the Contract documents for the above referenced project and shall be incorporated integrally therewith.
- C. Each bidder shall make necessary adjustments and submit this proposal with full knowledge of all modifications, clarifications, and supplemental data included therein. Where provisions of the following supplemental data differ from those of the original Contract Documents, this Addendum shall govern.

BIDDING & CONTRACT REQUIREMENTS

PREBID QUESTIONS:

Item No. 01 Please provide geotechnical report

Response: No geotechnical report is available at the moment, the COEd will provide it around early April 2026.

Item No. 02 Please provide exterior building elevations

Response: Exterior elevations will not be provided, and will be left open for modular manufacturers to propose based on their modular system, which should include overhangs (Flat roof, shed, gabled, etc.)

Item No. 03 Please provide as-built drawings for existing site utilities

Response: Underground utilities survey and topographic survey are provided in attached documents.

Item No. 04 RFP document, page 2, para. 11 notes an overall performance period of 18 months. Ref. ATTACHMENT 2 – FEE PROPOSAL WORKSHEET, item 2 General Conditions; this item is

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noted to be calculated on a monthly basis. For item 2, is it the intent that the respondent enters the fee for a single month on this line or multiply this monthly fee by the anticipated (full) duration of the project (18 months)?

Response: Refer to RFP, Article VIII.D, and delete reference to “monthly general conditions”. See new Attachment 2A, Fee Proposal Worksheet for Base Proposal, and new Attachment 2B, Fee Proposal Worksheet for Alternate 1 Proposal.

Note: The overall performance period of eighteen (18) months, as shown on Page 2 of the RFP, shall be broken down with the following durations:

- Sitework Contractor (demolition phase), 2-months.
- Modular Building Contractor (building phase), 12-months.
- Sitework Contractor (completion phase), 4-months.

Item No. 05 ATTACHMENT 2 – FEE PROPOSAL WORKSHEET, item 1 Design Phase Fee (Pre-Construction Services) cost; is the intent for the fixed fee for item (1) to also be fully inclusive of all overhead, profit, and general conditions associated with these services? Will the owners scoring team add any other costs or multipliers to the item 1 for scoring analysis?

Response:

- Yes, the lump sum Design Phase Fee shall be all inclusive.
- No, the Owner’s scoring team will not add any other cost factors for the scoring analysis.

Item No. 06 ATTACHMENT 2 – FEE PROPOSAL WORKSHEET, item 1, is the proposer to include fees for Design & Pre-Construction Services for the Add Alternate #1 (Meeting Rooms) space?

Response: Yes, see new Attachment 2B, Fee Proposal Worksheet for Alternate 1 Proposal.

Item No. 07 Referring to the Ballistics requirements at the Vestibule; advise if respondents should include costs for a 3rd party ballistics design consultant for the Vestibule. If yes:

Response: Yes, cost should include ballistic design consultant under the modular manufacturer design team.

A) Which ballistic standard will be applicable (e.g., UL 752, NIJ 0108, or other)?

i. **Response:** Performance spec article ‘S’ = requires level 3 protection UL 752

B) What is the required threat level (e.g., handgun versus rifle)?

ii. **Response:** Refer to performance spec article ‘S’

C) Which components are to be included (walls only; glazing and doors; and/or structural framing)?

iii. **Response:** Components should be what meets the bullet proof assembly

D) Will design by calculation be acceptable, or are tested assemblies required?

iv. **Response:** Design and installation according to manufacturer guidelines to achieve Level 3 protection UL 752.

E)

Is the ballistic requirement performance-based or prescriptive?

v. **Response:** The ballistic requirement is performance-based.

Item No. 08 Proposers are to include fees for complete campus fire alarm system design inclusive of site and existing portable classrooms 12, 13, 14. Please confirm that fees are to also be included for complete campus low voltage design including site and existing portable classrooms 12, 13, 14 and also specify the desired low voltage systems (i.e. Intrusion, Data, Telecomm., Phone, Clock, Speaker, TV, CCTV, PA, AV, EMS, etc.).

Response: Proposers to include fee for complete fire alarm design inclusive of site and existing three portables to remain; three portables to remain the devices are to be assumed to be replaced/new under the new FA design, provide a new conduit path to each of the existing portables. Bid to include low voltage for their new buildings such as intrusion, data, telecom, phone, clocks, speakers, TV, CCTV, PA, AV, EMS, etc.; also refer to performance spec. The site utilities will be under the site contractor scope of work.

Item No. 09 Ref. included Site Plan vs. Floor Plans; noted square footage callouts differ from Site Plan and Floor Plan. For example, Site Plan shows the sf of Flex Classrooms (Admin. Wing) to be 2,115 sf and Floor Plans show this as 973 sf x 2 = 1,946 sf. We understand that the sf callouts are minimum, but they should be consistent for respondent clarity. Please advise which of these square foot callouts take precedence.

Response: The discrepancy of the square footage site plan and floor plan is due to the exterior and interior square footage minimum size, not counting overhangs, can be bigger if needed to accommodate the modular manufacturer fabrication system. The floor plans square footage represent the minimum interior size of each room and can be bigger.

Item No. 10 Attachment 8, Performance Specifications, para. 3.1, C Site Security and 3.4 Temporary Facilities, item C, who provides this security fencing?

Response: The Sitework Contractor will be providing security fencing for the duration of the project.

Item No. 11 Referencing Attachment 2, NOTE: "Should the Firm try to revise the Contractor's Fee, General Conditions, or Contingencies in the final Construction Services Agreement so that it exceeds the stated percentages of this Worksheet, the Firm agrees and acknowledges that the District has the right to deem the Firm's proposal non-responsive, cancel the Lease-Leaseback Contract without owing any fees or costs to the Firm, and award a contract to another contractor/Firm. Question: If proposer is selected and pre- construction and design work are performed, however the maximum GMP budget of \$12,815,500.00 is later found to be unobtainable, will the hired firm be reimbursed for pre-construction and design costs to date?

Response: Yes, the Modular Building Contractor will be reimbursed for pre-construction and design costs to date if the project does not move forward.

Item No. 12 As discussed during the pre-bid meeting, please confirm that alternative modular building configurations are acceptable provided that the total building square footage is equal to or greater than that indicated in the RFP and Conceptual Documents, and that the proposed configuration otherwise meets the programmatic, performance, and code requirements of the Project.

Response: The site plan square footage is the minimum size of each building footprint not counting overhangs, can be bigger if needed to accommodate the modular manufacturer fabrication system. The floor plans square footage represent the minimum size of each room and can be bigger.

Item No. 13 Please confirm that proposers may adjust layout, building count, and internal configuration as required to accommodate fabrication, transportation, structural systems, and DSA-compliant construction, without being considered a deviation from the RFP intent.

Response: Minor adjustments to the floor plan are acceptable as long as the overall relationships shown in RFP drawings are maintained.

Item No. 14 The RFP includes a lump sum Design Phase Fee (Pre-Construction Services). To ensure consistent interpretation and appropriate scoping of design services, please clarify the extent of design work required to be included within the Design Phase Fee when utilizing an approved PC modular product.

Specifically, please confirm whether the Design Phase Fee is intended to include only base PC-related architectural and engineering services, or whether it also includes additional project-specific design adaptations, including but not limit the following:

Response: The modular manufacturer fee should include all engineering and design required to obtain DSA approval under the 2025 CBC, whether using PC based drawings or not.

1. Base PC Adaptation (Typical / Included with Product):
 - Site-specific engineering of the approved PC modular system (structural, seismic, and energy compliance);
 - Validation of standard wall, roof, and floor assemblies;
 - Baseline foundation design assumptions associated with the PC system.

Response: The modular manufacturer fee should include all engineering and design required to obtain DSA approval under the 2025 CBC, whether using PC based drawings or not.

2. Project-Specific Design Adaptations (Beyond Base PC):
 - Redesign or reconfiguration of HVAC, Plumbing, and Electrical systems due to project-specific requirements (e.g., Ti compliance, District standards, equipment substitutions, or system integration);
 - Foundation redesign beyond standard PC assumptions (e.g., increased thickness, altered geometry, or site-driven changes);
 - Architectural reconfiguration beyond the base PC layout, including additional walls, modified room configurations, or program-driven layout changes;
 - Design and integration of building systems such as fire alarm (as stated during the pre-bid meeting to be excluded), low voltage systems, technology pathways, IDF coordination, and other campus-integrated systems;
 - Design revisions resulting from Owner's Architect review, user group input, or DSA comments beyond initial PC adaptation

Response: The modular manufacturer fee should include all engineering and design required to obtain DSA approval under the 2025 CBC, whether using PC based drawings or not.

Item No. 15 During Pre-Construction Services, please clarify how Owner-directed design changes, including changes arising from group meetings, aesthetic preferences, or programmatic adjustments, will be treated for purposes of the Design Phase

Please confirm whether such changes that materially modify the base design assumptions, modular configuration, or building systems are:

- Included within the Design Phase Fee; or
- Treated as Additional Services requiring written authorization and adjustment to the Design Phase Fee.

Response: Such changes are not part of the Design Phase Fee; however, any proposed changes that have a contractual cost impact will be evaluated by the Owner from a net add/deduct basis. All proposed fee adjustments must be supported with back-up documentation by the Modular Contractor.

Item No. 16 Article 5.2.2 states that the Errors and Omissions Contingency applies to “Errors and Omission in the Construction Documents.”

Please clarify:

1. Please confirm that the "Construction Documents" as referenced for purposes of Article 5.2.2 are the drawings as approved by DSA.
2. Whether revisions, additions, or clarifications required after that point—including those resulting from DSA review, coordination, or Owner-directed changes—are considered Errors and Omissions subject to the Errors and Omissions Contingency, or are treated separately.

Response: 1. Yes.
2. No, they are treated separately. If the Proposer feels an E&O Contingency is necessary, it shall be shown on the Fee Proposal Calculation Worksheet(s).

Item No. 17 Page 4 of the RFP states that the overall performance period for the Project is eighteen (18) months; however, the RFP not identify the anticipated construction duration for the building contractor’s scope of work, exclusive of sitework performed under separate contracts.

- Please confirm the anticipated duration of the building construction phase, including fabrication, delivery, set, and on-completion of the modular buildings, that proposers should use for purposes of pricing General Conditions.
- If a specific duration is not established, please confirm the duration proposers should assume for the building contractor construction activities.

Response: The overall performance period of eighteen (18) months, as shown on Page 2 of the RFP, shall be broken down with the following durations:

- Sitework Contractor (demolition phase), 2-months.
- Modular Building Contractor (building phase), 12-months.
- Sitework Contractor (completion phase), 4-months.

Item No. 18 Are there any deferred submittals we should anticipate?

Response: No deferred submittals are anticipated; it will be under the modular manufacturers design team to determine if they are needed or not during the DSA approval process.

Item No 19 Confirm whether Owner-directed changes during Pre-Construction that exceed initial scope constitute Additional Services or are included in the Design Phase Fee.

Response: Such changes are not part of the Design Phase Fee; however, any proposed changes that have a contractual cost impact will be evaluated by the Owner from a net add/deduct basis. All proposed fee adjustments must be supported with back-up documentation by the Modular Contractor.

Item No. 20 Confirm whether listed systems and assemblies (HVAC models, finishes, etc.) are basis of design or strictly required.

Response: The listed systems, assemblies, products, manufacturers, are basis of design to be followed based on the Performance Specification, Responsibility Matrix and Drawings, and no changes at the bid proposal stage shall be made. After project award, any substitution requests or for or-equals or better can be reviewed, but will be subject of approval by the COEd.

Item No. 21 Please clarify the specific event(s) that establish the start of the following for the building contractor’s scope of work:

- Building construction duration, including fabrication, delivery, set, and on-site completion;
- Contract Time under the Construction Services Agreement; and
- Liquidated Damages, including the date from which liquidated damages would begin to

accrue.

Please confirm whether these events commence upon issuance of a Notice to Proceed, authorization of fabrication, set, on-site work, or another defined milestone.

Response: The overall performance period of eighteen (18) months, as shown on Page 2 of the RFP, shall be broken down with the following durations:

- Sitework Contractor (demolition phase), 2-months.
- Modular Building Contractor (building phase), 12-months.
- Sitework Contractor (completion phase), 4-months.

Refer to Attachment 5, Construction Services Agreement, Article 3, Contract Information; and Article 9, Schedule; and Article 18 Time of Completion; and Article 29, Payments and Retention; and Attachment 6, Site Lease Agreement Form, Article 18.

Note: Based on the NTP, the milestone event for liquidated damages shall begin on the date for the Authorization for Fabrication.

Item No. 22 Please confirm any site access restrictions, working hour limitations, campus occupancy constraints, or weather-related limitations that may affect the fabrication, delivery, setting, and on-site completion of the modular/building components

Specifically, please confirm:

1. Whether the campus will be occupied during construction, and any restrictions on work hours, deliveries, or crane operations.
2. Any known seasonal or weather-related constraints that should be anticipated for module delivery and setting; and
3. Whether any limitations exist on weekend, holiday, or off-hour work.

Response: 1. Yes, the campus will be occupied. See the Background Information section of the RFP on page 2; and Attachment 8, Performance Specifications, Part 3 Execution, Article 3.E.
2. Modular Building Contractor is responsible to anticipate any/all weather-related constraints, not the Owner.
3. Modular Building Contractor is responsible to check with the City of Vacaville, regarding any/all local ordinances for after-hours work, not the Owner.

Item No. 23 Whose responsibility is it to hire the geotechnical engineer for the project?

Response: Geotechnical report to be provided by the COEd.

CLARIFICATIONS:

Item No. 01 Modular manufacturer to anticipate having an electrical panel at each building.

Item No. 02 All furniture to be part of FFE to be provided by the COEd, per the Responsibility Matrix.

Item No. 03 The minimum suspended ceiling or hard ceiling elevation on all rooms to be 10', janitor rooms, electrical rooms do not need a ceiling, can be exposed to roof assembly.

DOCUMENTS:

Item No. 01 Underground utilities survey (1 sheet)

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- Item No. 02** Topographic ground survey (1 sheet)
- Item No. 03** Interior elevations (4 sheet)
- Item No. 04** Attachment 2A – Fee Proposal Calculation Worksheet for Base Proposal (1 page)
- Item No. 05** Attachment 2B – Fee Proposal Calculation Worksheet for Alternate 1 Proposal (1 page)

END OF ADDENDUM NO. 1