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November 16, 2023

**Henry + Associates Project No. 21-32-053**  
DSA File No. 39-50  
DSA Application No. 02-120566

**ADDENDUM NO. 01**  
**Modernization Vinewood Elementary School (Summer 2024)**  
Lodi Unified School District  
Lodi, California



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Henry + Associates

1. ALL WORKMANSHIP, MATERIALS, APPLIANCES AND EQUIPMENT which may be included in the following items shall be the same relative quality as described for similar work set forth in the original or main specifications of which these Addendum items shall be considered a part.
2. ADDENDUM DRAWINGS (included in the back of this Addendum).  
The following Addendum drawings modify or supplement the issued bid documents:  
  
(there are no addendum drawings being added by this addendum)

3. PROJECT MANUAL:

- A. DOCUMENT 00 01 20, LIST OF SCHEDULES:
  - 1 REPLACE section 00 01 20, LIST OF SCHEDULES with the attached LIST OF SCHEDULES – LAKEWOOD ES. The project schedule has been revised.
- B. DOCUMENT 00 52 13, AGREEMENT:
  - 1. REVISE paragraph 4., first sentence to read “**Time of Completion:** It is hereby understood and agreed that the Work under this Contract shall be completed within FIFTY-THREE (53) consecutive calendar days...”. The schedule has been revised and the Contract Time has been revised.
- C. DOCUMENT 01 11 00, SUMMARY OF WORK:
  - 1. REPLACE the entire specification section with the specification section attached.

4. DRAWINGS:

(there are no revisions to the drawings included with this addendum)

5. OTHER:

- A. A copy of the Sign-in Sheet from the Mandatory Pre-Bid Meeting is attached to this addendum.
- B. A copy of the Pre-bid Meeting Agenda from the Mandatory Pre-Bid Meeting is attached to this addendum.
- C. For informational purposes only, the Engineer’s Estimate for this project is \$898,380
- D. Site access, contractor’s parking, and a fenced material storage/lay-down area(s) will be determined prior to start of construction. The locations will be reasonable in proximity of the work locations and will be agreed to by both the Contractor and the District.
- E. To clarify, the construction period will occur while staff and students are off-site for the summer break. There will be no summer school held on-campus during the construction period. There will be some administrative and custodial personnel on-site periodically during the construction period.

\* \* \* END OF ADDENDUM \* \* \*

**LIST OF SCHEDULES – VINEWOOD ES**

The following schedule summarizes the major activity dates (Dates are approximate and actual start dates are subject to change):

a. Bid Dates

- 1) Advertise to Bid (first) November 7, 2023
- 2) Advertise to Bid (second) November 14, 2023
- 3) Pre-Bid Conference Wednesday, November 15, 2023, at 9:00 a.m.
- 4) RFI Due Tuesday, November 21, 2023, by 4:00 p.m.
- 5) Addendum (last) Tuesday, November 28, 2023, by 4:00 p.m.
- 6) Bids Due Tuesday, December 5, 2023, at 3:00 p.m.
- 7) Board Award Tuesday, December 12, 2023

b. Contracts

- 1) Bond Preparation December 13, 2023 – January 3, 2024
- 2) Contract Execution December 21, 2023

c. Pre-Construction Activities

- 1) Start Date January 5, 2024
- 2) Submittals and Approvals January 5, 2024 – June 1, 2024
- 3) Materials Ordering/Stockpiling December 2023 - May 2024
- 4) School Concludes for Summer May 31, 2024

d. Construction

- 1) Date of facility availability June 1, 2024
- 2) Construction, June 1, 2024 - July 23, 2024
- 3) Begin turning over spaces to District July 24, 2024

e. Occupancy: In order to accommodate a phased occupancy by the Owner, the Contractor will turn the buildings over for occupancy as follows:

- 1) Occupancy - Staff July 25, 2024
- 2) Occupancy - Students August 1, 2024

f. Completion/Close-out

- 1) Substantial Completion Date July 26, 2024
- 2) Complete Minor Finish Work July 29, 2024
- 3) Complete Punch List Work July 29, 2024
- 4) Closeout/Completion July 26 – August 9, 2024

**SUMMARY OF WORK**

**PART 1 - GENERAL**

**1.01 RELATED DOCUMENTS AND PROVISIONS**

All Contract Documents should be reviewed for applicable provisions related to the provisions in this document, including without limitation:

- A. General Conditions, including, without limitation, Site Access Conditions and Requirements.
- B. Special Conditions.

**1.02 SUMMARY OF WORK COVERED BY CONTRACT DOCUMENTS**

- A. The Work of this Contract consists of the following:

Selective demolition and construction necessary for the limited scope modernization at Vinewood Elementary School, Lodi, CA as indicated in the Drawings and Specifications. Generally, these categories of work involve the following scope:

- 1. Modernization of student toilet rooms at Buildings B and C.
- 2. Modernization of kindergarten toilet rooms at Building A.
- 3. Modernization of staff toilet room at Building A.
- 4. Replacement of interior light fixtures & lighting controls in all buildings.
- 5. Replacement of main campus switchboard and all building panels.

**1.03 CONTRACTS**

- A. Perform the Work under a single, fixed-price Contract.

**1.04 WORK BY OTHERS**

- A. Work on the Project that will be performed and completed prior to the start of the Work of this Contract:

(1) (NONE)

- B. Work on the Project that will be performed by others concurrent with the Work of this Contract:

(1) (NONE)

## 1.05 WORK SEQUENCE

A. Schedule and construct work in stages to accommodate Owner's use of the premises before and after the primary construction period. Coordinate the construction schedule and operations with the Owner's representative.

The three stages of the construction process following the bid award shall be:

1. Pre-construction: Pre-construction activities shall occur from the start date, to the first day of site availability.

Activities shall include, but are not limited to:

- Identification of long lead materials and equipment
- Shop drawing submittals
- Deferred approval submittals
- Field measuring
- Color and sample submittals
- Material ordering (particularly long lead items)
- Material stock piling
- Project scheduling/subcontractor coordination

Activities to be performed by the District shall include:

- Removal of equipment and personal items from the site that may obstruct the Contractor's work. This work by the District may not fully occur by the first day.

The architect and engineers will expedite all long lead item submittals as quickly as possible. Such items must be indicated as "critical" when submitted. Substitutions of materials and equipment will not be permitted due to the lack of availability unless submittals are made early and completely.

2. Construction: Primary construction activities shall occur from the date of site availability, through the Date of Substantial Completion. Activities shall include work as described by the construction documents.

It is the intention of the District to make the site available on the dates indicated below.

Due to the nature of the work and the type of facilities, the schedule is fixed and cannot be altered. The premises will not be available prior to date of facilities availability. All primary work **must** be completed prior to Date of Substantial Completion. Critical work, includes life safety, campus security and general construction. Temporary measures will be required if primary work is incomplete at start of school date.

As the District needs time for preparing for the new school session, the Contractor shall turn over facilities in an orderly sequence to allow site usage. This schedule must be prepared with the District's review, input and approval.

3. Completion/Close-out: Completion and close-out activities shall occur from Date of Substantial Completion to Final Completion.

Activities shall include:

- Completion of minor finish work. Minor work shall be defined as those items which will not interfere or hinder the District from utilizing the facility in a safe manner.
- Punch list work.
- Project close-out.

All work performed during this period must occur outside of normal school hours. Arrangements must be made with the District representative and work schedules approved.

**B. Delays:**

1. Minor delays: Minor delays caused by parties other than the Contractor, such as the Owner or Architect, **will not** be considered critical path delays and **will not** result in a time extension to the project schedule. Minor delays shall be defined as delays due to the need for review, clarifications, consideration, detailing, etc. which typically do not last more than 48 hours, are addressed promptly and solved without significant changes to the work, as determined solely by the Architect. Such items which may cause delay must be identified by the Contractor at the time of origin.
2. Other delays: Other delays caused by unknown or unforeseen conditions or significant changes or modifications requested by or required by the Owner, Architect or DSA, will be permitted only if promptly submitted, reviewed and approved by the Architect and Owner. Such delays may result in time extensions to specific work or areas of work only, and not to other unaffected portion of the project. Such delays must directly effect the critical path of the work, be shown as unavoidable and be unable to be made up through rescheduling.

**C. Occupancy:** The project will be occupied by the District Staff as shown below. Dates are fixed and cannot be changed. The premises will be occupied whether or not the work is completed regardless of time extensions (if any).

Any work performed after this date will need to be fully coordinated with the District and will be limited to after school hours or weekends.

**D. Project Schedule:**

The following schedule summarizes the major activity dates (Dates are approximate and actual start dates are subject to change):

<b>Bid</b>	<b>Dates</b>
Advertise to Bid (first)	11/07/23
Advertise to Bid (second)	11/14/23
Pre-construction walk	11/15/23 at 11:00 AM
RFI's/Questions Due	11/21/23 by 4:00 P.M.
Addendum (last)	11/28/23 by 4:00 P.M.
Bids Due	12/05/23 by 3:00 PM
Board Award	12/12/23

## **Contracts**

Bond Preparation	12/13/23 – 01/03/24
Contract Execution	12/21/23

## **Pre-Construction Activities**

Start Date	01/05/24
Submittals and Approvals	01/05/24 – 06/01/24
Materials Ordering/Stockpiling	12/22/23 – 06/01/24
School Concludes for Summer (last day)	05/31/24

## **Construction**

Date of facility availability	06/01/24
Construction Period	06/01/24 – 07/23/24
Begin turning over spaces to District	07/24/24
Owner Slack Period	7/25/24 – 7/29/24

**Occupancy** In order to accommodate a phased occupancy by the Owner, the Contractor will turn the buildings over for occupancy as follows:

Occupancy - Staff	07/25/24
Occupancy - Students	08/01/24

## **Completion/Close-out**

Substantial Completion Date	07/26/24
Complete Minor Finish Work	07/26/24 – 07/29/24
Complete Punch List Work	07/29/24
Close-out/Completion	07/26/24 – 08/09/24

### **1.06 CODES, REGULATIONS, AND STANDARDS**

- A. The codes, regulations, and standards adopted by the state and federal agencies having jurisdiction shall govern minimum requirements for this Project. Where codes, regulations, and standards conflict with the Contract Documents, these conflicts shall be brought to the immediate attention of the District and the Architect.
- B. Codes, regulations, and standards shall be as published effective as of date of bid opening, unless otherwise specified or indicated.

### **1.07 PROJECT RECORD DOCUMENTS**

- A. Contractor shall maintain on Site one set of the following record documents; Contractor shall record actual revisions to the Work:
  - (1) Contract Drawings.
  - (2) Specifications.
  - (3) Addenda.

- (4) Change Orders and other modifications to the Contract.
  - (5) Reviewed shop drawings, product data, and samples.
  - (6) Field test records.
  - (7) Inspection certificates.
  - (8) Manufacturer's certificates.
- B. Contractor shall store Record Documents separate from documents used for construction. Provide files, racks, and secure storage for Record Documents and samples.
  - C. Contractor shall record information concurrent with construction progress.
  - D. Specifications: Contractor shall legibly mark and record at each product section of the Specifications the description of the actual product(s) installed, including the following:
    - (1) Manufacturer's name and product model and number.
    - (2) Product substitutions or alternates utilized.
    - (3) Changes made by Addenda and Change Orders and written directives.

#### **1.08 EXAMINATION OF EXISTING CONDITIONS**

- A. Contractor shall be held to have examined the Project Site and acquainted itself with the conditions of the Site and of the streets or roads approaching the Site.
- B. Prior to commencement of Work, Contractor shall survey and photograph the site and existing buildings and improvements to observe existing damage and defects such as cracks, sags, broken, missing or damaged glazing, other building elements and Site improvements, and other damage.
- C. Should Contractor observe cracks, sags, and other damage to and defects of the Site and adjacent buildings, paving, and other items not indicated in the Contract Documents, Contractor shall immediately report same to the District and the Architect.

#### **1.09 CONTRACTOR'S USE OF PREMISES**

- A. If unoccupied and only with District's prior written approval, Contractor may use the building(s) at the Project Site without limitation for its operations, storage, and office facilities for the performance of the Work. If the District chooses to beneficially occupy any building(s), Contractor must obtain the District's written approval for Contractor's use of spaces and types of operations to be performed within the building(s) while so occupied. Contractor's access to the building(s) shall be limited to the areas indicated.



- B. If the space at the Project Site is not sufficient for Contractor's operations, storage, office facilities and/or parking, Contractor shall arrange and pay for any additional facilities needed by Contractor.
- C. Contractor shall not interfere with use of or access to occupied portions of the building(s) or adjacent property.
- D. Contractor shall maintain corridors, stairs, halls, and other exit-ways of building clear and free of debris and obstructions at all times.
- E. No one other than those directly involved in the demolition and construction, or specifically designated by the District or the Architect shall be permitted in the areas of work during demolition and construction activities.
- F. The Contractor shall install the construction fence and maintain that it will be locked when not in use. Keys to this fencing will be provided to the District.

#### **1.10 PROTECTION OF EXISTING STRUCTURES AND UTILITIES**

- A. The Drawings show above-grade and below-grade structures, utility lines, and other installations that are known or believed to exist in the area of the Work. Contractor shall locate these existing installations before proceeding with excavation and other operations that could damage same; maintain them in service, where appropriate; and repair damage to them caused by the performance of the Work. Should damage occur to these existing installations, the costs of repair shall be at the Contractor's expense and made to the District's satisfaction.
- B. Contractor shall be alert to the possibility of the existence of additional structures and utilities. If Contractor encounters additional structures and utilities, Contractor will immediately report to the District for disposition of same as indicated in the General Conditions.

#### **1.11 UTILITY SHUTDOWNS AND INTERRUPTIONS**

- A. Contractor shall give the District a minimum of three (3) days written notice in advance of any need to shut off existing utility services or to effect equipment interruptions. The District will set exact time and duration for shutdown, and will assist Contractor with shutdown. Work required to re-establish utility services shall be performed by the Contractor.
- B. Contractor shall obtain District's written approval as indicated in the General Conditions in advance of deliveries of material or equipment or other activities that may conflict with District's use of the building(s) or adjacent facilities.

#### **1.12 STRUCTURAL INTEGRITY**

- A. Contractor shall be responsible for and supervise each operation and work that could affect structural integrity of various building elements, both permanent and temporary.
- B. Contractor shall include structural connections and fastenings as indicated or required for complete performance of the Work.

**PART 2 – PRODUCTS Not Used.**

**PART 3 – EXECUTION Not Used.**

END OF DOCUMENT



730 Howe Avenue, Suite 450  
 Sacramento, CA 95825  
 Phone: 916.921.2112  
 Fax: 916.921.2212

Sign-In Sheet

Mandatory Pre-Bid Conference

Modernization Vinewood Elementary School-Summer 2024

Lodi Unified School District

November 15, 2023

	Organization/Company Name.	Representative	Phone	Email
1	Lodi Unified School District	Ryan Lancaster	209.331.7228	rlancaster@lodiUSD.net
2	Lodi Unified School District	Joe Patty	209.331.7225	vbrum@lodiUSD.net
3	Lodi Unified School District	Vickie Brum	209.331.7223	vbrum@lodiUSD.net
4	Henry + Associates Architects	Stephen Henry	916.921.2112	stephen@henry-architects.com
5	Henry + Associates Architects	Chris Smith	916.921.2112	chris@henry-architects.com
6	Bobco construction, inc	Michael Youngs	916-383-1777	bestimating@bobcoconstruction INC.COM
7	NICECI	Looney Wilson	925-321-0935	gwilson@NICECI-1.HFD
8	Abide Builders, Inc.	CHRIS PIZZO	916-375-1000	bidso@abidebuilders.com
9	DUSTIN TAYLOR / COLLINS BLERUE	DUSTIN TAYLOR	(209) 466-3691	DTAYLOR@COLLINSBLERUE.COM
10	Branco Construction, INC.	George Branco	209-710-6561	gbranco@brancobuilding.com
11	Plaster Humbling	Jack Plaster	209 915-8131	PlasterHumbling@Yahoo.COM

Sign-In Sheet  
Mandatory Pre-Bid Conference  
Modernization Vinewood Elementary School-Summer 2024  
Lodi Unified School District

	Organization/Company Name	Representative	Phone	Email
12	PRO BUILDERS	ROBERT LEWIS	916 491 0039	ROBERT@SAPROBUILDERS.COM
13	Carpenters Local 152	Jose Martinez	510 517 0841	JMartinez@NCCRC.ORG
14	RODAN BUILDERS	VALENTINA ECHEVERRY	650 508 1700 650 483 2959	BIDS@RODANBUILDERS.COM
15	American River Const.	Israel Welby	530-621-1785	ARC.Bids@sbgloba1.net
16	JBS West	Kandi Bey	209-777-3389	Estimating@TANDS INC.US
17	DUEDE CONST.	KEVIN CLARK	209-369-8255	ESTIMATING@DUEDECONSTRUCTION.COM
18	CHAMPION INDUSTRIAL	ALEX MORRISSEY	209 993 0314	ALEXM@CHAMPIONINDUSTRIAL.COM
19	<del>JPB</del> JPB Designs	Ephraim Aknysh	916 549 6250	art.jpbdesigns@gmail.com
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# PRE-BID MEETING AGENDA

Meeting Date: November 15, 2023 @ 11:00 AM  
Meeting Location: **Vinewood Elementary School**  
1600 W Tokay Street, Lodi CA 95242

Project: **Modernization Vinewood Elementary School-Summer 2024**  
**LUSD Bid No. 0936-8236-1**  
**Lodi Unified School District**

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## AGENDA ITEMS:

### A. Meeting Sign-in Sheet

1. This Pre-bid Meeting is mandatory. Bidders must sign the Pre-bid Meeting Sign-in sheet in order to be considered responsive.

### B. Introductions:

Ryan Lancaster; LUSD  
Joe Patty; LUSD  
Vickie Brum; LUSD  
Amberly Kidder; LUSD  
Stephen Henry; H+A  
Chris Smith; H+A

REVISED BY ADDENDUM NO. 01

### C. Bids Due Date & Time:

~~Bids are due no later than **November 30, 2023 @ 3:00 PM**~~

1. Bidders are encouraged to carefully review sections 00 11 16 NOTICE TO BIDDERS, section 00 21 13 INSTRUCTIONS TO BIDDERS and 00 21 13.1 Bidder Information and Forms.
2. Bidder must have either an active California, A General Engineering Contractor license or a B General Building Contractor license.
3. Sealed bids are to be delivered to the **Facilities & Planning Department, 880 N. Guild Avenue, Lodi CA 95240**

**D. Current Project Schedule**

Advertise for Bid: **11/07/23 and 11/14/23**

REVISED BY ADDENDUM NO. 01

Mandatory Pre-Bid Meeting: **11/15/23 @ 11:00 AM**

Final Questions/Addendum: **11/23/23 by 3:00 PM**  
(NOTE: Nothing stated verbally at this Pre-bid Meeting is Contractually Binding. All revisions to the current Contract Documents must be issued and formally documented by an addendum to the Contract in order to be made binding to the Contract.)

Bids Due By: **11/30/23 @ 3:00 PM**

LUSD Board Award: **12/12/23**

Bond Preparation & Contract Execution: **12/13/23 to 01/4/24**

Pre-construction Activities: **01/05/24 to 06/01/24**

Construction: **06/01/24 – 07/26/24 (56-calendar days)**

**E. Scope of Work Description:**

1. Modernization of student toilet rooms at Buildings B and C.
2. Modernization of kindergarten toilet rooms at Building A.
3. Modernization of staff toilet room at Building A.
4. Replacement of interior light fixtures & lighting controls in all buildings.
5. Replacement of main campus switchboard and all building panels.

**F. Discussion Items:**

1. **Limited Scope:** The current scope to be included with this bid only includes the work as described above. The remainder of the modernization and site work will be bid and constructed in future phases.
2. **Prevailing Wage and Certified Payroll Requirements:** This project is a “Public Works” project and the Contractor, and their subcontractors are required to pay prevailing wage for all workers on the Project and to conform with “Prevailing Wage Laws”. See the General Conditions for more detailed information.
3. **CSLB Licensed Contractor and Subcontractors:** The Contractor and all subcontractors will be required to have the appropriate, current California Contractors license as issued by the Contractors State License Board for the trade they represent and the work scope they are responsible for. See Notice to

Bidders for minimal bidder's license requirements, Instructions to Bidders and General Conditions for additional required licenses information.

- 4. **Listing Subcontractors:** Per the Instructions to Bidders, all subcontractors who's contract dollar amount exceeds 0.5% (1/2 of 1%) of the bidder's total bid amount must be listed by the Bidder on the Designated Subcontractor List and submitted as a part of the bid submittal package. Additional information regarding this can be found in the Notice to Bidders and on the Designated Subcontractors List. Failure to properly list subcontractors on the Designated Subcontractor List may result in the bid being disqualified and determined non-responsive.
- 5. **LUSD Inspector:** LUSD will hire an inspector to monitor the project progress and verify that Contract requirements are being followed.
- 6. **Open Discussion Items:** The following items were discussed during the Pre-bid Meeting:

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