December 12, 2025

HMC Project No. 3595006000

BID ADDENDUM NO. A

Tracy USD E.S. Boys & Girls Club/ELOP
Tracy, California



HMC Architects

1. ALL WORKMANSHIP, MATERIALS, APPLIANCES AND EQUIPMENT which may be included in the following items shall be the same relative quantity 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 SECTIONS
   A. ADD Attachment A “Responsibility Matrix” included with this addendum.

3. ADDENDUM DRAWINGS NONE

4. PROJECT MANUAL

   A. Jacobson ES Boys & Girls Club/ELOP (02-123551), Spec Section 01 11 00, Summary of Work, 1.02, (4)

      1. DELETE and REPLACE to read:
         (4a). Demolition of (E) play apparatus equipment, related footings, (E) play apparatus concrete curbs and removal of bark.
         (4b). Construction of (N) concrete curbs for apparatus area.

(4c). All grading and drainage at apparatus area (everything below the PIP Rubber Surfacing)

B. Spec Section 01 11 00, Summary of Work, 1.04

1. ADD item B to read:

B. Installation of owner furnished play apparatus equipment, related footings, and PIP Rubber surfacing

5. DRAWINGS

A. Jacobson ES Boys & Girls Club (02-123551), Sheet G0.10, project description:

1. Bullet 4 starting with “Demolition of (E) play apparatus..” DELETE and REPLACE with:

- Demolition of (E) play apparatus equipment, related footings, (E) play apparatus concrete curbs and removal of bark.
  Construction of (N) concrete curbs for apparatus area.
  All grading and drainage at apparatus area (everything below the PIP Rubber Surfacing)

2. ADD new bullet to read:

- Play apparatus equipment, related footings, and PIP Rubber surfacing is owner furnished and installed by others

* * * END OF ADDENDUM * * *

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ATTACHMENT A
Responsibility Matrix

Note: Matrix is intended to clarify scope as it relates to the modular buildings.
The matrix is not intended to be an all encompasing scope for full campus scope.

ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Building foundation flashings and weep screeds		X		only on modular bldg
Building foundation & access vent grates	X			Verify T.O. grate is at finish floor height
ADA building handrails				Not applicable
ADA building guardrails				Not applicable
ADA site handrails	X			Not applicable
ADA site guardrails	X			Not applicable
ADA Drinking Fountain Handrails	X			Not applicable
Provide/install gutters on modular buildings	X	X		RWL connections to site systems by others if applicable
DI grates	X			
DIVISION 07 - THERMAL & MOISTURE PROTECTION				
Building dampproofing & waterproofing		X		Above grade conditions only
Standing Seam Metal roof on modular Buildings		X		
DIVISION 08 - OPENINGS				
Doors & frames		X		
Windows & frames		X		
Door hardware		X		
Glazing		X		
DIVISION 09 - FINISHES				
Siding & gypsum board		X		
Tackable wall panels		X		
Ceilings		X		
Flooring		X		Installed after power and flatwork have been completed
Wall finishes		X		
Painting & coatings		X		modular building only
Door frames & doors		X		If/where applicable
Siding		X		
Exterior caulking		X		modular buildings only
Interior window sils		X		
DIVISION 10 - SPECIALTIES				
Building & site ADA signage and other Site Signage	X			
DIVISION 11 - EQUPMENT				
Security equipment - If Applicable	X			Pathways by modular Contractor
Educational equipment (smart TVs, WAPs, smartboards, etc.)	X			Modular Contractor to provide blocking and electrcial R.I. in factory as coordinated
DIVISION 12 - FURNISHINGS				
Casework, cabinets, & countertops		X		Per Approved Submittal, only on modular bldg

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ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Classroom furniture			X	
DIVISION 13 - Special Construction				
Engineering & City approval			X	If Applicable
Manufacture buildings		X		
Transport cost to site		X		Special fees not included (clear and unobstructed access for trucks and crane to pad and foundation)
City fees			X	
Special fees/costs/requirements for unexpected delivery expenses/permits/traffic controls			X	Including staging if required
Inplant inspection fees			X	
Interior finish		X		
DIVISION 14 - CONVEYING EQUIPMENT - Not Applicable				
DIVISION 21 - FIRE SUPPRESSION				
Fire water service - stubbed AFF w/flange 12"	X			
Fire water service within new building		X		
Fire lines underground & hydrants	X			
Fire sprinklers including calculations, building backflows, signage, etc. per DSA approval.	X	X		TK & K Classrooms only: Fire sprinkler calulations provided by Modular Contractor. Fire water services provided by Prime Contractor
Fire sprinkler connection	X			
Fire Riser	X			
Fire sprinkler riser connection	X			
Connect bell & flow switch to fire alarm system and provide power	X			
DIVISION 22 - PLUMBING				
Site/under building foundation area drains	X			Installed prior to foundation completion
All Cleanouts below finished Floor and at POC	X			
Pressure testing of all UG lines	X			
Storm drain lines & catch basins	X			
Site sewer line - within 2' of new building	X			Connect to modular building per POC drawing
Gas service - within 2' of new building				Not applicable
Site water service - within 2' of new building	X			Connect to modular building per POC drawing
Crawlspace waste and water manifolds	X	X		If applicable, stub 2' past foundation stem wall (AMS install on modular bldg only, connection by others)
Site gas meters & fees - if applicable				Not applicable
Gas service line and connection to mechanical units				Not applicable

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ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Building shut off valves (water, gas, FW, etc.)				At or below grade conditions N/A
Site shut off valves (water, gas, FW, etc.)				N/A
Shut off valves & pressure reducing valves in building & HVAC units		X		
Building water service in building		X		water service by others
Plumbing fixtures		X		
Chlorination - all lines	X			If applicable, including modular bldg.
Downspout cleanouts	X			Install after downspouts installed
Connect Down spouts to storm drain	X			
Connect condensate drain to waste		X		within bldg only where applicable.
Irrigation	X			
Planting	X			
Fencing, fencing footings & columns	X			
Site accessories & planters	X			
DIVISION 23 - HVAC				
HVAC piping & pumps within the building		X		
HVAC supply & return ducts & grills		X		
Run condensate drains to sinks per POC		X		within bldg only where applicable.
HVAC exhaust fans		X		
HVAC air cleaning devices		X		Air filter provided at start-up
Thermostats		X	X	Thermostat supplied and installed by Modular Contractor. Network connection, gateway, and final programming by District.
EMS System	X			If Applicable
EMS wiring, testing, labeling, devices, etc. to ensure EMS is compatible with new HVAC units	X			If Applicable
Power for EMS		X		If applicable, within bldg only where applicable.
J-boxes within wall cavity		X		Stubbed 6" above T-bar only; per Modular Contractor drawings
At all empty J boxes -install blank cover plates		X		
EMS sensors/thermostats conductors	X			Modular Contractor to provide in-wall boxes and pathways in factory as coordinated per POC drawing
DIVISION 26 - ELECTRICAL				
Site electrical service - to new building	X			Including energizing modular subpanels
Interior (with occupancy sensors) & exterior building LED light fixtures		X		Modular bldg only
Site light fixtures & foundations	X			
Site UG trenching, backfill, & compaction	X			

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ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Main switch boards	X			
Conductors to meters	X			
Transformers & installation of transformers	X			
Conduit pathway and conductors to transformers and from transformers to MSB	X			
Distribution switch boards	X			
Energizing of new building & all site/building electrical components	X			
Building electrical sub panels		X		Per modular Contractor approved drawings and POC drawings
Ground rods, testing, & reports	X			
Power for low voltage components		X		Per modular Contractor approved drawings
Conductors from main switch board to modular subpanels	X			Per POC drawings
Electrical conduit from MSB to crawl space subpanel stub out	X			Per POC drawings
Power feeders to panels	X			
Power to HVAC condenser				Not applicable
Circuit monitoring	X			If applicable
Panel ID/circuit ID labeling		X		Typed legend inside panel box cover
Site lighting	X			
All building exterior lighting to EMS location	X	X		Stubbed above ceiling. On site contractor to connect and supply to EMS/lighting control panel. If applicable.
EMS control panel	X			If applicable
Exterior light programing	X			If applicable
Conduits connecting building wings	X			If applicable
2x4 Interior dimmable LED lights		X		
Exterior LED lights		X		
Interior occupancy sensors		X		For LED lights
DIVISION 27 - LOW VOLTAGE				
All necessary conduit sleeves between classroom to classroom		X		As necessary for low voltage system(s) per POC drawings
All new to existing low voltage tie-ins (to be coordinated through the school)	X			
Testing of all low voltage lines	X			
Training of district employees for all new devices & equipment	X		X	Provide video recording
Telephone system & devices at new building	X			

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ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Network infrastructure	X			
Fiber optic network system	X			
Audio-video systems	X	X		In wall pathways by modular contractor
PA & phone system - install, equipment, cabling, testing, labeling, etc.	X	X		In wall pathways by modular contractor
Structured cabling	X			
Data communications	X			
Security devices	X			
Data/EMS system - install, equipment, cabling, testing, labeling, etc.	X			If applicable
All fire alarm communications & panels	X			Power by modular Contractor within modular bldg
Fire alarm system - install, equipment, cabling, testing, labeling, etc.	X	X		In wall pathways by modular contractor within modular bldg
Site fire alarm systems to complete flow & tamper switches - to include all backflows, DCDA, risers, PIV, fire hydrants, etc.	X			
Low voltage backboxes/ J-boxes within wall cavity only		X		Stubbed 6" above T-bar ceiling only; per Modular Contractor approved drawings
Fire alarm backboxes/J-boxes within wall cavity only		X		Stubbed 6" above T-bar ceiling only; per Modular Contractor approved drawings
Conduit pathway to IDF	X			
Conduit pathway/tie in to all low voltage panels/devices (FA, EMS, IDF, lighting contrls,etc.)	X	X		In wall pathways by modular contractor per POC drawings, pathways within wall only by modular contractor
IDF cabinets	X			Power and blocking by modular Contractor.
Signal termination cabinets	X			
DIVISION 28 - ELECTRONIC SAFETY & SECURITY				
New building security system	X			
All new to existing security tie-ins (to be coordinated through the school)	X			
Testing of all security lines	X			
Training of district employees for all new devices & equipment	X		X	
DIVISION 31 - EARTHWORK				

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ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Site & building excavation, backfill, compaction, import, export, etc.	X			Backfill along building perimeter within 3 weeks after buildling crane set
Import/export fill to include engineered fill if applicable per soils report	X			
Rough grading (including building perimeter)	X			
Finish grading, including slopes to drain to drain within building pad area	X			
Surveying, staking (site & building footprint), etc.	X			Site contractor must maintain building stakes/corner locations
Finish grade, including slopes to drain (if applicable) within the building pad area, & re-grading after all removed form work.	X			
Excavate modular building foundation pads to +/- .1' for 18" crawl space height.	X			Excavate 5' minimum horizontally beyond building perimeter. Crawl space grade to be set at 2'-5 1/2" minimum from finish grade to finish floor per drawings
Excavate building/foundation footings	X			
DIVISION 32 - ASPHALT CONCRETE PAVING				
Asphalt concrete paving & slurry seal (power wash prior to seal)	X			
Driveways, parking stalls & accessories, wheel stops, speed bumps, etc.	X			
Walkways	X			
Striping	X			
Protection bollards	X			
Gates & fencing - including footings, soil export, etc.	X			
Landscape planting	X			
Landscape irrigation systems	X			
OTHER(S)				
Marquee sign - if applicable	X			
Condenser pad				Not applicable
Fencing	X			
Restroom accessories (soap/paper towel dispenser, mirror, grab bars, etc.)	X			
Restroom partitions		X		If applicable
Classroom accessories (soap/towel dispenser)	X			

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ACTIVITY DESCRIPTION	PRIME CONTRACTOR	AMS	DISTRICT/ OTHERS	COMMENTS
Site SWPPP & monitoring	X		X	
Temporary construction keys & cores		X		
Permanent building master keys & cores	X		X	
Provide unobstructed truck/crane routes & access to building foundation pads, all weather access	X			District, school, & contractors to ensure no material, equipment, stockpiles, etc. is in the way.
Establish building corners & surveying	X			All Prime & Modular Contractors to Protect.
Projection screens - if applicable				Not applicable
Building mounted exterior hose bibbs				Not applicable
Building mounted exterior power outlets		X		Concealed in wall exterior rated lockable outlet
Classroom markerboards		X		
Resilient flooring waxing & sealant			X	Install flooring and sealant per manufacturers instructions. Modular Contractor to honor warranty for floors waxed/sealed by others
Walk-off floor mats at classroom entry				Not applicable
Exterior shade canopies				Not applicable
Dust control	X			
Utility POC coordination	X	X	X	Per modular Contractor POC Shop Drawings
Building Access panels	X			Per modular Contractor approved drawings
Toilet room accessories		X		AMS standard fixtures only
Modular building delivery, craning, rigging, & erecting		X		Concrete repairs solely necessitated by craning to be performed by Modular Contractor
Instant hot water heaters		X		
Hot water heater				Not applicable
Visual displays				Not applicable
A/V systems	X			
Final cleaning	X	X		Interior and exterior cleaning (AMS construction clean only, not a professional cleaning)