



ADDENDUM NO. 1

To the Contract Documents for:
Tracy Unified School District
Kimball High School – 2 Story Science Wing Project

January 27, 2026

This addendum shall supersede all previously issued documents including but not limited to specifications, addenda, and drawings. All other conditions remain unchanged. The following clarifications, changes, modifications, corrections, and/or additions as set forth herein shall apply to the above documents and shall be made a part thereof and shall be subject to all the requirements thereof as though originally specified and/or shown.

Item No. 1.1 Information Items:

- 1.1.1 The increment numbering references shall be re-sequenced as follows: Increment 1 D-B-B (Site Package), and Increment 2, LLB (Building Package). This RFQP is for the Increment 2, LLB (Building Package).
- 1.1.2 **Deadline for submissions in response to RFQ/P is changed from February 6, 2026 at 2:00 PM to February 6, 2026 at 4:00 PM. All other action items listed in the RFQ/P Schedule Summary remain unchanged.**

Item No 1.2 Bidder Questions

Question #1: Is fire alarm, data, telecom, EMS design provided by the AOR?

Answer: Yes, the design will be provided by Others and coordinated with the modular building design team with one exception. EMS design will be provided under the modular building design.

Question #2: Do you have a current soils report?

Answer: Yes, see attached.

Question #3: Is solar part of this project?

Answer: Not at this time, but if the contractor is aware of any requirement by DSA that necessitates a new solar power design for the new building, please clarify in your response to the SOQ.

Question #4: Does the existing site have enough solar to offset the new building?

Answer: For the purposes of this RFP, assume that the capacity meets this requirement.

Question #5: Is there going to be gas for the chemistry labs or just the portable ones that they provide?

Answer: No built in gas for labs.

Question #6: Are HVAC units gas-powered, or are they all-electric heat pumps?

Answer: Likely electric but prefer gas. We are currently looking into it.

Question #7: I asked under the previous RFI but here is a more detailed technology list. Is Studio W providing design for the following.

1. Technology:
 - A. Coordination with the Owner/User I.T. Department.
 - B. Network Utility Infrastructure
 - C. Structured Cabling System
 - D. Utilities Minimum Point of Entry (MPOE)
 - E. Main and Intermediate Distribution Frames (MDF/IDF)
 - F. Distributed Cable Television (CATV / IPTV)
 - G. Backbone Pathway
 - H. Horizontal Pathway
 - I. Data and Voice systems
 - J. Wireless (WAP)
 - K. Clock
 - L. Intercom/Paging
 - M. Audio-Video
 - N. Assisted Listening
 - O. Surveillance Cameras
 - P. Intrusion Alarm
 - Q. Access Control

Answer: Low Voltage design by site design team under increment 1 as follows. Bldg. Manufacturer (Increment 2) will coordinate pathways and back box locations on their plans. Site infrastructure (Increment 1) to support the building will be designed and provided by the site design team as follows:

- **Fire Alarm System:** Full design, engineering, and agency coordination.
- **Data, Clock, & Speaker Systems:** Full design and infrastructure integration.
- **Security Infrastructure:** Coordination and design of conduit and back boxes for intrusion and camera systems only.
- **Power load demand for the building will be provided by the Bldg. Manufacturer (Increment 2).**
- **Modular MFR (Increment 2) provides the following for modular buildings: floor plans and details, structural (we assume a standard foundation system provided by MFR), in a lime treated building pad, mechanical (HVAC), plumbing, electrical (power, lighting), fire sprinklers + DSA forms for Modular Bldg. + CA/CO Phase engineering support and DSA closeout forms for Modular Bldg.**

Question #8: Are General Conditions figured per month or a lump sum? Will there be a common duration for the multiplier?

Answer: The General Conditions should be a lump sum in the GMP, billed out monthly per the contract. Follow the front end documents related to the General Conditions.

Question #9: Will district allow design changes ie window and door placement to accommodate structural engineering requirements.

Answer: Yes; however, the intent of the building design (not yet provided) is to design the new building to be similar to the adjacent buildings on campus.

Question #10: Will DSA submission be broken into two increments. Increment 1 sitework and Increment 2 building to allow for faster review?

Answer: Yes. For more information, see the preliminary schedules and scope of work included in the RFQ/P outlining the two phases of procurement/ award/ construction/ closeout.

Question #11: For improved legibility, may we include 11x17 folded down to 8.5x11 for the logistics, schedule, and project lists?

Answer: This is acceptable.

Question #12: Would you consider allowing the required certifications (Appendix C-1, C-2, and C-6) to be excluded from the page count so that we may utilize those pages to share the depth of our key team member's resumes, project approach and project experience?

Answer: Maximum page count is to remain unchanged with the exception of the project team resumes. See question #13 for additional information.

Question #13: Would you consider allowing an appendix tab whose content is excluded so we may provide full page team resumes and the required certifications in that appendix?

Answer: The proposed project team resumes, one page each, will be allowed in an appendix and excluded from the page count.

Question #14: Please confirm that you would like us to include projects in TAB 6 which are \$20,000,000+ in value.

Answer: Projects shall include equivalent projects not less than \$7,000,000 in value.

Question #15: Please confirm whether builder's risk should be included in the requested pricing or deferred until the GMP development process

Answer: Builder's Risk will be required as a cost item under the GMP.

Attachments: NA255078 - Kimball High School Classroom Geotechnical Engineering Report

[END OF ADDENDUM 01]