



ADDENDUM NO. 2

To the Contract Documents for:
Tracy Unified School District
McKinley Elementary School New Campus (Increment 2) Building Package Project

April 3, 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:

None

Item No 1.2 Pre-Submittal RFI Questions:

- 1 Question: Please confirm under the preconstruction services the Modular Contractor is responsible for complete building design. Including but not limited to; Structural, Mechanical, Electrical, PV, Plumbing, Fire Sprinkler, T24, Low Voltage, etc.
Answer: **See Updated Responsibility Matrix**

- 2 Please clarify the division of responsibility for project specifications submitted to DSA between the AOR and Modular Contractor.
Answer: The Responsibility Matrix is designed to define the specific design and construction scope for the Increment 2 contractor, serving as the central reference for the project's technical specifications. It identifies all design and construction elements mandated under the Increment 2 contract while distinguishing them from Increment 1 elements that require ongoing site coordination. To ensure compliance, the District will provide all Division 00 and Division 01 documentation, which the Increment 2 contractor must integrate into the final DSA project specifications. Furthermore, for any District-standard or owner-furnished, contractor-installed (OFCI) equipment, the District will supply the necessary cut sheets to assist the contractor in developing the required technical specifications. Please refer to the Responsibility Matrix for a comprehensive breakdown of these assignments.

- 3 Will the AOR incorporate the District's standards specifications and all required LLB language/front end docs (in accordance with code compliance) into the base specifications for DSA submission?
Answer: See Question # 2.
- 4 Will the Modular Contractor then supplement those AOR specifications with its own MEP-specific specifications (Mechanical, Electrical, PV, Plumbing, Fire Sprinkler, T24) developed by the Modular Contractor's design team?
Answer: See Questions # 1 and 2.
- 5 If DSA review goes beyond their 90-day allowance, will the 275-day preconstruction period be extended by the overrun in DSA?
Answer: Yes
- 6 Section III.D.1 states that the first monthly sublease payment cannot be calculated or approved until pre-con, subcontractor selection, and DSA approval are complete. Is there any mechanism for interim or progress payments to the contractor during the pre-con phase?
Clarification: Reference The Lease Lease-Back Agreement, Item 5. Total Sublease Amount. For satisfactory performance of the Work and any preconstruction services during the design phase of that Work, Owner shall pay Contractor a total amount ("Total Sublease Amount") for that Work which will be calculated after the following occurs: Contractor completes the required preconstruction services set forth above; all subcontractors are selected, in accordance with Education Code section 17406(a)(4) and the RFPQ; and if required, DSA has approved the Plans and Specifications for the Work.
Answer: In addition to Sublease Payments during and after construction, Contractor has the option to submit monthly invoices during the design phase for payment for preconstruction services satisfactorily performed. Invoices shall itemize all hours worked by each employee for each day of the month. Owner shall pay undisputed invoices within thirty (30) days. The total of these payments for preconstruction services may not exceed four hundred thousand dollars (\$400,000), and the invoiced hours may not exceed the estimated number of hours of preconstruction services in Section 2 of the Lease-Leaseback Agreement. The hourly rates in the invoices shall be standard and reasonable for the school construction industry and the services provided, and shall not exceed Two Hundred dollars \$200.00 per hour. All amounts invoiced pursuant to this paragraph shall be deducted from the Total Sublease Amount (see Section III.D.1 of the RFPQ) prior to calculation of the monthly Sublease Payments (see Section 6(a) of the Sublease Agreement). The total of all preconstruction services payments and all Sublease Payments shall not exceed the Total Sublease Amount.
- 7 The matrix assigns Temp. Power Service and Temp. Water to the site contractor but notes the Modular Contractor "may be required to provide portable generators during installation." Please clarify under what circumstances Modular Contractor would be required to provide generators and if it is to be covered by the contractor's fee or can costs be captured as needed.
Answer: See Question # 1
- 8 Has a Geotech report been completed for the project site? If so, will it be provided prior to proposal deadline?
Answer: The Geotechnical Report will be made available from the District, but likely not before the deadline for proposals.
- 9 Please confirm that the contractor fee is to be inclusive of bonds and builder's risk insurance costs. Builder's risk estimate will have to be based on advertised construction budget.
Answer: Correct, Adjustments can be made post bid, but prior to calculating the Fixed Fee.

10 The responsibility matrix (Division 3 – Concrete) assigns stem walls, vent wells, and grates to the Modular Contractor. Please confirm that this project remains slab on grade foundation only, as outlined in Section IV.A Scope of Work, and that there is no perimeter or raised foundation system intended.
Answer: See Question # 1

11 Will interviews be conducted after proposal submission?
Answer: No

Item No 1.3 Clarifications

Clarification #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.

Clarification #2: 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.

Clarification #3: Are HVAC units gas-powered, or are they all-electric heat pumps?

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

Clarification #4: Will PBK Architects provide the 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. For additional information, please review the attached Responsibility Matrix. Increment 2 work will be designed by the Increment 2 design team and installed by the increment 2 contractor.

Clarification #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.

Attachments:

Revised Responsibility Matrix.

[END OF ADDENDUM 02]

**Tracy USD
McKinley ES
New Campus (Increment 2, Building Package)
Responsibility Matrix**

4/3/2026

Description	Site Contractor	Modular Contractor	Others	Comments
General				
All work within the perimeter of the modular buildings not specifically identified below.		X		
All work outside the perimeter of the modular buildings not specifically identified below.	X			
Division 1 - General Requirements:				
Erosion Control Plan Work and Storm Water Pollution Prevention Plan	X			Provide and maintain throughout project, all erosion control plan work per plans. Design, Provide, and Maintain, Monitor, and Report all SWPPP Work.
Temporary facilities:				
Temporary site fencing	X			Furnish, install, maintain, and remove at occupancy. Further, relocate fencing after the phase 2 (New Campus Area) work is complete and relocate to the perimeter of the phase 3 (Existing Campus) work area.
Portable toilets	X	X		Provide temp. toilets and hand washing stations as required for workers under each Increment.
Field office for Inspector and CM	X			See Special Conditions
Temporary power service	X	X		The Site Contractor shall furnish and maintain temporary electrical service for the project site, encompassing construction operations and all job trailers. Source power shall be derived from adjacent District-owned panels. Notwithstanding the foregoing, the Increment 2 Contractor shall be responsible for the final electrical connection to their specific trailer, provided the Site Contractor delivers a power source within 5 feet of said trailer. Furthermore, the Increment 2 Contractor shall provide all secondary distribution equipment, including spider boxes and cables, necessary for their work.
Gas and electrical utility charges for start-up and testing.			X	By District
Temporary water	X			Assemble temp water resource (Min. 2") for construction use central to the work. Remove at project completion. District will pay for water thru the 2" domestic water temp. service.

Description	Site Contractor	Modular Contractor	Others	Comments
Temporary fire water	X	X		Contractor needing fire water shall apply for and install a "City" water meter to monitor all water use. Contractor shall pay for costs related to water usage.
Cleanup and Offhaul of debris related to your work.	X	X		Each contractor is responsible cleanup and offhaul related to all work under its increment.
Division 3 - Concrete				
Building Concrete				
Foundation Staking	X			Site Contractor to layout building foundation corners. Modular contractor to confirm corners as staked are correct and conform to layout and building dimensions. Certified building pad by site contractor.
Dig footings and Stockpile Spoils		X		
Off-haul Footing Spoils	X			Modular contractor to coordinate with site contractor.
Slab on Grade Foundations		X		
Imbeds, Anchors, and Hold-downs		X		
Pipes, Conduit, or Sleeves for Utilities	X	X		Modular contractor to coordinate location of all utility stubs with site contractor. Site contractor to provide utilities within 5' of building and as shown on plans. Modular contractor to provide final connections.
Division 5 - Metals				
Misc.				
Handrails	X			See plans
DI Grates	X			See plans
DF Rails on New Building		X		See plans
DF Rails at site DF's	X			See plans
Division 9 - Painting				
Site Handrails	X			See plans
All Interior building paint		X		
Exterior Building Paint		X		
Misc. Site Items called for Paint	X			
Division 10 - Specialties				
Room Signage		X		
Fire Extinguishers and cabinets		X		
Division 11 - Equipment				
Kitchen Equipment		X		

Description	Site Contractor	Modular Contractor	Others	Comments
Furniture			X	
Play Equipment	X			See plans
Shade Structure	X			See plans
Tables and Benches (Site)	X		X	Tables and benches shown with permanent installation are by Inc 1, others are by District.
Division 13 - Special Construction				
Modular Buildings				
Engineering & DSA Approval		X		Coordinate all planning work through AOR related to DSA Approval
Manufacture Buildings		X		
Set & Connect		X		
Finish		X		
Division 21 - Fire Suppression				
Fire Service (if applicable):				
Fire Sprinkler - Site to Building POC	X			Provide stub inside building footprints and cap line at 12" above finish floor. Test.
FS riser and connection at Building POC		X		Connect fire riser to fire line stub. Remove cap. Test system.
Fire sprinklers including calculations for DSA approval.		X		
Fire lines and hydrants outside of building	X			See plans
Division 22 - Plumbing				
Condensate drain:				
Condensate drain lines and traps		X		Modular contractor to design condensate system including tie in requirements and perform all work.
Extend condensate drain to dry pit	X			See plans
Drinking fountains attached to or in Modular Bldg		X		See plans
Drinking fountains not attached to or in modular bldg	X			See plans
HVAC Controls/Energy management system		X		CFCI - Distech Controls, ECY Controller (per district requirements)
Conduit and back boxes for HVAC controls.		X		
Site conduits for HVAC controls.	X			
HVAC/ EMS controls and conductors		X		6 wire connection to units with wireless T-stat management equipment.
Provide programmable thermostat		X		
Division 26 - Electrical:				

Description	Site Contractor	Modular Contractor	Others	Comments
Power & Distribution:				
Transformers (outside building)	X			See plans
Distribution switch boards (outside building)	X			See plans
Power to Buildings	X			
Building Elec. Panel		X		
Connect Conductors to Building Panel including ground rod and ground rod test.	X			
Lighting:				
Site Lighting	X			If applicable.
All Building Lighting		X		Includes any lighting mounted on building including exterior lights.
Division 27 - Communications				
STC mounted inside buildings		X		
Telephone Systems:				
Bldg. Conduit & Back boxes		X		
Conduit to 5' outside of Building	X			
Conduit from Building to STC Cabinet		X		
Telephone System	X		X	Handsets (VOIP) by District
Data:				
Bldg. Conduit & Back boxes		X		
Conduit to Building	X			
Data cabling	X			Including testing, labeling, and final report.
IDF Cabinet	X			Cabinet (C.F.C.I) see spec. Coordinate with the District's IT department for all technology work.
Power for IDF		X		Provide 1- 120V 20A Circuit
Switches, Routers, WAPs, Cameras (outdoor only)			X	All equipment (C.F.C.I) see spec. District to provide cut sheets for design. Coordinate with the District's IT department for all technology work.
Clock/Bell/Intercom				
Bldg. Conduit & Back boxes		X		See plans
Conduit to Building	X			See plans
Cabling	X			
Equipment	X		X	InformaCast (O.F.C.I) See specifications, Site responsible for backnet and infrastructure work, equipment installation and testing.
Assistive Listening Systems				

Description	Site Contractor	Modular Contractor	Others	Comments
Backnet, Infrastructure, and Equipment		X	X	By Modular contractor, provide systems complete except, O.F.C.I equipment.
Backing for equipment		X		
AV Systems				
Classroom Video Monitor & Mount	X		X	OFCI, District to provide cut sheet for equipment and mount, design under Modular package.
Backing for equipment		X		
Bldg. Conduit & Back boxes		X		
Classroom AV System			X	By Owner
Power for Classroom Video Monitor		X		Provide 1- 120V 20A Circuit/ clsm
Division 28 - Electronic Safety & Security				
Fire Alarm:				
Bldg. Conduit, Back boxes, & supports for devices		X		
Conduit to Building STC Cabinet	X	X		Site to provide to 5' outside building. All other conduit and boxes by Modular Contractor.
All fire alarm control, and annunciator panels	X			Provide 1- 120V 20A Circuit/ equipment
Power for FACP/ FAEP (in modular bldgs.)		X		Honeywell Vigilon - Provide 1- 120V 20A Circuit/ equipment
Terminal Cabinets		X		EST Cabinet, CFCI. Distric to provide cut sheet for design.
Devices and Conductors	X			
FS Flow & Tamper Switches at building riser.		X		
FS Alarm Bell		X		
FS flow and tamper switches outside buildings (i.e. @ backflow devices, PIV, etc.)	X			
Conduit & Wire for FS Devices	X			
Connect FS Devices to FA	X			
Security System:				
Bldg. Conduit & Back boxes		X		If applicable
Conduit to Building STC Cabinet	X			If applicable
Security System:	X		X	OFCI, Bosch System. District to provide cut sheet for design. All backnet and infrastructure by site contractor. Any conduit within and included in the building by the modular contractor.
Division 31 - Earthwork				
Earthwork				
Excavation/backfill	X			
Rough grading	X			
Finish grading	X			

Description	Site Contractor	Modular Contractor	Others	Comments
Finish grade, re-grade site after the form work is removed.	X			
Division 32 - Exterior Improvements				
Asphalt concrete				
Driveways/parking	X			
Walkways	X			
Striping	X			
Site Concrete				
Mow Strips	X			
Site Flat Work	X			
Curb & Gutter	X			
Division 33 - Utilities				
Domestic Water:				
Water service (w/in 5' of Bldgs)	X			
SOV at Buildings	X			
Connect to Buildings		X		
Chlorination - Site Lines	X			
Chlorination - Building Lines	X			
Sanitary Sewer				
Site to POC (w/in 5' of bldg)	X			
Clean-outs at POC	X			
Connections at Buildings		X		
Storm Drains:				
Site	X			
Under Buildings	X			
Storm Drain to RWL	X			
Connect RWL to SD		X		
Gas Service:				
Gas service to meter (trenching)	X			If applicable
Gas service to meter (Gas line)	X			If applicable
Gas meter	X			If applicable
Gas Line to Buildings/Units	X			If applicable
Housekeeping pad for gas meter (if applicable)	X			If applicable
SOV/ PRV regulator at Building/Units	X			If applicable
Connect Units to SOV		X		If applicable

END OF DOCUMENT