



Addendum #1

April 23, 2026

Project 5310-0000-895-85

McNair Walk-In Freezer Informal Questions

1. Are new disconnects expected to be on each unit, or can existing-good condition disconnects remain?

Answer- New Disconnects

2. Does the district have dimensions for the new walk-box?

Answer- - No, contractors will need to do their own tight measurements for inside and outside (all areas) to replace the Same size as what is currently installed

3. Is there a wall thickness specified for the new walk-in box?

Answer- 6"

4. Are diamond plate kick panels needed both the inside and outside?

Answer- Yes both sides.

5. Is the district requesting Smart Equipment or would they prefer standard equipment?

Answer- They need to monitor temperature remotely.

6. Can the existing mounting location for the rack be reused?

Answer- Yes

7. Will any roofing work be the requirement of the mechanical?

Answer- Yes if roof is opened or damaged by replacement.

8. Is a bid bond required? If so, please provide necessary bond forms for our sureties to complete.

Answer- Yes and should be in bid packet.

9. Lead times for the equipment may exceed the time frame for the completion of the job, is there a contingency plan?

Answer- Awarding contractor to supply us with timelines, we have multiple breaks as well.

10. Who will be responsible for any Mechanical/Electrical/Structural related engineering, permits and/or plan check fees, as well as an inspector?

Answer-LUSD will inspect

11. Please provide directions on whether a contingency should be included for cases such as manufacturer delays, shipping delays, manufacturer price increases, pandemic closures, unforeseen site conditions, etc.

Answer- 10% owner-controlled contingency to be used as requested via Contingency Expense Directive form for approval by District. This should be used strictly for unknown unforeseen circumstances. Contractor responsible for estimating manufacturer details as best as possible within base bid.

12. Will external condensate pumps be a requirement?

Answer- Yes if the new unit cannot drain with gravity.

13. Who is IOR or are we to coordinate with local building department for permits and inspections?

Answer- There is no IOR, LUSD staff to inspect.

14. Clarify all work to be done is during straight time, including all craning and rigging of equipment.

Answer- Awarded contractor to work nights, weekends, during day (When students on break) to meet completion date deadline.

15. Will the building still be occupied during construction phase?

If so, please provide occupied schedule for facility.

Answer- No, all work to be performed when students not on site.

16. What is the acceptable downtime for piece of equipment?

Answer- Preferred to only be down during summer break. 6/1/26-7/20/26

17. Will contractor laydown and staging area be provided onsite?

Answer- Yes we will work with awarded contractor.

18. Will current electrical infrastructure, I.E., breakers, wire sizing, conduit, be sufficient to handle new equipment loads?

Answer- Awarded contractor to verify.

19. Has there been a hazmat report done on this site? If so, please provide report

Answer- No, the building was built early 2000's.

20. What is the requirement for service clearances for new units?

For new walk-in refrigerator and freezer units, the California Retail Food Code (as referenced in the San Joaquin County Environmental Health Food Plan Check Guide) requires installation with sufficient spacing to allow access for cleaning, inspection, and maintenance along the sides, behind, and above the unit (CRFC §114130). Floor-mounted walk-in units must be sealed to the floor or elevated on legs providing at least 6 inches of clearance between the floor and the bottom of the equipment. Installation plans must clearly detail these clearances and mounting methods to ensure serviceability.

21. Is the contractor required to participate in liquidated damages, if so, what is the exact date that liquidated damages will start?

Answer- Yes, "each and every calendar day of delay beyond the Contract Time or beyond any completion schedule, construction schedule, or project milestones established pursuant to the Contract."

22. If equipment or materials are delayed, will the start date of LD's be extended?

Answer- No.

23. Is contractor responsible for all patch back of concrete, walls, etc.?

Answer- Yes.

24. Please provide details for line set supports located on roof.

Answer- Will supply to awarded contractor.

25. What type of roofing is on this building?

Answer- Cap sheet built up roofing

26. Please provide contact info for current roofing contractor who holds warranty.

Answer- No

27. Do you have a layout available for the existing walk-in refrigerator and freezer boxes. Or the existing dimensions of the existing walk-in refrigerator and freezer boxes.

Answer- We can supply to the awarded contractor.

28. The invitation to bid shows that both a B & C-38 licenses are required to bid. Can our listed subcontractor be the one to hold the C-38?

Answer- Yes.

