ADDENDUM 1 - Narrative

PROJECT: BID 2025/26-02 - HVAC UPGRADE & MODERNIZATION – SCHROEDER ELEMENTARY SCHOOL AND WILLMORE ELEMENTARY SCHOOL

This Addendum forms a part of the Contract Documents. It modifies the original Project Manual and Drawings, as well as any Addendum previously issued, as noted below. Bidders are required to acknowledge receipt of this Addendum in the space provided in the proposal form. Failure to acknowledge receipt of each addendum may subject bidder to disqualification.

Item No. 1 (Requests for Information as of April 27, 2026):

RFI #1 (Woodcliff): Please advise engineers estimate for the project
Answer:
Schroeder ES- Engineers estimate $2,817,208
Willmore ES- Engineers estimate $2,802,000

RFI #2 (ACC): The Notice Inviting Bidders states general contractors can bid each project separately or as one. The Bid document doesn't allow us to bid the project separately. Will the District change the Bid Document to reflect the Notice Inviting Bids?

Answer: The *Bid Form* on pages 17-22 allows you to put in a separate price for each location. If you want to bid only one of the locations, you would fill out the pricing line for the school site (Schroeder or Willmore) you wish to bid on and then on the "Total Base Bid for Entire Project" line you would include the price for the single school. You must make sure to include the $150,000.00 per school site for allowance. An example:

SCENARIO (RFI#2): Your bid for all work, before allowances, is $1,000,000 for Willmore and you DO NOT wish to bid on Schroeder), here is what you would do:

TOTAL CASH PURCHASE PRICE IN WORDS & NUMBERS:

Base Bid INCLUDING Allowances for: HVAC UPGRADE & MODERNIZATION - SCHROEDER ELEMENTARY SCHOOL:

Zero DOLLARS
($0.00)

Base Bid INCLUDING Allowances for: HVAC UPGRADE & MODERNIZATION - WILLMORE ELEMENTARY SCHOOL DISTRICT:

One million, one hundred fifty thousand and no/100 DOLLARS
($1,150,000.00)

Total Contract Base Bid for "Entire Project" INCLUDING Allowances for: HVAC UPGRADE & MODERNIZATION - SCHROEDER AND WILLMORE ELEMENTARY SCHOOL:

One million, one hundred fifty thousand and no/100 DOLLARS
($1,150,000.00)

RFI #3 (ACC): During the Job Walk, it was mentioned the District will provide the Electrical and HVAC components. Please elaborate what the District will provide at no cost to the General Contractor. Please provide owner furnished equipment list.

Answer: Please see attached documents explaining changes and providing clarifications to the specifications and plans doucments for this project including OFCI (owner furnished/contractor installed) items. HVAC components and electrical swiutchgear equipment are areas to play close attention to in each document.

Item No. 2 (Changes to Plans and Specifications as of April 27, 2026):

SCHROEDER:

UPDATED SPECIFICATIONS:

- **23 00 01 HEATING VENTILATING & AC**
  1. Revised Section 2.6.B Variable Refrigerant Flow Air Conditioning Specification – Heat pump

- **23 09 23 DIRECT DIGITAL CONTROLS**
  2. Added section Part 1 – 1.0 – Owner Furnished Contractor Installed (OFCI) Equipment

- **26 20 00 ELECTRICAL DISTRIBUTION EQUIPMENT**
  3. Added section Part 1 – 1.0 – Owner Furnished Contractor Installed

UPDATED DRAWINGS:

- **M5.01 MECHANICAL SCHEDULES**
  4. Added additional notes to schedules

- **E0.01 ELECTRICAL SITE PLAN**
  5. Detail – Keyed Notes
  a. Added keynote [5] – "Equipment to be OFCI (Owner Furnished, Contractor Installed."

  6. Detail 1 – Electrical Site Plan
  a. Added keynote [5] to distribution board.

- **E1.01 ELECTRICAL RENOVATION PLANS**
  7. Detail – Keyed Notes
  a. Added keynote [6] – "Equipment to be OFCI (Owner Furnish, Contractor Installed."
  8. Detail 2 – Admin – Electrical Renovation Plan
  a. Added keynote [6] to electrical panel A1

- **E5.01 SINGLE LINE DIAGRAM & SCHEDULE**
  9. Detail – Keyed Notes
  a. Added keynote [4] - "Equipment to be OFCI (Owner Furnish, Contractor Installed."
  10. Detail 2 – Single Line Diagram - Renovation
  a. Added keynote [4] diagram & Switchboard

- **E6.01 SCHEDULES & ELECTRICAL DETAILS**

  11. Detail – Keyed Notes
  a. Added keynote [3] – "Equipment to be OFCI (Owner Furnish, Contractor Installed."

  12. Detail – Branch Panel: A1
  a. Added keynote [3] for panel A1.

WILLMORE:

UPDATED SPECIFICATIONS:

- **00 01 HEATING VENTILATING & AC**

  1. Revised Section 2.6.B - Variable Refrigerant Flow Air Conditioning Specification – Heat pump.

- **23 09 23 DIRECT DIGITAL CONTROLS**

  2. Added section Part 1 – 1.0 – Owner Furnished Contractor Installed (OFCI) Equipment

- **26 20 00 ELECTRICAL DISTRIBUTION EQUIPMENT**

  3. Added section Part 1 – 1.0 – Owner Furnished Contractor Installed

UPDATED DRAWINGS:

- **M5.01 MECHANICAL SCHEDULES**

  4. Added additional notes to schedules.

- **E0.01 ELECTRICAL SITE PLAN**

  5. Detail – Keyed Notes
  Added keynote [9] – "Equipment to be OFCI (Owner Furnished, Contractor Installed)

  6. Detail 1 – Electrical Site Plan
  Added keynote [9] to Main Switch Board 'MSB'

- **E5.01 SINGLE LINE DIAGRAM & SCHEDULE**

  7. Detail – Keyed Notes
  Added keynote [4] - "Equipment to be OFCI (Owner Furnish, Contractor Installed."

  8. Detail 2 – Single Line Diagram - Renovation
  Added keynote [4] diagram & schedule