

Project	Creekview Ranch School Campus Expansion – Site Package
Client	Dry Creek Joint Elementary School District
Date	07/10/2026
Project Number	Y2514.00
Agency Number	02-123892 Inc. 01

To all bidders for furnishing all labor and materials necessary and required for constructing the above referenced project. This Addendum has been prepared to clarify, modify, delete, or add to the original or previously modified Contract Documents for the above referenced project. Revisions to items listed here shall supersede description thereof prior to above date. All conditions not specifically referenced here shall remain the same. It is the obligation of the General Contractor to make subcontractors aware of any items herein that may affect submitted bids.

Acknowledge receipt of all Addenda by inserting the addendum number and date in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification. All addenda items refer to the Specifications and Drawings unless specifically noted otherwise.

ITEM NO.

BIDDER QUALIFICATION CLARIFICATIONS

AD00.00 Bidder qualifications have changed to allow A and/or B License as a prime contractor.

SPECIFICATIONS

None.

DRAWINGS

AD0.01 Sheet C4.1 – Paving Plan
Type 3 and Type 4 paving changed rebar spacing from 18" to 12" O.C.E.W.

AD0.02 Sheet C4.2 – Paving Plan
Type 3 and Type 4 paving changed rebar spacing from 18" to 12" O.C.E.W.

AD0.03 Sheet C7.2 – Details
Detail 1/C7.2, Typical thickened edge clarified dowel size to be 1/2"x12"

- AD0.04** Sheet A105 – Site Details
Detail 16 - Transformer pad thickness updated from 4" to 6", and thickened edge dimension from 8" to 12".
- AD0.05** Sheet A105 – Site Details
Detail 6 – Updated Hole size to 7/16", updated plate thickness to 1/2", and changed Hilti anchor to TZ2.
- AD0.06** Sheet A105 – Site Details
Detail 21 – Updated Steel plate thickness to 1/2", and changed Hilti anchor to TZ2.
- AD0.07** Sheet A105 – Site Details
All gate and fencing details: Updated 3x3 post sizes to be 11GA posts.

List of Attachments

- Exhibit A Responsibility Matrix
- Exhibit B Mandatory Bidders Sign-in Sheet

End of Addendum Number 01

Modular Classroom Project
Responsibility Matrix

Exhibit A

Description	Site GC	Modular Contractor	District	Comments
Division 1 - General Requirements				
Temporary Facilities	X			
Temporary Site Fencing	X			For overall site area
Portable Toilets (2 minimum) for Site	X			
Portable Toilets (2 minimum) for Modular		X		
Field Office for Inspector and CM	X			
Temporary Power Service	X			
Gas and electrical utility charges for startup and testing			X	
Temporary Water and Phone	X			
Temporary fire water	X			
Staging area for modular on site	X	X		Site GC to provide power connections to MC trailer.
On-site Security	X			
Division 3 - Concrete				
Building Concrete:				
Foundation Staking		X		
Off-haul Footing Spoils		X		
Footing & Stem Walls or Slab on grade		X		
2" Min. Slurry Rodent barrier		X		If applicable to modular system
Vent Wells/Access Wells		X		Formed and Poured after Panels / Modules are set if applicable
Division 5 - Metals				
Handrails	X	X		Handrails attached to the building and stairs are provided by the modular contractor, all others are provided by the site contractor
Vent well grates & frames		X		top of grate at FF grade and grate ADA compliant if applicable
Provide/install gutters on bldgs.		X		
DI Grates	X			
DF Rails on Building		X		
DF Rails at site	X			
Division 8 - Openings				
Doors / Frames		X		
Windows / Frames		X		
Division 9 - Finishes				
Interior and Exterior:				
All finishes		X		On/In Modular Buildings, Excludes all site work/finishes
Division 11 - Equipment				
Kitchen Room Equipment				If applicable
Division 13 - Special Construction				
Modular Buildings:				
All Engineering/Architectural DSA Approval		X		Assist/Coordi from AOR, AOR to stamp architectural sheets
Manufacturer Buildings/Stairs		X		
Set & Install Buildings		X		
DSA Fees			X	
Health Department Fees			X	If applicable
In Plant inspection fee's			X	
Division 23 - Mechanical				
Condensate drain to sanitary sewer or dry well		X		
Energy management system/ HVAC Thermostats		X		
HVAC Unit		X		
HVAC Ducting & Grills		X		
Data for EMS/HVAC Thermostats		X		
Division 26 - Electrical				
Electrical Service:				
Trench and conduit to transformer	X			Site electrical bid package
Transformer Pad	X			Site electrical bid package
Trench and conduit to MSB	X			Site electrical bid package
Main switch board	X			Site electrical bid package
Conductors to meter	X			Site electrical bid package

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Power & Distribution:				
Transformers	X			
Distribution switch boards	X			
Power to buildings, including pull boxes	X			Wire feeders
Building electrical sub panels		X		
Provide conduit/conductor in crawl space to energize modular subpanels and conductor from sub-panel to subpanel interior of building, including pull boxes	X			
Connect to building panel including ground rod and ground rod test	X			
Circuit monitoring	X			
Panel ID/Circuit ID Labeling		X		
All electrical within buildings - Less conductors from switchgear to sub-panel and from sub-panel to sub-panel		X		Including breakers within sub panels
Provide/pull conductors from main panel to subpanels, including pull boxes	X			
Lighting:				
Site Lighting	X			
All Building Exterior Lighting		X		That are attached to the building (soffit/walls)
Interior Light Programming		X		
Site exterior Light Programming	X			That are not attached to the building
Conduits Connecting Buiding Wings	X			If applicable
Interior LED Lights		X		
Exterior LED Lights		X		
Int. Occupancy Sensors/Photo Sensors		X		
Lighting control & integration to classroom lighting control		X		
Division 27 / 28 - Communications and Safety				
Voice/Data/Clocks/TV/Intercom/Security:				
Conduit & Back boxes-in walls		X		stubbed 6" above T-bar
Clock/Speaker and Back Boxes		X		
Conduit to bldg./ STC Cabinet, including pull boxes	X			
STC at Bldg.		X		
Wires/Controls/Devices		X		
IDF cabinet		X		
Door Security Contact Conduit		X		Wiring and devices
Security Devices		X		Wiring and devices
CATV Systems		X		Wiring and devices
J Hooks for wiring in plenums		X		
All low voltage devices, Wifi, Data, Fire, Voice, Alarm, CCTV, Clocks, etc.		X		
All low voltage conduits in ceilings other than Fire systems		X		
Fire Alarm:				
Bldg. Conduit & Back boxes and supports for devices		X		
Conduit to bldg. STC Cabinet, including pull boxes	X			
All fire alarm control, and annunciattor panels		X		
Power for FACP/FAEP		X		
Terminal Cabinets		X		
Devices/Conductors/Controls		X		
FS Flow & Tamper Switches at building riser		X		
FS Flow & Tamper Switches outside buildings (i.e. bacflow device, PIC, etc.)	X			
FS Alarm Bell		X		
Conduit Wire for FS Devices		X		
Connect FS Devices to FA		X		
Fire extinguisher cabinet - Semi recessed		X		
Division 31 / 34 - Site Work				
Earthwork:				
Excavation/backfill/compaction	X			
Spoils offhaul for pad / foundations excavation	X			
Rough grading at building perimeter	X			

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Finish grade, including slopes to drain (if applicable) within the Bldg. pad area and re- grading after the form work is removed	X			
Import/Export fill	X			
Excavate modular Bldg. foundation pad +/- 1'	X			Excavate pads per GeoTech Report recommendations
Excavate building/foundation footings		X		
Provide/install engineered fill per soils report	X			if applicable
Asphalt concrete:				
Driveways/parking	X			
Walkways	X			
Striping	X			
Site Concrete:				
Mow strips around building	X			In landscape areas
Site Flat Work and around stairs	X			Slope away from building
Curb & Gutter	X			
Condenser pads on site		X		If applicable
Concrete flat work/area drains at ground floor	X			
Storm Drains:				
Site	X			
Under Bldgs. Foundation Area Drains		X		If applicable
Storm Drains to RWL/Downsouts	X			Within 5' of building
Above grade RWL/Downspout clean-outs	X			
Connect RW/Downspouts to SD (Building)	X			
Provide/install gutters on buildings		X		
Connect Condensate Drain to Drywell	X			If applicable
Drywells	X			If applicable
Gas Service:				
Gas Service to Meter - Trenching			X	
Gas Service to Meter - Gas Line			X	
Gas Meter			X	
Gas Line to Buildings	X			
Gas line within Buildings		X		
Shut Off Valve (SOV) at Buildings	X			
Housekeeping pad for gas meter			X	
SOV/PRV regulator at Building			X	
Connect units to SOV		X		
Domestic Water:				
Water Service	X			within 5' of bldg.
Shut Off Valve (SOV) at buildings	X			within 5' of bldg.
Connect to water service		X		
Chlorination and testing - All Lines	X			Including Modular Building
Domestic piping within bldgs.		X		
Sanitary Sewer:				
Sanitary Sewer Service	X			Within 5' of bldg.
Site Point Of Connection (POC)	X			
Clean-outs at POC	X			
Waste manifold under buildings		X		
Connect manifolds to site sewer		X		
Landscaping:				
Irrigation	X			
Planting	X			
Fencing footings and columns	X			
Site Accessoreis/Planters	X			
Fire Service:				
Site Fire Lines & Hydrants	X			
Fire sprinkler system within modular buildings		X		
Fire sprinkler Riser in Building		X		Starting at +6" above finish floor flange from site contractor
Fire sprinkler main connection POC		X		
Fire sprinkler engineering and design including calculations for DSA approval		X		

**Modular Classroom Project
Responsibility Matrix**

Description	Site GC	Modular Contractor	District	Comments
Fire sprinkler from site to building POC	X			Site contractor to bring FS line to point of connection, terminate in crawl space +12" above finish crawl space with flange. After module placement, extend as necessary to +6" above finish floor with flange.
Various				
Bldg. Downspouts		X		Connection to S.D. by Site GC if applicable
Provide/install gutters on bldgs.		X		
Classroom accessories		X		
Thermostats		X		
Construction Keying		X		
Doors, Door Frames, Door Hardware		X		
Permanent/Master Keying			X	
Temporary IC Lock Cores		X		
Permanent Lock Cores			X	Final Keying and cores by District
Door Card Readers		X		If applicable
Provide unobstructed all weather truck/crane access to building pads	X			
Establish/maintain building corners/surveying	X			
Building floor protection covering		X		
Floor Sealing/Waxing		X		If applicable
Window coverings		X		
Appliances			X	
Furniture			X	
All blocking needed to install wall mount fixtures, TV's, markerboards, cabinets, etc.		X		
Projection Screens				If applicable
Bldg mounted exterior hose bibbs)		X		
Roof hose bibbs)		X		If applicable
Building casework and counters		X		
Markerboards		X		
Transport cost to site for modular		X		
Crane (capacity as necessary)		X		
AV Systems		X		
All Interior signage rooms ID and code required		X		Match campus,
All Exterior signage rooms ID and code required		X		Match campus,
Interactive Visual Display TV or TVs			X	Owner Furnished, Modular contractor installed
Sun Shades				IF applicable
Dust Control	X			
SWPPP	X			
Traffic Control	X			

**Creekview Ranch School Expansion Project
Sign in Sheet - 7/9/2026**

Company	Name	Email	Phone	Primary	Sub Contractor
J-Walt Construction	Andrew Barbee	office@jwaltconstruction.com	916-826-8665	X	
BRCO Constructors	Matt Roth	mroth@goBRCO.com	916-253-9373	X	
Western Engineering	Kendall Porter	kporter@westeng.com	916-358-0258	X	
Roebbelen Contracting	Luke Puzdernik	estimating@roebbelen.com	916-939-1110	X	
Core Built Construction	Jim Barri	jimb@corebuiltcon.com	916-984-0482	X	
Pisor Fence	Aaron Searcy	asearcy@pisorfence.net	916-560-3830		X
Bobo Construction	Bryan Campbell	bestimating@boboconstructioninc.com	916-383-7777	X	
Abide Builders, Inc.	Meyah Maslocalo	bids@abidebuilders.com	916-375-1009	X	

EXHIBIT B

Clark/Sullivan	Billy Freymond	bfreymond@clarksullivan.com	916-343-7650	X	
Clark/Sullivan	Jim Lor	jlor@clarksullivan@com	530-591-5983	X	
Ghilotti Construction Co.	Reddy K.	reddy@ghilotti.com	510-335-9901	X	