



COMPTON UNIFIED SCHOOL DISTRICT
BUSINESS AND ADMINISTRATIVE SERVICES DIVISION PURCHASING AND
CONTRACTS DEPARTMENT

ADDENDUM

CONSTRUCTION SERVICES FOR SOIL REMEDIATION

BID NUMBER 27-001

DATE ISSUED: July 20, 2026

ADDENDUM NO. 1

DATE EFFECTIVE: July 20, 2026

BID NO.: **BID 27-001**

CONTACT: Mikkiala Peele, Contracts Analyst for CUSD

INTENT

This addendum is issued following the pre-bid meeting and job walk. Its purpose is to provide bidders with supplemental documents and information that were shared or discussed during those sessions, ensuring all participants have access to the same details and updates related to the project.

CHANGE TO SCHEDULE:

BID SCHEDULE		
Event / Occurrence	Time / Date / Deadline	NEW DEADLINE DATE
Last Day for Submission of Inquiries/Clarifications	July 20, 2026, 10:00 a.m.	
Bids Due / Public Bid Opening	July 23, 2026, 2:00 p.m.	July 27, 2026, Due at 1:00 p.m. Opening at 1:20 p.m.

JOB WALK & PREBID MEETING SIGN-IN SHEET (ATTACHED)

Bidders are required to include this addendum, along with any other issued addenda(s), in their submission packet to acknowledge receipt and understanding of the information provided.

Failure to include all addenda(s) may result in the bid being deemed non-responsive.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans, and/or specifications, etc.

Company

Authorized Signer

Date



COMPTON UNIFIED SCHOOL DISTRICT
PURCHASING, CONTRACTS AND REPROGRAPHICS

BID# B27-001 – MANDATORY PRE-BID MEETING AND JOB WALK
FOR CONSTRUCTION SERVICES FOR SOIL REMEDIATION

JULY 16, 2026, 1:00 PM

SIGN IN SHEET

PRINT & SIGN NAME	EMAIL	COMPANY	TIME IN	TIME OUT
Danielle Mcatdel Danielle Mcatdel		Centennial H.S. AP	12:41	
Lenorel Lunard		FIRST	12:41	

PRINT NAME

EMAIL

COMPANY

TIME IN

TIME OUT



VENTURE
construction & management

CSLB# 980460

bobby.ragasa@gmail.com

VENTURE CONSTRUCTION
& MANAGEMENT

12:51 PM

1:46 PM

BOBBY RAGASA
owner

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P.O. Box #1152, Corona, CA 92878

Kenneth Cho	Kenneth.cho @socotec.us	SOCOTEC	1255	1350

PRINT NAME	EMAIL	COMPANY	TIME IN	TIME OUT
SH	strenght & strenght inc. com	streinght	12:44	1:46
		RESOURCE ENV.	12:45 PM	1:47
	enae@errg.com	EE & E	12:48	1:47

RESOURCE

RESOURCE
 13100 Alondra Blvd., Suite #108
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**ENGINEERING/REMEDIATION
 RESOURCES GROUP, INC.**

1851 E 1st. Street
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 Santa Ana, CA 92705
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JOSE DE LOERA
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PRINT NAME	EMAIL	COMPANY	TIME IN	TIME OUT
Blaine Riza	Blaine@Cummins-Group	Cummins-Group	12:00	1:47 pm
Caleb Wenz	Cummins Group	Cummins-Group.com	12pm	1:47 pm
Kim Davis	CUSD/Purchasing		12:00	1:47 pm
Jennifer Bennett	Jennifer.Bennett@Cummins-Group.com	GC	11:00am	1:47 pm
Nikola Pele	MPele@compton.k12.ca.us	comptonUSD/ Purchasing	12pm	1:47 pm

**CUMMING
GROUP**

DATE: 7/20/2026

BID NUMBER: B27-001

PROJECT: CENTENNIAL HS SOIL REMEDIATION

SUBJECT: ADDENDUM 01 - PRE-BID QUESTIONS & RESPONSES



PRE-BID QUESTIONS & RESPONSES

Pre-Bid #	Subject	Section / Drawing	Pre-Bid Question	Responder	Pre-Bid RFI Response
1	Bid Bond		Is the bid bond required by the prime contractor only or do the subcontractors have to provide bid bonds too?	OHH / Cumming	A Bid bond is required by the prime contractor, only.
2	Bid Date		With questions due on July 20th and a proposal due date of July 23rd, please extend the bid due date for proper evaluation of responses and any pricing adjustments to be made.	OHH / Cumming	See Addendum 01.
3	Bid Forms		Will you please let me know what other bid documents must be included in the Bid Proposal besides the bid form, bid bond and non collusion?	Cumming	The Bid Documents that must be included in the Bid Proposal are the: - Bid Form - Bid Bond - Non-Collusion Declaration The successful bidder will be required to complete all other forms and certifications attached to the Contract, including providing a performance bond and a payment bond.
4	Concrete & Asphalt Disposal		Some of the excavation areas involve removing concrete and asphalt. Can these be disposed as construction debris by the Contractor?	Cumming	Yes, as specified by the General Requirements, the concrete and asphalt removed as part of excavation areas may be disposed as construction debris.
5	General Scope of Work		Can we assume that there will be no backfilling and no import of soil? No restoration of removed landscape, concrete or asphalt?	Cumming	No backfilling will be required.
6	General Scope of Work		Is the Contractor responsible for any hardscape disposal, repair or replacement?	Cumming	No, the Contractor is not responsible for any hardscape disposal, repair or replacement.
7	General Scope of Work		Are the trees located within the excavation limits in areas of concern to be removed? If yes, do we need to replace them? If the trees are to remain, what measures shall be implemented to protect the trees and their root system?	Cumming	Bidders shall assume that trees are not located within the excavation limits. If tree(s) and/or their root system(s) are considered within the excavation limits, the Contractor shall submit a Change Order Proposal per the General Conditions for the District to determine whether merit exists as an unforeseen condition.
8	General Scope of Work		Will all utilities (power, water, gas, and irrigation) be shut off prior to excavation activities?	Cumming	No, site utilities (power, water, gas, and irrigation) will be active during the soil remediation work.
9	General Scope of Work		Are environmental consulting services such as confirmation sample collection or reporting of the soil excavations for future DTSC review included in the scope of work?	OHH / Cumming	Environmental consulting services, such as confirmation sample collection or reporting of the soil excavations for future DTSC review, are not included in the scope of work. Soil confirmation sampling and testing shall be done to ensure that the contaminant levels are below their respective Residential Screening Levels. DTSC is not providing oversight, and the District does not anticipate submitting the testing results or any report to DTSC.
10	General Scope of Work		If any utilities are encountered during excavation, shall they be cut and capped at the excavation boundary?	Cumming	Yes, the Contractor shall properly cut and cap any utilities located within the excavation area at the excavation boundary.
11	General Scope of Work		The figures indicate the number of recommended sidewall and bottom samples. However, the footnote on Table 1 indicates a minimum number of sidewall and bottom samples. Should we include these minimum number of samples for AOC2-SB-09, -20, -47 and AOC3-SB-03, -04, -13, -44 and AOC4-31 and -28, and also bottom samples for AOC2-SB-34 and AOC3-SB-44 and -31?	Cumming	Yes, the Contractor shall complete the minimum number of samples per Terrophase Figures 1-17 - Step-Out Sample Locations and Terrophase Tables 1-4 - Excavations and Step-Out Results.
12	Notice to Proceed		When does the District anticipate issuing notice to proceed to start the soil remediation work?	Cumming	The District plans to issue the Notice to Proceed at the time of contract award by early August.
13	Notice to Proceed		What is the expected start date for the project?	Cumming	The District plans to issue the Notice to Proceed at the time of contract award by early August.

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DATE: 7/20/2026
BID NUMBER: B27-001
PROJECT: CENTENNIAL HS SOIL REMEDIATION
SUBJECT: ADDENDUM 01 - PRE-BID QUESTIONS & RESPONSES



PRE-BID QUESTIONS & RESPONSES

Pre-Bid RFI #	Subject	Section / Drawing	Pre-Bid Question		Responder	Pre-Bid RFI Responses
14	PCB-impacted soil		PCB-impacted soil (AOC2, AOC3, AOC4) — TSCA Management Approach Soil in AOC2, AOC3, and AOC4 contains PCBs at elevated concentrations. Whether this material can go to a Class II facility versus requiring a Class I (or TSCA-permitted) facility significantly affects cost. Please confirm: Will the PCB-impacted soil be managed and disposed of as "PCB Remediation Waste" under 40 CFR 761.6? If so, will it be managed under TSCA's Risk-Based, Self-Implementing, or Performance-Based cleanup option?		OHH / Cumming	Bidders shall assume that the PCB-impacted soil will be managed and disposed of as "PCB Remediation Waste" under 40 CFR 761 and managed under TSCA's Self-Implementing Cleanup option. Bidders shall manage and dispose of the excavated PCB-impacted soil in compliance with all applicable laws, regulations, and regulatory guidance documents.
15	Permit Requirements		Are permits in place with the City and/or County for excavation permits and transportation plan?		Cumming	No permits are in place. The Contractor shall obtain permits per General Conditions & General Requirements.
16	Prevailing Wage		Does the 'prevailing wage' apply to a staff engineer or geologist overseeing the soil remediation activities and collecting confirmation soil samples?		OHH / Cumming	This is a public works contract and prevailing wages must be paid for all covered work. The Contractor must determine which scopes of work require prevailing wage.
17	Regulatory Agencies		Is there any regulatory agency involved for this school project? There is a reference to DISC in Section 01 31 19; 1.3 (b) of the Bid document.		OHH / Cumming	At this time, no regulatory agencies are involved for this school project.
18	SCAQMD		Is the Contractor responsible for all South Coast Air Quality Management District (SCAQMD) monitoring for Rule 146b, 116b and 403 for the project?		Cumming	Yes, the Contractor responsible for all SCAQMD monitoring.
19	Site Logistics		Can the open grassy area in the southwest portion of the campus near soil boring? S8-28 be utilized as a laydown area for stockpiling impacted-soil and load-out? Can the gate located at this area be used as a trucking entrance for equipment and load-out activities?			Contractor to submit a Logistics Plan showing proposed areas to access the site and to stockpile soil for the District's review and approval.
20	Soil Handling		Is it assumed that the soil will be direct loaded or will the soils be stockpiled and sampled prior to off-site disposal?		OHH / Cumming	Soil remediation work to be completed as specified by the contract documents by the Contractor's means & methods within the seven(7) calendar day duration as required by contract.
21	Soil Handling		Should we assume that the soil from all the excavations will be stockpiled together and profiled for disposal or shall they be loaded individually?		Cumming	The Contractor shall complete work per Section 02 81 00, to include a full suite of analyses for each excavated area, which may be stockpiled together.
22	Soil Handling		Will the soil be profiling for disposal ahead of time so it can be directly loaded offsite?		Cumming	The soil will not be profiled ahead of time. The Contractor shall complete work per Section 02 81 00, to include a full suite of analyses for each excavated area, which may be stockpiled together.
23	Soil Handling		Is there room onsite to stockpile soil and construction debris?		Cumming	Yes, space is available for stockpiling soil. Contractor to submit a Logistics Plan showing proposed areas to stockpile soil for the District's review and approval.
24	SWPPP		The RFP refers to the contractor providing BMPs per the project SWPPP requirements. Is the SWPPP for the site available?		OHH / Cumming	The District is not implementing a SWPPP on this project and via this response is taking out any reference to any SWPPP requirements in the Contract. Bidders may assume no SWPPP requirements for this project.
25	SWPPP		Is the Contractor responsible for SWPPP BMPs?		OHH / Cumming	The District is not implementing a SWPPP on this project and via this response is taking out any reference to any SWPPP requirements in the Contract. Bidders may assume no SWPPP requirements for this project.
26	SWPPP		Is a SWPPP plan currently in place for this project?		OHH / Cumming	The District is not implementing a SWPPP on this project and via this response is taking out any reference to any SWPPP requirements in the Contract. Bidders may assume no SWPPP requirements for this project.
27	Waste Characterization / Classification		If stockpiled and sampled, should we assume the full suite of analyses for disposal of the soil per Section 02 81 00? If so, are separate samples to be collected for each excavation area?		Cumming	The Contractor shall complete work per Section 02 81 00, to include a full suite of analyses for each excavated area, which may be stockpiled together.

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SUBJECT: ADDENDUM 01 - PRE-BID QUESTIONS & RESPONSES



PRE-BID QUESTIONS & RESPONSES

Pre-Bid RFI #	Subject	Section / Drawing	Pre-Bid Question	Responder	Pre-Bid RFI Response
28	Waste Characterization / Classification		No STLC and TCLP results were provided for the samples exceeding these limits in the RFP. Is this information available?	OHH / Cumming	TCLP/STLC samples have not been completed. As such, bidders shall assume non-hazardous waste characterization and include sufficient TCLP/STLC testing to confirm the actual waste characterization classification of all soils to be remediated. If the TCLP/STLC analysis determines that the waste is hazardous, the Contractor shall submit a Change Order Proposal per the General Conditions for the District to determine whether merit exists as an unforeseen condition.
29	Waste Characterization / Classification		The bid documents do not specify a waste classification (e.g., Non-Hazardous, Non-RCRA California hazardous, RCRA hazardous, or TSCA) for the soil to be excavated. The pre-excavation analytical data provided (Terraphase Tables 1-4) report only total metals and PCB concentrations; no solubility testing (TCLP/STLC) has been performed to establish leachability. Without this data, bidders have no basis for determining how the excavated soil will ultimately be classified for disposal. The Contract Documents reference disposal at Class I, Class II, or Class III facilities, but these designations alone do not define the waste characterization — a Class I facility can accept Non-RCRA hazardous, RCRA hazardous, or TSCA-regulated waste, each with materially different handling and disposal requirements. Because disposal costs vary significantly by characterization — from approximately \$50/ton for non-hazardous waste to \$400/ton for TSCA waste — can the District clarify: a) What waste characterization(s) bidders should assume for pricing purposes? b) Whether TCLP/STLC testing will be performed prior to award, or whether bidders are expected to carry an allowance covering the full range of possible characterizations?	OHH / Cumming	Bidders shall assume non-hazardous waste characterization and include sufficient TCLP/STLC testing to confirm the actual waste characterization classification of all soils to be remediated. If the TCLP/STLC analysis determines that the waste is hazardous, the Contractor shall submit a Change Order Proposal per the General Conditions for the District to determine whether merit exists as an unforeseen condition.
30	Waste Characterization / Classification		Exhibit A, Paragraph 3 provides that "confirmation sampling and final environmental acceptance shall be performed by the Contractor." We respectfully request that the District assign confirmation sampling, data interpretation, and closure reporting to the District's Environmental Consultant. To be clear about what we are and are not asking, we are fully prepared to perform the excavation, handling, characterization, transportation, and disposal, and to provide the District's consultant with access, safe excavation conditions, excavation hold points, and the coordination and support described in Exhibit A. Our request is limited to the confirmation sampling, data interpretation, and environmental acceptance functions, which we believe belong with the District's consultant for the District's own protection.	OHH / Cumming	Bidders shall assume non-hazardous waste characterization and include sufficient TCLP/STLC testing to confirm the actual waste characterization classification of all soils to be remediated. If the TCLP/STLC analysis determines that the waste is hazardous, the Contractor shall submit a Change Order Proposal per the General Conditions for the District to determine whether merit exists as an unforeseen condition.
31	Waste Characterization / Classification		If the District elects to leave confirmation sampling with the Contractor, please confirm: (a) that the Contractor's licensed environmental professional is the professional of record for the closure documentation; (b) the scope and format of the Contractor's closure deliverable to the District and to DTSC; and (c) whether the District will bear the cost of re-sampling if DTSC subsequently requires confirmation data to be collected by an independent party.	OHH / Cumming	(a) Confirmed. The Contractor's licensed environmental professional shall be the professional of record for the closure documentation. (b) Bidders shall report, manage and dispose of impacted soil in accordance with the General Conditions, Section 02 51 00 Materials & Waste Management, Section 02 55 00 Regulated and Hazardous Materials Transport & Section 02 81 00 Environmental Procedures. (c) The District assumes the risk of re-sampling if DTSC subsequently requires confirmation data to be collected by an independent party.

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PRE-BID QUESTIONS & RESPONSES

Pre-Bid RFI #	Subject	Section / Drawing	Pre-Bid Question	Responder	Pre-Bid RFI Response
32	Overexcavation		Section 01 11 10, Paragraph 1.1(A)(3) lists "Overexcavation" as an item of the Work. The term appears once in the Contract Documents and is not defined. Paragraph 1.1(B) states the intent of the Work is "a properly prepared and constructible site platform that supports future construction," which suggests geotechnical overexcavation and recompaction; yet Section 31 23 15, Paragraph 1.01 (D) states "no geotechnical work was performed for this project," and no limits, depths, compaction criteria, or quantities for such work appear anywhere in the Contract Documents. Please define "Overexcavation" as used in Section 01 11 10. Specifically, does it mean (a) geotechnical overexcavation and recompaction to prepare a building platform, (b) extension of the environmental excavation beyond the Terphase Table 1 limits where confirmation sampling shows remaining impacts, or (c) both? If (a) is intended in any part, please issue the geotechnical data, limits, and quantities by addendum. The two readings differ by orders of magnitude in quantity, and without a definition bidders cannot price this item on a common basis.	Cumming	Overexcavation is this context & for this project is defined as the excavation necessary to remediate the soil shown by Terphase Figures 1-17 - Step-Out Sample Locations & Terphase Tables 1-4 - Excavations and Step-Out Results. As such, overexcavation in this context & for this project does not include geotechnical overexcavation and recompaction to prepare a building platform
33	Quantities & Payment for Additional Excavation		Terphase Table 1 is captioned "DRAFT Excavation Extents and Volumes" and totals 233.8 cubic yards across seventeen excavation locations. The table legend states "Gray highlight = Outer limit is unbounded." The step-out data confirms the extents are not closed in at least one area. At AOC4-SB-31, the south step-out sample returned a total PCB concentration of 1.2 mg/Kg, four times the 0.3 mg/Kg reported at the original boring, indicating impacts increasing to the south of the excavation limit shown in Table 1. Exhibit A, Paragraph 4 directs that the Contractor "shall not expand, reduce, or relocate excavation limits except as directed or approved in writing by the District." Bid Form Item 2 provides that the District "may add an Allowance amount for unforeseen conditions or additional soil remediation to the successful bidder's Contract," at the District's discretion." Bid Form Item 3 provides that the District "will utilize this pricing to establish payment for Changes in the Work or use of an Allowance." Please confirm: (a) That excavation, characterization, transportation, and disposal beyond the locations, limits, depths, and quantities in Terphase Tables 1 through 4 will be compensated as a Change in the Work or under an Allowance at the Bid Unit Price, and is not deemed included in the lump sum Base Bid. (b) Whether an Allowance will in fact be established at award, and in what amount. Because Bid Form Item 2 makes the Allowance discretionary, bidders presently have no assurance that any funding mechanism will exist for excavation that the Contract Documents themselves indicate is likely to be required. (c) Whether the District will issue final, non-draft excavation tables and figures by addendum prior to the bid date.	OHH / Cumming	(a) Correct. (b) The Allowance Amount will be determined at award and before contract execution. Any cubic yardage amount above the contracted-for excavation (Tables 1-4), will be processed and paid for either by use of an Allowance or by change order. (c) Bidders shall consider any draft excavation tables included in the Bid Documents as final for the purpose of bidding.
34	Excavation Hold Points & Standby		Exhibit A, Paragraph 2 requires expedited testing with 24-hour turnaround. Paragraph 3 provides that the "Contractor shall NOT backfill any remediation excavation unless authorized by the District in writing." Please confirm the District's committed turnaround time to issue written backfill authorization following receipt of confirmation results, and confirm whether Contractor standby costs are compensable if authorization is delayed beyond that period. Open excavations on an occupied high school campus must remain secured and attended, and the Contract time and liquidated damages continue to run during any such delay.	Cumming	No backfilling will be required. If backfilling is required, the Contractor shall submit a Change Order Proposal per the General Conditions for the District to determine whether merit exists as an unforeseen condition

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Pre-Bid RFI #	Subject	Section / Drawing	Pre-Bid Question	Responder	Pre-Bid RFI Response
35	Liquidated Damages		Contract Article 4 reads: "the sum of \$500 [THIS AMOUNT IS A PLACEHOLDER; IF DISTRICT NEEDS TO CHANGE, THEN DETERMINE THE DISTRICT'S REQUIRED AMOUNT AND INSERT THAT NUMERICAL DOLLAR AMOUNT FOR LIQUIDATED DAMAGES] per day for each and every calendar day of delay beyond the Contract Time." Please confirm by addendum the liquidated damages amount bidders are to rely upon.	OHM / Cumming	The District is setting the Liquidated Damages Amount of \$500 per day, per this response.
36	Bid Delivery Location		The Notice to Bidders transmitted by the District by email on July 13, 2026 identifies "District Office #279 (2nd floor), 501 S. Santa Fe Avenue, Compton, CA 90220." The Notice to Bidders contained in the bid documents (Rev. 2, dated July 12, 2026) identifies "Compton Unified School District Office #285 (2nd floor)" at the same street address. Please confirm the correct office for delivery of sealed bids on July 23, 2026 at 2:00 P.m.	District	The Bidders must submit their bids to #279, 501 S. Santa Fe Avenue, Compton, CA 90220.
37	Bid Question Submissions		The Notice to Bidders transmitted by the District by email on July 13, 2026 and per the Notice to Bidders states the inquiry deadline is "Tuesday, July 20, 2026, at 10:00 a.m."	District	Due to July 20, 2026 falling on a Monday and not a Tuesday, the receipt of any delayed inquiries by a valid vendor would be waived as an irregularity.