Colton Joint Unified School District

Frank Miranda, Ed.D., Superintendent
Gregory Fromm, Assistant Superintendent, Business Services Division
Owen Chang, Director of Facilities and Energy Management

BUSINESS SERVICES DIVISON
FACILITIES AND ENERGY MANAGEMENT

Commitment to Equal Opportunity

ADDENDUM NO. 01 -

900 WASHINGTON – MENTAL HEALTH SUITE TENANT IMPROVEMENTS BID NO. 26-36FAC

Project Location:
900 E. Washington, 3rd Floor, Colton, California, 92324

Department:
Facilities and Energy Management
325 Hermosa Avenue, Building 5,
Colton, CA 92324

DATE OF ISSUANCE

July 30, 2026

Colton Joint Unified School District
Frank Miranda, Ed.D., Superintendent
Gregory Fromm, Assistant Superintendent, Business Services Division
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900 WASHINGTON – MENTAL HEALTH SUITE TENANT IMPROVEMENTS
BID NO. 26-36FAC
ADDENDUM NO. 01

It is intended that all work affected by the following provisions shall conform to the original Plans and Specifications dated July 13, 2026. Delete or modify each of the following items wherever appearing on the Drawings and/or Specifications. Acknowledge receipt of this Addendum in the space provided on the Contractor's Bid Form. Failure to do so may subject the bidder to disqualification.

I. GENERAL CLARIFICATIONS

a. Paint: All paint to be Dunn Edwards, or approved equal.
INTERIOR – Mental Health Suite, Stairwells 1 & 2
First Coat: ULTRA-GRIP Select, Interior/Exterior Multi-Surface Primer (UGSL00)
Second Coat: SPARTAWALL, Interior, Semi-Gloss Paint (SWLL50)
Third Coat: SPARTAWALL, Interior, Semi-Gloss Paint (SWLL50)
EXTERIOR – Galvanized Coping at Balcony
Prep: Lightly etch and completely clean of fabrication oils and paint. Krud Kutter Metal Clean & Etch (SCME-01).
Prime Coat: SUPER-LOC
Top Coat: ENDURA-COAT

b. Pre-Bid Requests for Information:

1. Q: Could you please provide an engineer's estimate for this project?
   A: The engineer's estimate is $182,700.
2. Q: Please confirm the required work schedule, including the days and hours during which work is permitted to complete this project.
   A: Regular work hours are Monday – Friday 7AM – 7PM. Contractor may work after hours and weekend at no additional cost to the owner.
3. Q: Please confirm whether a designated staging and laydown area will be available for contractor use during the duration of this project.
   A: Confirmed. If contractor requires a laydown area, location will be coordinated between contractor and owner prior to start of construction. Contractor may, at contractor's discretion, store materials in the project area.
4. Q: Please confirm whether restroom and handwashing facilities will be available for contractor use throughout the duration of the project.
   A: Contractor will have use of restroom and handwashing facilities on premises within the suite. Contractor will be responsible for cleaning for duration of project.
5. Q: Please confirm whether a designated construction elevator will be provided for contractor use to facilitate the transportation of materials and equipment during the project.
   A: Contractor will be able to utilize one elevator as needed; an elevator will not be dedicated for the sole use of construction. Contractor shall provide RAM board and wall pads to protect elevator surfaces when being used.
6. Q: Please confirm the anticipated duration for this project.
   A: Per NIB and Article 2 of the Agreement, the duration is fifty (50) calendar days.

7. Q: Please confirm that no fire sprinkler work is included in the scope of work for this project.
   A: Existing fire sprinklers will need to be protected for ceiling work. There is no new scope or modified fire sprinkler work included in the project.
8. Q: Please confirm that all rooms within the project work area will be cleared of furniture, equipment, and other contents by the Owner prior to the project start date.
   A: Confirmed, tenant owned furniture and equipment will be cleared prior to construction start. Contractor is responsible for demolition of fixed cabinetry and partition walls as shown on plans.
9. Q: If available, please provide the anticipated project start date.
   A: Start of construction is anticipated to begin the week of September 7th or 14th.
10. Q. Please clarify responsibility for the existing furniture within the Mental Health Suite. Will the District remove and store all existing furniture prior to the Contractor's mobilization, or is the Contractor responsible for relocating, protecting, storing, and/or reinstalling any existing furniture? If the Contractor is responsible, please identify which furniture items are to remain, be relocated, or reinstalled. Please clarify responsibility for the existing furniture within the Mental Health Suite. Will the District remove and store all existing furniture prior to the Contractor's mobilization, or is the Contractor responsible for relocating, protecting, storing, and/or reinstalling any existing furniture? If the Contractor is responsible, please identify which furniture items are to remain, be relocated, or be reinstalled.
    A: The existing furniture will be removed prior to construction start. Contractor is responsible for the demolition of fixed cabinetry and partition walls as indicated in the plans.
11. Q: RFI No. 1 – Complete Contract Documents
    Please provide the complete bid and contract documents, including all drawings, specifications, Division 00 and Division 01 requirements, bid forms, schedules, reports, District standards, addenda, pre-bid meeting minutes, and previously answered RFIs. Please confirm document dates and revisions governing the bid.
    A: The complete bid package of documents are available at Mission Reprographics as indicated on the NIB.
    https://www.missionreproplanroom.com/projects/774/details/bid-26-36fac-900-washington-mental-health-ti. RFI responses will be provided as part of an addendum.
12. Q: RFI No. 2 – Contract Schedule
    Please provide the anticipated Notice to Proceed date, required construction duration, milestone dates, substantial-completion date, and final-completion date. Please also confirm whether summer, school-calendar, or phased turnover requirements apply.
    A: Anticipated NTP date is September 7th or 14th. Per the NIB and Article 2 of the Agreement, the construction duration is fifty (50) calendar days. Contractor shall return after owner installation of suite flooring to perform final paint touchup. Summer, school calendar, and phased turnover requirements do not apply.
13. Q: RFI No. 3 – Liquidated Damages
    Please identify the amount of liquidated damages applicable per calendar or working day. Confirm whether separate liquidated damages apply to milestones, substantial completion, or final completion.
    A: Refer to Article 3 of the Agreement for liquidated damages.
14. Q: RFI No. 4 – Bid Bond

The project information requires a bid bond but does not identify the amount. Please confirm the required bid-bond percentage or dollar value and the required bid-bond form.

A: Refer to Item 7 of the Bid Form for Bid Bond Amount. The Bid Bond Form is included as part of the Procurement and Contracting Requirements available at Mission Reprographics.

15. Q: RFI No. 5 – Performance and Payment Bonds
Please confirm whether performance and payment bonds must equal 100% of the contract value. Also identify any maintenance and warranty bond durations.
A: Refer to Procurement and Contracting Requirements.
16. Q: RFI No. 6 – PLA, CWA and Workforce Requirements
Please confirm whether the project is subject to a Project Labor Agreement, Community Workforce Agreement, local-hire requirement, union requirement, skilled-and-trained workforce requirement, or apprenticeship requirements beyond standard California public-works requirements.
A: No Project Labor Agreement or Community Workforce Agreement requirements for this project. Refer to Procurement and Contracting Requirements for project requirements.
17. Q: RFI No. 7 – Occupied Facility
Please confirm whether the building and surrounding District facilities will remain occupied during construction. Identify all spaces, services, entrances, exits, and utilities that must remain operational.
A: Building will remain occupied by District and lessee's for duration of project. All common entrances, exits, and utilities must remain operational for the duration of the project.
18. Q: RFI No. 8 – Permitted Work Hours
Please identify permitted work days and hours. Clarify whether demolition, shutdowns, deliveries, noisy work, or disruptive activities must be performed after hours or on weekends.
A: Regular work hours are Monday - Friday 7AM - 7PM. Contractor may work after hours and weekends at no additional cost to the owner. Provide notice to owner of major deliveries 48 hours in advance with a logistics map for coordination for building tenants. Demolition is minimal and can be coordinated upon contract award to minimize disruption to tenants. Shutdowns are not anticipated.
19. Q: RFI No. 9 – Construction Phasing
Please provide the required construction phasing and sequencing plan. Identify temporary relocations, partial turnovers, restricted areas, required interim inspections, and spaces that must be completed before other work may proceed.
A: Prior to final paint touch up, owner will install new flooring. Contractor may store paint and supplies for final touch up in spaces where flooring is shown to be protected in place on the plans. Contractor shall return after flooring installation to complete paint touch up.
20. Q: RFI No. 10 – Hazardous-Material Reports
The project information state that asbestos-containing building-material information is available from the District. Please provide all asbestos, lead, mold, PCB, mercury, and other hazardous-material survey reports applicable to the project area.
A: No asbestos containing materials identified.

21. Q: RFI No. 11 – Abatement Responsibility
Please confirm whether hazardous-material abatement is included in the General Contractor's lump-sum scope, performed under a separate District contract, or complete before construction begins. If included, please provide abatement quantities and specifications.
A: Refer to response to Item 20.
22. Q: RFI No. 12 – Unforeseen Hazardous Materials
Please confirm that hazardous materials not identified in the District's reports, or quantities exceeding those documented, will be treated as an unforeseen condition and compensated through a change order, including testing, containment, abatement, disposal, schedule impacts, and remobilization.
A: Refer to response to Item 20 and Article 4 of the Agreement.
23. Q: RFI No. 13 – Limits of Construction
Please clearly identify the total square footage and limits of the tenant-improvement work. Provide a complete list of included rooms, excluded rooms, alternates, exterior work, and areas requiring patching or restoration due to MEP installations.
A: All requested items can be found in the construction documents.
24. Q: RFI No. 14 – Accessibility and Path-of-Travel Upgrades
Please clarify whether accessibility upgrades are limited to the tenant-improvement area or also include parking, accessible paths of travel, entrances, ramps, restrooms, drinking fountains, signage, door hardware, and exterior site improvements.
A: Refer to the Bid/Contract Documents.
25. Q: RFI No. 15 – MEP and Low-Voltage Scope
Please confirm whether the General Contractor's lump-sum bid includes all mechanical, electrical, plumbing, fire-alarm, fire-sprinkler, data, telecommunications, security, intrusion detection, access-control, and audiovisual work.
A: Refer to the Bid/Contract Documents.
26. Q: RFI No. 16 – Existing-System Capacity
Please provide documentation confirming that the existing electrical service, panels, HVAC systems, domestic water, sanitary sewer, fire-alarm, and fire-sprinkler systems have adequate capacity for the proposed improvements. Please identify required upgrades.
A: No upgrades shall be required to any of these systems and service beyond work identified on Bid/Contract Documents.
27. Q: RFI. No. 17 - HVAC Controls, TAB and Commissioning
Please identify the required HVAC controls manufacturer or District-standard system. Confirm responsibility for controls integration, testing and balancing, commissioning, functional testing, air-quality testing, and after-hours system testing.
A: HVAC testing will be limited to functionality. Equipment shall not be changed but adjusted ducting a(as necessary) in Room 315 must function as intended.
28. Q: RFI No. 18 - Electrical Shutdowns and Testing
Please identify anticipated electrical shutdowns, permitted shutdown periods, and advance-notice requirements. Clarify requirements for temporary power, coordination studies, arc-flash labeling, circuit tracing, testing, panel schedules, and equipment acceptance testing.
A: Shutdowns are not expected for the scope of this project. If a shutdown is requested, a minimum of 48 hours notice is required.

29. Q: RFI No. 19 - Fire Alarm and Fire Sprinklers
Please confirm the extent of required fire-alarm and fire-sprinkler modifications. Identify whether deferred submittals, engineered shop drawings, separate permits, monitoring modifications, fire-watch services, inspections, or third-party testing are required.
A: No modifications to the fire alarm of fire sprinklers are in the scope of work except to protect in place.
30. Q: RFI No. 20 - Owner-Furnished Equipment
Please provide a complete list of owner-furnished and owner-furnished/contractor-installed equipment. Clarify responsibility for delivery, unloading, inspection, storage, protection, installation, anchorage, utility connections, programming, testing, training, and warranty coordination.
A: Flooring and base in suite will be Owner-Furnished/Owner-Installed, refer to Finish Schedule for demolition included as part of this contract. Final paint touch-up shall be completed after installation of OFOI flooring is complete. Flooring in both stairwells shall be Contractor-Furnished/Contractor-Installed as indicated per Addendum No. 1.
31. Q: RFI No. 21 - Permitting and Agency Jurisdiction
Please confirm whether the project is under DSA jurisdiction, local building-department jurisdiction, or another reviewing agency. Identify responsibility for permit, plan-check, inspection, utility, fire-department, and agency fees.
A: District employed project inspector will be on site. The project is not under the DSA and no permits are expected to be pulled.
32. Q: RFI No. 22 - Testing and Special Inspections
Please provide a complete list of required special inspections, material testing, indoor-air testing, commissioning, TAB, fire-alarm testing, sprinkler testing, electrical testing, and other third-party services. Please identify which services are paid directly by the District and which must be included in the Contractor's bid.
A: No material testing, indoor air testing, commissioning, fire alarm testing, or sprinkler testing is required. However, as it pertains to Testing, Adjusting, Balancing (TAB), contractor is responsible to 'Adjust' and 'Balance' the air in Room 315. Also, contractor is responsible for electrical (lighting, wall outlets) functionality in Room 315, which may warrant testing.

II. CHANGES TO THE DRAWINGS

a. <u>Reference Sheet A-101:</u>
Contractor to provide the following as shown on attached Exhibit 1:
- Paint galvanized metal coping at balcony.
- Paint west elevation of balcony .
- Paint stairwells 1 and 2.
- Replace carpet, stair treads, risers and stringers in stairwells and at landings and stairwell 2 vestibule.

b. Reference Sheet A-102:
Finish Schedule:

- Add the following Wall Material:
  W3 (E) GYPSUM BOARD – REPAIR ALL HOLES AND CRACKS AND PREPARE GYPSUM BOARD TO ACCEPT 1 COAT OF PRIMER AND 2 COATS OF PAINT. COLOR: DUNN-EDWARDS GRAY HUSKIE 1473.
- Add the following Stair Floor Materials:
  F5 Stair Landings: Roppe Envire Rubber Sheet. Color: S123 Charcoal
  Stair Tread with accessory Riser and Stringer: Roppe Rubber Tread 92 Low-Profile. Color 123 Charcoal
  Base at Landings: Roppe Pinnacle 4". Color 123 Charcoal

END OF ADDENDUM NO.1