

EXHIBIT "A"

Lodi Unified School District

Elkhorn Elementary School: Offsites, Sitework, Renovation, and Modular Building

Responsibility Matrix September 1, 2026

Purpose:	To delineate and define the scope of work between three different contractors.		
Intention:	The organization of this document is laid out with the intention that the Renovation Contractor is the prime contractor responsible for the health, safety, and overall management of the site. Under the Renovation Contractor would be both the Site and Modular Contractors. The Site Contractor is intended to capture the scope of the Offsites and the sitework in Increments 1 and 2, while the Modular Contractor is primarily responsible for the Increment 3 Modular scope. Their intended individual responsibilities are delineated below.		
Reviewed By:	Signature:	Signature:	Signature:
	<i>Desiree Wise</i>	<i>Kyle Chamberlain</i>	<i>Kevin Concolino</i>
	Firm: Lodi USD	Firm: JLC	Firm: LPA Design Studios
	Name:	Name: Kyle Chamberlain	Name: Kevin Concolino
	Date:	Date: 09/01/2026	Date: 09/01/2026

Description	Renovation GC	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 Renovation/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				Area to be coordinated and reserved for modular contractor
On-site Security	X				
Division 2 - Demolition					
On-site building demolition	X				
On-site demolition including pavement, utilities, structures, etc.		X			
Off-site demolition including pavement, utilities, structures, etc.		X			
Demolition and abandonment of existing storm-drain box culvert within Davis Road (off-site)		X			
Septic tank removal and coordination with local authorities		X			
Coordination with the City for all offsite work		X			
Division 3 - Concrete					
Building Concrete:					
Foundation Staking		X			
Off-haul Footing Spoils		X			
Footing & Slab On Grade			X		
Division 5 - Metals					
Covered Walkway/Canopies Connected to modular building			X		
Covered Walkway/Canopies at all other buildings		X			

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Handrails	X				
Provide/install gutters and gutter guards on modular building.			X		
Provide/install gutters and gutter guards on all other buildings.	X				As applicable
DI Grates		X			
Division 8 - Openings					
Doors / Frames on modular building			X		
Doors / Frames on all other buildings	X				As applicable
Windows / Frames on modular building			X		
Windows / Frames on all other buildings	X				As applicable
Division 9 - Finishes					
Interior and Exterior:					
All finishes on modular building			X		
All finishes on all other buildings	X				
Division 11 - Equipment					
Division 13 - Special Construction					
Modular Buildings:					
All Engineering/Architectural DSA Approval			X		
Manufacturer Buildings			X		
DSA Fees				X	
In Plant inspection fee's				X	
Division 22 - Plumbing					
Modular building interior plumbing including all piping, equipment, and structures			X		Extend out to 5 feet beyond building
Division 23 - Mechanical					
Stub condensate drain to exterior just above finish floor			X		
Connect Condensate Drain and run to Drywell		X			
Energy management system			X		
HVAC Unit			X		
HVAC Ducting & Grills			X		
HVAC Thermostats if connected/controlled by EMS system			X		
Power for EMS system			X		
EMS system, conductors & site conduits, controls			X		
Division 26 - Electrical					
Electrical Service:					
Trench and conduit to transformer		X			
Transformer Pad		X			
Trench and conduit to MSB		X			
Main switch board		X			
Conductors to meter		X			
Power & Distribution:					
Transformers		X			
Distribution switch boards		X			
Power to buildings		X			Wire feeders
Building electrical sub panels			X		

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Provide conduit/conductor to energize modular subpanels and conductor from sub-panel to subpanel interior of building		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		X			
Lighting:					
Site Lighting		X			
All Building Exterior Lighting to EMS			X		That are attached to the building (soffit/walls)
EMS Controls Panel		X			
Interior Light Programming			X		
Site Exterior Light Programming		X			That are not attached to the building
Conduits Connecting Building Wings		X			
Interior LED Lights at modular building			X		
Interior LED Lights at all other buildings	X				
Exterior LED Lights at modular building			X		
Exterior LED Lights at all other buildings	X				
Int. Occupancy Sensors/Photo Sensors at modular building			X		
Int. Occupancy Sensors/Photo Sensors at all other buildings	X				
Lighting control & integration to classroom lighting control at modular building			X		
Lighting control & integration to classroom lighting control at all other buildings	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				X	
Conduit to building/ STC Cabinet		X			
STC at building	X				
Wires/Controls	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				
Wi-Fi, Data, Fire Alarm, Voice	X				
Intrusion Alarm, CCTV & Clocks				X	
All low voltage conduits in hard lid ceilings at modular building			X		
All low voltage conduits in all ceilings at all other buildings	X				
Fire Alarm:					
Building Conduit & Back boxes and supports for devices at modular building			X		
Building Conduit & Back boxes and supports for devices at all other buildings	X				
Conduit to building STC Cabinet		X			
All fire alarm control, and annunciator panels	X				
Power for FACP/FAEP			X		

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Terminal Cabinets	X				
Devices/Conductors/Controls	X				
FS Flow & Tamper Switches at building riser	X				
FS Flow & Tamper Switches outside buildings (i.e. backflow 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 at modular building			X		
Division 31 / 33 - Site Work					
Earthwork:					
Excavation / backfill / compaction		X			
Spoils offhaul for pad / foundations excavation		X			
Rough grading at building perimeter		X			
Finish grade, including slopes to drain (if applicable) within the building pad area and re-grading after the form work is removed		X			
Import / Export fill		X			
Bioretention basins, including excavation, backfill, and subdrainage/structures installation		X			
Excavate modular building foundation pad		X			Excavate 5 ft. horizontally past building perimeter
Excavate building/foundation footings			X		
Provide/install engineered fill per soils report		X			if applicable
Asphalt concrete:					
On-site asphalt, including hard courts, parking lot areas, etc.		X			
Off-site asphalt (roadway improvements) including City coordination		X			
Striping		X			
Coordination with the City for all off-site work		X			
Site Concrete:					
On-site flatwork, including curbs, seatwalls, and other minor concrete		X			Slope away from building
Site entrance driveways and connection to offsite paving, including City coordination		X			
Off-site flatwork including sidewalks, utility pads, minor concrete, etc. including City coordination		X			
Storm Drains:					
On-site storm drain system, including piping, structures, and equipment		X			Extend up to face of building. Modular Contractor to provide cleanout and connection.
Off-site storm drain system, including piping, structures, and equipment		X			
On-site to off-site piping connection		X			
Coordination with the City for all off-site work		X			
Provide/install gutters on modular building			X		
Domestic Water:					
On-site water system, including piping, structures, and equipment		X			Extend up to within 5 feet of the building
Off-site water system, including piping, structures, and equipment		X			
On-site to off-site piping connection		X			
On-site shut-off valve (SOV) at buildings		X			within 5' of building

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On-site connection from building domestic piping to site water system		X	X		Final connection responsibility to be determined following sequencing of modular building and site utility work.
Coordination with the City for all off-site work		X			
Domestic piping within buildings.			X		
Chlorination and testing - All Lines at modular building			X		
Chlorination and testing - All Lines at all other buildings		X			
Sanitary Sewer:					
On-site sewer system, including piping, structures, and equipment		X			Extend up to within 5 feet of the building
Off-site sewer system, including piping, structures, and equipment		X			
On-site to off-site piping connection		X			
On-site connection from building sewer to site sewer system		X	X		Final connection responsibility to be determined following sequencing of modular building and site utility work.
Landscaping:					
Irrigation		X			
Planting		X			
Fencing footings and columns		X			
Site Accessories/Planters		X			
Marquee Sign		X			Relocate
Fire Service:					
On-site fire system, including piping, structures, and equipment		X			
Off-site fire system, including piping, structures, and equipment		X			
On-site to off-site piping connection		X			
Fire sprinkler system within modular buildings			X		
Fire sprinkler Riser in modular building to 6" AFF		X			
Fire sprinkler main connection on-site water system		X			
Fire sprinkler engineering and design including calculations for DSA approval			X		
Fire sprinkler from site to building POC		X			Site contractor to bring FS line to point of connection inside building.
Flush site fire service - All Lines		X			
Various					
Modular:					
Provide/install gutters			X		
Classroom accessories			X		
Thermostats			X		
Construction Keying			X		
Doors, Door Frames, Door Hardware			X		
Permanent/Master Keying	X				
Temporary Lock Cores			X		
Permanent Lock Cores	X				
Door Card Readers	X				Owner Furnished
Provide unobstructed truck/crane access to building pads -must support 200 ton crane	X				Maintained by the modular building manufacturer once they start construction activities on-site.
Building floor protection covering			X		
Floor Sealing/Waxing			X		
Window coverings			X		
Dishwasher			X		
Refrigerator				X	

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Description	Renovation GC	Site GC	Modular Contractor	District	Comments
Furniture				X	
All blocking needed to install wall mount fixtures, TV's, markerboards, cabinets, etc.			X		
Building mounted exterior hose bibbs (2 min.)			X		
Roof hose bibbs (2 min.)			X		
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, anticipate 8" x 12"
All Exterior signage rooms ID and code required			X		Match campus, anticipate 8" x 12"
Interactive Visual Display TV				X	Modular contractor installed
All Other Buildings:					
Provide/install/modify gutter	X				As applicable
Classroom accessories	X				As applicable
Thermostats	X				As applicable
Construction Keying	X				As applicable
Doors, Door Frames, Door Hardware	X				
Permanent/Master Keying	X				
Temporary Lock Cores	X				As applicable
Permanent Lock Cores	X				
Door Card Readers	X				Owner Furnished
Establish/maintain building corners/surveying		X			
Building floor protection covering	X				
Floor Sealing/Waxing	X				
Window coverings	X				
Dishwasher	X				As applicable
Refrigerator				X	
Furniture				X	
All blocking needed to install wall mount fixtures, TV's, markerboards, cabinets, etc.	X				
Exterior wall/roof hose bibbs	X				As applicable
Building casework and counters	X				
Markerboards	X				As applicable
AV Systems	X				
All Interior signage rooms ID and code required	X				Match campus, anticipate 8" x 12"
All Exterior signage rooms ID and code required	X				Match campus, anticipate 8" x 12"
Interactive Visual Display TV				X	Modular contractor installed
Dust Control	X				
SWPPP		X			
Traffic Control	X				Include plans for off-site work in Davis Road as well as on-site work
Encroachment permits (off-site work)		X			