

September 30, 2026

HMC Architects Project No. 3587006000

DSA File and Application No. 34-39 /

PTN: 67330-294

ADDENDUM NO. 1

Construction Services for Lease-Leaseback Project Delivery

Rancho Cordova Elementary School Modernization

Folsom Cordova Unified School District

2562 Chassella Way, Rancho Cordova, CA 95670

1. ALL WORKMANSHIP, MATERIALS, APPLIANCES AND EQUIPMENT which may be included in the following items shall be the same relative quantity as described for similar work set forth in the original or main specifications of which these Addendum items shall be considered a part.
2. BID QUESTIONS
 - A. Is there a Project Labor Agreement on this project?
Response: No
 - B. Who is the Architect for this project?
Response: HMC Architects
 - C. Is there a CM on this project?
Response: No CM for this project. Project is managed by the District Staff.
 - D. General Conditions Section 10.07, Protection and Repair of Work, provides that "Contractor will provide adequate security measures for the Work and shall, until the Date of Completion of the Work, maintain such measures to protect its Work under this Facilities Lease from theft, defacement, or vandalism," and that the Contractor "shall repair or replace any damage and remove any damaged or defaced material and/or equipment from the Site at no cost to District." Please confirm whether builder's risk or course-of-construction coverage responds to a theft or vandalism loss before the Date of Completion and at what deductible, or whether that loss rests entirely with the Contractor.
Response: The Contractor is responsible for protecting the Work from theft, defacement, and vandalism. The District will further review the builder's risk requirements and anticipates a \$35,000 or less deductible. The Contractor should review its insurance requirements and coverage with its insurance representative and price the Work accordingly.

- E. Section 10.07 requires "adequate security measures" without defining them, and the Work is a modernization at an occupied elementary campus. Please confirm what the District expects to satisfy that requirement outside working hours and during school breaks, and confirm that the means of providing it are the Contractor's to select.

Response: Security measures required under Section 10.07 are the Contractor's responsibility and are subject to the Contractor's means and methods. The District will further review this requirement and may request additional security measures if security concerns arise during construction.

- F. The Temporary Facilities cost matrix classifies line 18, Security Guards, and line 19, Watchman Service, as "Direct Cost of the Work," while line 9, Temporary Fencing/Enclosures, is carried under "General Conditions." Please confirm whether a monitored electronic surveillance and alarm program used to satisfy the Section 10.07 security obligation is likewise a Direct Cost of the Work, so that all respondents classify it consistently.

Response: Security measures, including any electronic surveillance or alarm systems, are the Contractor's responsibility and part of the Contractor's means and methods for complying with Section 10.07. The District will further review the cost classification and provide additional clarification as appropriate.

- G. Could you please provide the Architect's target completion milestones for the following phases:

- 100% Design Development (DD)
- 50% Construction Documents (CD)
- 100% Construction Documents / DSA Submittal
- DSA Approval

Response: Please see attached draft project schedule. Schedule is subject to change as needed.

- H. For purpose of our proposal, can we assume the project will not be designed and DSA approved in Increments? If Increments are intended, can you please provide the scope of each Increment and the Architect's target completion milestones for each Increment (like preceding question)?

Response: We are currently estimating three phases – Phase #1 (Non DSA project) for HVAC and roofing project and Separate increments for modular classrooms and for remaining work. Increments might evolve and change with the selected contractor's input.

- I. Under the Strength of Key Personnel and Past Performance section, may we use 11" x 17" pages for Past Projects?

Response: Yes

- J. Under the Project-Specific Plans section, may we use 11" x 17" pages for the schedule and logistics exhibits?

Response: Yes

- K. RFI 01: Would you allow the use of 11x17 (folded to be 8 ½ x 11) as needed on specific responses in our proposal?

Response: **Yes**

- L. Exhibit B-1 (Temporary Facilities) – Can item 9 (Temporary Fencing/Enclosures) and item 10 (Covered Walkways) be moved to Direct Cost of Work?

Response: **We can determine what is needed for phasing during preconstruction and include this at the time of GMP.**

- M. Section F limits proposals to 40 single-sided pages on 8½" x 11" paper. Would the District allow 11x17 pages (folded to 8½" x 11") for the project schedule and site logistics/phasing plans in the Project Specific Plans section, with each 11x17 page counting as one page toward the 40-page limit?

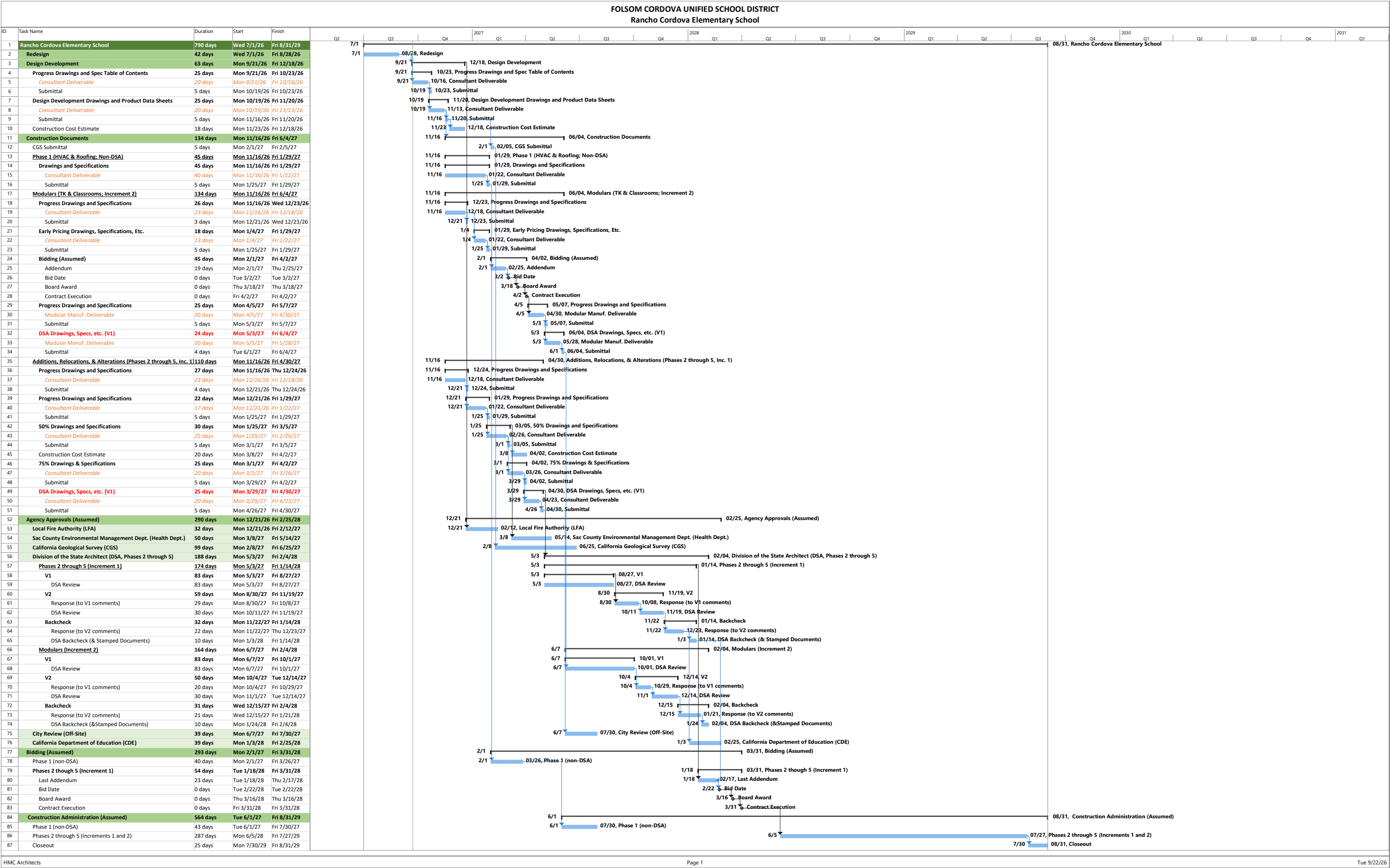
Response: **Yes**

- N. **Revised Project Description shown as part of Exhibit A**

- Site Improvements: New and renovated parking/drop-off areas, expanded hardcourts, utility upgrades, and canopy renovations.
- **HVAC and roofing replacement for existing buildings.**
- Building Modernization: Complete renovation of B-Wing for Administrative Support Services; modernization of Buildings J, C, D, and E; Multipurpose building renovation including kitchen, restrooms, exterior upgrades, and seismic retrofit.
- Adaptive Reuse: Convert the existing Administration building to a library with additional space as needed.
- New Facilities: New modular classrooms, TK/K classroom, and relocation of Student Care and Preschool buildings.
- Life Safety & Technology: Fire sprinkler installation and replacement of fire alarm, clocks, PA, data, access control, and intrusion systems.
- **Relocation of utilities from underside of the existing canopies to above the roof. Adding fire sprinklers to the canopies and repair the canopies as needed**
- Phasing: Improvements will be carefully sequenced to maintain safe campus operations and minimize disruption during construction.

See attached updated phasing plan

*** * * END OF ADDENDUM * * ***



LEGEND

NEW BUILDING

EXISTING BUILDINGS

(E) PORTABLES BEING RELOCATED

RENOVATED BUILDINGS
(MINOR INTERIOR
RENOVATIONS AND CODE
UPGRADES)

NEW ADDITION

NEW CANOPY

EXISTING RENOVATED
CANOPY

NEW CONCRETE

NEW AC PAVING

NEW LANDSCAPING

PROTECTIVE SAFETY SURFACE

P1

PHASE 1 - HVAC AND
ROOFING UPGRADES FOR
CERTAIN EXISTING BUILDINGS

P2

PHASE 2 - MARCH 2028 - JULY
2028 (5 MONTHS)

P3

PHASE 3 - JULY 2028 -
DECEMBER 2028 (7 MONTHS)

P4

PHASE 4 - MAY 2029 -
DECEMBER 2029 (8 MONTHS)

P5 x

PHASE 5.1 - BROKEN INTO 2
SUMMERS - JUNE 2028/ULY
2028 & JUNE 2029/JULY 2029
PHASE 5.2 - JUNE 2029 AND
JULY 2029 (2 MONTHS)

