



Department of Facilities and Planning

Folsom Cordova Unified School District

Addendum 1 to Bid Documents Theodore Judah Elementary School Administration Building Modernization

The Folsom Cordova Unified School District is issuing Addendum No.1 for the Theodore Judah Elementary School Administration Building Modernization.

1. REQUEST FOR PROPOSALS

- A. Exhibit A of the RFP (page 16), **DELETE** in its entirety and **REPLACE** with Exhibit A, included with this addendum.

2. BID QUESTIONS

- A. May we receive a copy of the completed schematic design package, or any other available plans, to better understand the project's design and scope?

*Response: Please see District's website
(<https://www.fcusd.org/departments/facilities-planning/request-for-proposals>) for the currently available plans.*

- B. Under the Strength of Key Personnel and Past Performance section, may past project descriptions and exhibits be submitted on 11" x 17" pages?

Response: Yes

- C. Under the Project-Specific Plans section, may the project schedule and logistics exhibits be submitted on 11" x 17" pages?

Response: Yes

- D. Reference: General Conditions 3.17 (page 44) and 10.07 (page 64).
Section 10.07 requires protecting the Work "from theft, defacement, or vandalism" until the Date of Completion.
 - 1) Please confirm the Contractor bears that loss, including the Builder's Risk deductible, until then.
 - 2) Please confirm whether the 3.17 policy must cover theft, and its maximum deductible (Rancho Cordova Elementary School Modernization Addendum No. 1 anticipated \$35,000 or less).

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 anticipate a \$35,000 or less deductible. The Contractor should

**Theodore Judah Elementary School
Administration Building Modernization
Addendum 1
Page 2**

review its insurance requirements and coverage with its insurance representative and price the Work accordingly.

- E. Reference: Form S, item 5 (page 176); Guidelines for Conduct, item 7 (page 125). Form S sets off-work hours of 3:30 PM to 7 AM weekdays plus weekends and holidays, and item 7 states storage "will not be allowed outside fenced areas." Please confirm the Contractor protects the fenced work and storage areas, including the replacement HVAC units, during all off-work hours until the Date of Completion.

Response: The Contractor is responsible for protecting their work and storage areas. Please see the revised Exhibit A for updated project scope.

- F. Reference: RFP Exhibit B-1, Temporary Facilities, items 18 and 19 (RFP page 20). Exhibit B-1 classifies "Security Guards" and "Watchman Service" as Direct Cost of the Work.
- 1) Please confirm security measures for Section 10.07, including electronic surveillance, are classified the same way.
 - 2) If not, please confirm whether the District would carry site security as an allowance within the GMP.

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

Response: See 2, B and C of this addendum.

- H. Exhibit B-1 (Temporary Facilities) – Is an office trailer and separate IOR trailer required or can we use space within the school?

Response: A trailer with an office for the IOR is required.

- I. Exhibit B-1 (Temporary Facilities) – Can item 9 (Temporary Fencing/Enclosures) and item 10 (Covered Walkways) be moved to Direct Cost of Work? We can determine what is needed during preconstruction and include this at the time of GMP.

Response: These items would be covered in your general conditions.

END OF ADDENDUM

ADDENDUM 1

Exhibit "A"

Description of the Project

Name: Modernization at Theodore Judah Elementary School

Anticipated Construction Cost: \$2,500,000

Project Description: This project will include a reconfiguration and addition to the Administration Building at Theodore Judah Elementary School, including all low and high voltage systems and the addition of a limited amount of access controls at the administration building.

Anticipated Project Schedule: The District desires to commence construction on this Project in June 2027 and occupancy for the Fall 2027 school year. Current tentative schedule:

Schematic Design:	Complete
Design Development:	September 2026 - October 2026
Construction Documents:	November 2026 December 2026
DSA Review/Approval:	January 2027 – April 2027
Construction:	June 2026 – July 2026