

ADDENDUM NO. 1

Bid No. 2026/27 – 1FA

Lease of Relocatable Buildings

Date Issued: April 24, 2026

This addendum forms a part of the contract and modifies the original bid documents. It is intended that all work affected by the following modifications shall conform to related provisions and general conditions of the contract, of the original bid documents. Modify the following items wherever appearing in any portion of the bid documents. Acknowledge receipt of Addendum No. 1 in the space provided on this form. Failure to do so may subject bidder to disqualification.

The following revisions and/or additions are hereby made:

- 1) Responses to Request for Information (RFI) is included in this Addendum.
- 2) The following documents have been revised (ADDENDUM NO. 1) and to be replaced in its entirety:
 - a) Bid Form Pricing Sheet
 - b) Bid Form Pricing Sheet – Additives
 - c) Bid Relocatable Building Floor Plan – Item B – (2) pages
 - d) Bid Relocatable Building Floor Plan – Item H
 - e) Bid Relocatable Floor Plan – Item I
- 3) Reference attachment for revisions and/or additions to “Bid Form Pricing Sheet”. **The revised bid form must be submitted with your bid.**

Responses to Request For Information (RFI) is included in this Addendum.

ALL OTHER PROVISIONS of the Bid Documents shall remain unchanged. This Addendum is hereby made a part of the Bid Documents to the same extent as those provisions contained in the original documents and all itemized listings thereof.

NOTE: The failure or omission of any bidder to receive or examine any bid documents, forms, instrument, addendum, specifications, plans or other documents shall by no means relieve any bidder from any obligation with respect to his/her bid or to the contract.

PLEASE SIGN AND RETURN ONE COPY OF THIS ADDENDUM WITH YOUR BID FORM.

Company Name

Signature

Print Name

Title

Request for Information (RFI)
Bid No. 2026/27 – 1FA
Lease of Relocatable Buildings

Response to request for Information (RFI), District response in Italic

1.00 Q: Item #6 asks for an early termination fee. Since this typically depends on when the lease is terminated, a fixed number may not be accurate. How would you want us to calculate this amount?

A: See revised Bid Form Pricing Sheet attached.

1.01 Q: Since these modular buildings are leased by district and owned by Modular Manufacturer, we would request the following conditions if that were acceptable to be incorporated within bid requirements.

Modular Building Warranty on Leased Units:

Warranty-Duration: Modular Manufacturer/Dealer warrants that our modular buildings are free from defects in materials and workmanship for the duration of the lease term. This warranty ensures that the buildings perform effectively throughout the entire period of use.

A: The warranty period shall be the duration of the lease term.

1.02 Q: Included-Services: As part of this warranty, Modular Manufacturer/Dealer will provide the following services to maintain the functionality and integrity of the modular buildings:

Quarterly HVAC Filter Changes: Modular Manufacturer/Dealer will perform HVAC filter changes every quarter, totaling four times a year. This routine maintenance is essential for ensuring optimal air quality and system efficiency.

A: The District will be responsible for the filter replacement on a quarterly basis.

1.03 Q: Due Diligence Inspections: Each quarterly service visit will also include a thorough inspection of the modular building to identify any potential defects or maintenance needs. This proactive approach allows us to address issues promptly, ensuring that the buildings function properly throughout the school year.

A: The District will be responsible for periodic inspections. Should potential defects and maintenance needs be identified, the District shall submit a service request to the Contractor.

1.04 Q: Warranty-Coverage: This warranty covers all components and systems of the modular buildings, provided they are used under normal operating conditions and in accordance with the manufacturer's guidelines.

A: All warranties are the responsibility of the Contractor.

1.05 Q: Since the modulars are owned by the manufacturer and there are no specifications provided, can we use our standard design layouts, or do we need to follow district design layouts? We incorporate high-quality products and aim to ensure that they align with the school and community.

A: The design and layout shall match the drawings provided in the bid documents. Product specifications are to be provided by the Contractor during Phase I for District review and shall meet or exceed the following requirements.

- *Buildings shall be built in accordance with DSA-approved Pre-Check (PC) drawings and all California Building Codes applicable to the year of the PC approval and code cycle.*
- *Units shall be built no later than 2011 and remain in good condition subject to District review prior to delivery.*

1.06 Q: Are all the units required to be brand new? Is there a limit on the age of units that can be accepted?

A: No, the units are not required to be new; however, they shall meet strict age requirements as follows:

- *Age Limit: Buildings shall have been built no later than 2011.*

1.07 Q: What should we do if the manufacturer is unwilling to sell its products? Can we indicate "N/A" for the purchase option priced at \$1.00? We're a Women-Minority-owned small business and eager to grow our business to service more clients, selling fleet sets Small Business back and allows the giant corporations dominating the market.

A: To ensure a bid is deemed responsive, all line items shall be completed. Any bid line item marked "N/A" shall be deemed nonresponsive. See revised Bid Form Pricing Sheet attached. Line item #5 & #11 "\$1 BUY-OUT/LEASE PURCHASE OPTION AFTER 3 YEAR LEASE" have been removed.

1.08 Q: Do the modular buildings need to be painted in District colors, or are the modular manufacturer's colors acceptable? Upon, District approval - pictures attached of our modular finished color, exterior is smooth hardie panel, no t-11 siding.

A: Bidders are required to provide a price for "custom exterior colors for each module" under Item #15 of the Bid Form Pricing Sheet - Additives. Base bid cost should include the Contractor's standard paint colors. Contractor shall include T 1-11 siding as part of their base bid.

1.09 Q: Will the district sign the modular buildings manufacturer lease agreement?

A: The District will execute the manufacturer's lease agreement provided that all terms and conditions therein are consistent with, and do not supersede, the requirements and terms established in this bid. Any conflicting language shall be resolved in favor of the District's bid specifications.

1.10 Q: What is the average number of modular buildings the district leases on a yearly basis?

A: Annual leasing requirements are subject to change and are determined on an as-needed basis. Bidders should provide their services according to the needs of the District.

1.11 Q: Admin: Line 22 - Remove LDs \$1,000

A: Refer to Information for Bidders Section 22 replace "\$1,000.00" with "zero dollars".

1.12 Q: Line 29 – DVBE of 3%. Good faith effort

A: The Contractor shall fill out the DVBE form.

1.13 Q: Will the early termination be per month charge? Can the district remove the early termination counting towards the total bid amount, as this affects the Bid Bond total?

A: See the revised Bid Form Pricing Sheet attached.

1.14 Q: Item #5 does this refer to a standard manufacturer ramp with a 5x7 landing and 4x11 ramp piece?

A: Yes, or per DSA approved drawings.

1.15 Q: Item #25 confirm what does "science work station" include?

A: Refer to revised Bid Form Pricing Sheet – Additives. Item G, 36x40 science classroom, has been removed from the bid.

1.16 Q: Item #53 should the mop sink 28"x28" also include the price for a 6 gallon water heater?

A: Refer to revised Bid Form Pricing Sheet – Additives. See Item #10 for water heater.

1.17 Q: Item #8 & #66, what are the differences between these two items?

A: Item #8 is a restroom. Item #66 is a water closet with a grab bar.

1.18 Q: Can the district add an Item for DSA fees?

A: No, the District will pay DSA fees at the time of plan submission.

1.19 Q: Can the District add an Item for In plant Inspections?

A: Since the building is leased, there will be no in plant inspections. The Contractor shall provide approved PC buildings.

1.20 Q: Line 55-57 can you please specify on existing campus, and add additional lines within 15 miles?

A: Items 55-57 assume on site relocation. If building is moved off site, the Contractor shall provide a quote.

1.21 Q: Can a line be added for driver/hauler downtime (per HR non PW)?

A: No line item will be added for driver/hauler downtime.

1.22 Q: Line 88 can you specify wood foundation & skirting per module? This would then work for a 12x40, 24x40, 36x40 and 48x40

A: See revised Bid Form Pricing Sheet - Additives.

1.23 Q: Can the District change Item #89 to Labor and Material Rolling for each 12x40 module, as then this works for restrooms, 24x40s, 36x40, and 48x40s.

A: See revised Bid Pricing Sheet - Additives.

1.24 Q: Line 6 – Will the district accept buildings 20 years or newer with new carpet and led lights?

A: No, the units are not required to be new; however, they shall meet strict age requirements as follows:

- *Age Limit: Buildings shall have been built no later than 2011.*

1.25 Q: Can both exterior doors be on the 36' side underneath the 5' overhang?

A: See revised Relocatable Building Floor Plan – Item B.

1.26 Q: Item G - Can the district confirm: the linear feet of cabinet in the 36x40 science classroom.

- Flooring for the science classroom.
- Specs for sinks
- Specs for cabinets & counter tops
- Will an eye wash station be needed? If yes, can the district submit a spec sheet.

A: See revised Bid Form Pricing Sheet. Item G, 36x40 science classroom, has been removed from the bid.

1.27 Q: Item H – Will the district accept one exterior door on the 24' side underneath the overhang?

A: No, Item H is to remain as designed.

1.28 Q: Item H – Will the district confirm the linear feet of cabinets?

A: Contractor shall provide ten (10) Lineal Feet of upper and lower cabinets. See revised Relocatable Building Floor Plan – Item H.

This Bid Form Pricing Sheet Must be Submitted with Bid

ITEM		A 24' X 40' Classroom	B 36' X 40' Classroom	C 48' X 40' Classroom	D 12' X 40' Restroom (2 Door)	E 12' X 40' Restroom (3 Door)	F 12' X 40' Restroom (4 Door)	G 36' X 40' Science Classroom	H 24' X 40' Daycare w/Restroom	I 48' X 40' Daycare w/Restrooms
BASE LEASE RATE - 3 YEARS										
1	ANNUAL PAYMENT							Item G Removed per Addendum #1		
2	LUMP SUM PURCHASE AFTER 3 YR LEASE									
3	DELIVERY & SET-UP COSTS									
4	REMOVAL COSTS									
5	\$1 BUY-OUT/LEASE PURCHASE OPTION AFTER 3 YEAR LEASE	Line Item 5 Removed per Addendum #1								
6	EARLY TERMINATION FEE: Monthly Charge Multiplied Months Remaining on Contract Term									

ITEM		A 24' X 40' Classroom	B 36' X 40' Classroom	C 48' X 40' Classroom	D 12' X 40' Restroom (2 Door)	E 12' X 40' Restroom (3 Door)	F 12' X 40' Restroom (4 Door)	G 36' X 40' Science Classroom	H 24' X 40' Daycare w/Restroom	I 48' X 40' Daycare w/Restrooms
BASE LEASE RATE - 5 YEARS										
7	ANNUAL PAYMENT							Item G Removed per Addendum #1		
8	LUMP SUM PURCHASE AFTER 5 YR LEASE									
9	DELIVERY & SET-UP COSTS									
10	REMOVAL COSTS									
11	\$1 BUY-OUT/LEASE PURCHASE OPTION AFTER 5 YEAR LEASE	Line Item 11 Removed per Addendum #1								
12	EARLY TERMINATION FEE: Monthly Charge Multiplied Months Remaining on Contract Term									
1 THRU 12 CUMULATIVE TOTAL:										

NOTE: LEASED RELOCATABLE(S) TO BE BUILT NO LATER THAN 2011. ALL FINISHES TO BE IN GOOD WORKING CONDITION; SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO SIGN-OFF.

Add Lines 1 thru 12, TOTAL OF ALL COLUMNS

\$

**LEASE OF RELOCATABLE BUILDINGS
 BID FORM PRICING SHEET - ADDITIVES**

ITEM #	ADDITIVES	UNIT	PRICE
1	Carpet upgrade Bentley	SY	
2	100 Lb. stiffened floor	N/A	
3	150 Lb. foundation system	N/A	
4	70 Lb. stiffened floor	N/A	
5	Additional metal ramp and landing with handrails	EA	
6	Cost per linear foot to extend metal ramp or landing and handrails	LF	
7	Interior non-rated 2x4 wall 16" OC from floor to roof	LF	
8	Interior gender neutral toilet room	EA	
9	Plumbed ADA sink and cabinet – 4 lf	EA	
10	10 gallon electric water heater	EA	
11	Instant flow tankless electric water heater	EA	
13	Drinking fountain interior wall mounted	EA	
14	Dual drinking fountain exterior wall mounted	EA	
15	Add for custom exterior colors for each module	EA	
16	Base cabinet - WIC #102 - 36L x 84H x 24D	EA	
17	Open upper cabinet - WIC #300 - 36L x 30H x 12D	EA	
18	Upper cabinet & doors - WIC #302 - 36L x 30H x 12D	EA	
19	Open tall storage cabinet - WIC #400 - 36L x 84H x 24D	EA	
20	Lockable tall storage cabinet - WIC #402 - 36L x 84H x 24D	EA	
21	Tall teacher cabinet - WIC #530 - 48L x 84H x 24D	EA	
22	Cubby storage - WIC #544 - 48L x 66H x 12D (48 cubicles)	EA	
23	Low book shelves - WIC #600 - 36L x 42H x 9d	EA	
24	Teaching wall (see drawings)	EA	
25	Science work station - Removed per Addendum #1	EA	
26	8' x 4' XOX sliding aluminum window - 46% dual glazed	EA	
27	4' x 4' XO sliding aluminum window - 46% dual glazed	EA	

**LEASE OF RELOCATABLE BUILDINGS
 BID FORM PRICING SHEET - ADDITIVES**

ITEM #	ADDITIVES	UNIT	PRICE
28	Ceramic tile with thin set over ½" backing	SF	
29	Exterior door package (metal) - 3070	EA	
30	Wall 110v duplex receptacle with cover	EA	
31	Recessed duplex 110v floor receptacle with cover	EA	
32	Wall data outlet with ½" conduit stubbed into attic cavity	EA	
33	Signal termination box 6" x 6" x 6" with ¾" conduit stubbed above ceiling	EA	
34	200 amp panel – single phase	EA	
35	400 amp panel – single phase	EA	
36	220v – 30 amp circuit outlet	EA	
37	Dedicated computer circuit – 20 amp	EA	
38	Interior light switch	EA	
39	Exit light (high) with battery backup (wall mount)	EA	
40	Operable wall – Modernfold 900 Series floor supported 8'6" high STC 45	LF	
41	Add 3-1/2 ton wall mount HVAC unit	EA	
42	Add 4 ton wall mount HVAC unit	EA	
43	Add 5 ton wall mount HVAC unit	EA	
44	Add 3-1/2 ton wall mount HVAC unit – three phases	EA	
45	Add 4 ton wall mount HVAC unit – three phases	EA	
46	Add 5 ton wall mount HVAC unit – three phases	EA	
47	HVAC return chase wall	EA	
48	Supply register and 12' of ducting	EA	
49	Return register and 12' of ducting	EA	
50	4" building separations 9 includes front & rear metal close off and roof cap	EA	
51	Two foot (2') wood close off between building	EA	
52	Eye wash station with science sink	EA	
53	Mop sink – 28"x 28"	EA	
54	Exterior fluorescent light fixture	EA	

**LEASE OF RELOCATABLE BUILDINGS
 BID FORM PRICING SHEET - ADDITIVES**

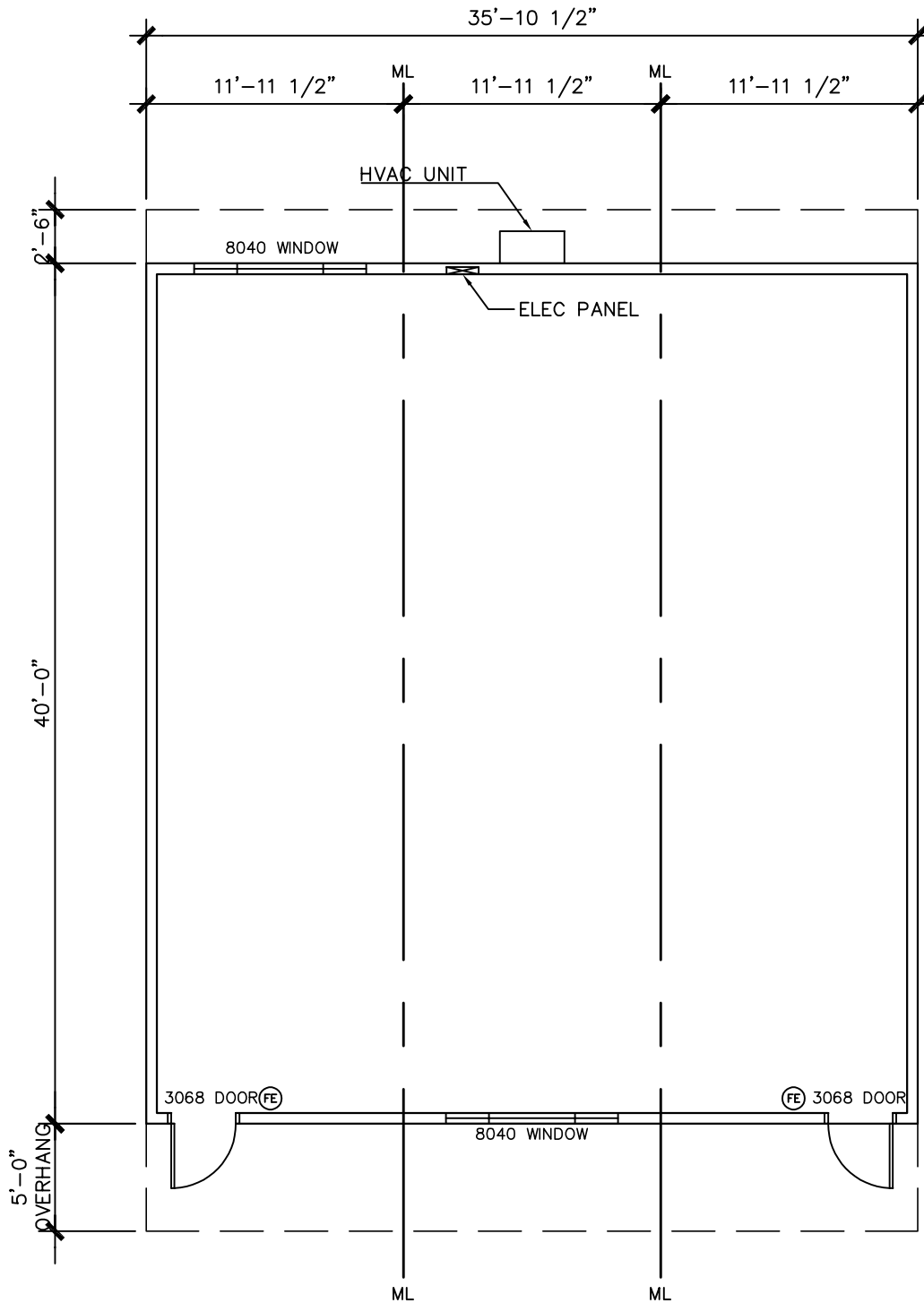
ITEM #	ADDITIVES	UNIT	PRICE
55	12' X 40' Building Relocation	EA	
56	24' X 40' Building Relocation	EA	
57	Additional 12' x 40' Modules Relocation (Add to 24' x 40')	EA	
58	Acid proof epoxy science classroom counters	LF	
59	Acid proof epoxy science classroom sink with goose neck faucet	EA	
60	Science classroom gas turret	EA	
61	Add epoxy floor finish	SF	
62	Upgrade exterior wall to one (1) hour rated	SF	
63	Upgrade exterior wall to two (2) hour rated	SF	
64	Double exterior door with mullion and panic hardware	EA	
65	Floor drain – Zurn with trap primer	EA	
66	Water closet – Adult/Child HDC with grab bar	EA	
67	Urinal with flush valve	EA	
68	Lavatory sink	EA	
69	Shower HDC fiberglass	EA	
70	Vinyl composition tile (VCT)	SF	
71	Sheet vinyl floor	SF	
72	Wall mounted TV Brackets	EA	
73	Occupancy sensors	EA	
74	Gas piping (as relates to a science classroom)	LF	
75	Acid waste piping (as relates to a science classroom)	LF	
76	Armstrong 1 hour fire rated ceiling system	SF	
77	3 Ft Wide window (dual glaze) with wire glass	EA	
78	4 Ton single phase heat pump – 13 sear	EA	
79	Interior walls with sound insulation	SF	
80	Additional transportation rate beyond 100 miles up to 40' module, per 25 miles increments up to 200+miles	MILE	
81	Engineering and Design (per hour)	HR	

**LEASE OF RELOCATABLE BUILDINGS
 BID FORM PRICING SHEET - ADDITIVES**

ITEM #	ADDITIVES	UNIT	PRICE
82	Craning and rigging (four hour minimum) (per hour)	HR	
83	Equipment charges (minimum of 8 hours)	HR	
84	On-site prevailing wage labor rate (per hour)	HR	
85	Carpet Cleaning (per hour)	HR	
86	Final Cleaning (per hour)	HR	
87	Tack Panel 4' x 8' (each)	EA	
88	New Wood Foundation & Skirting Labor and Material (12' x 40' Classroom)	EA	
89	Labor and Material Rolling of Building (12' x 40' Classroom)	EA	
90	Interior/Exterior Touch-up Paint Labor and Material (per SF)	SF	
91	5' Overhangs on Modules	LF	
92	2' 6" Overhangs on Modules	LF	

- End of Bid Pricing Sheets -

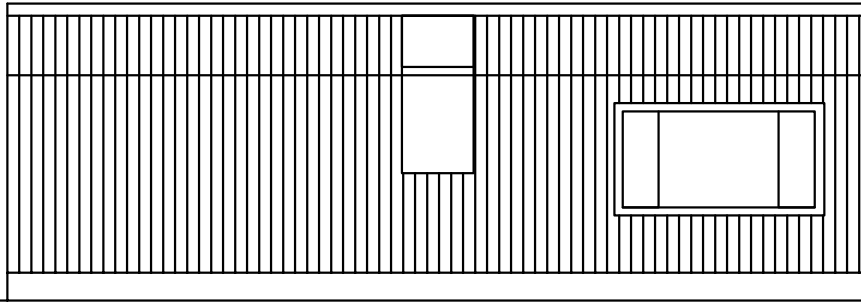
REAR



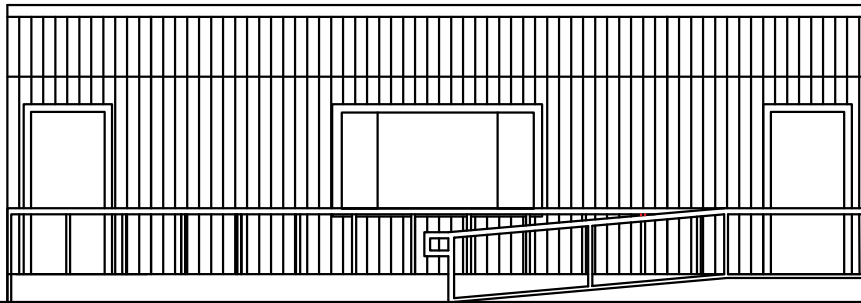
FRONT

AVAILABLE AS SHOWN - LEFT HAND
OR OPPOSITE HAND - RIGHT HAND

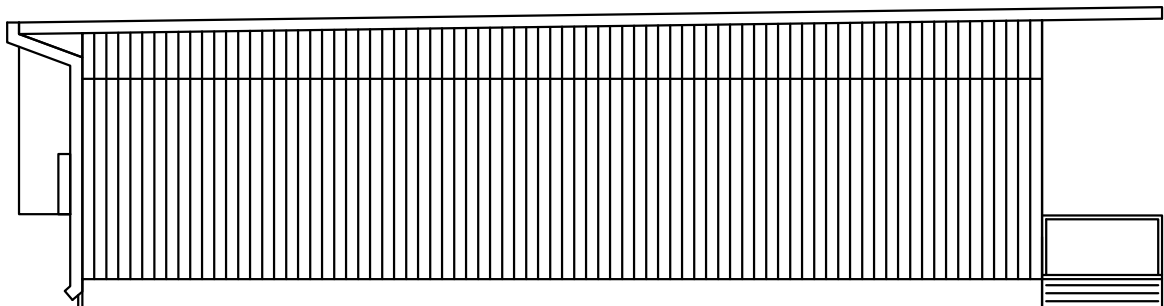
36 x 40 CLASSROOM	ITEM B
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REAR ELEVATION

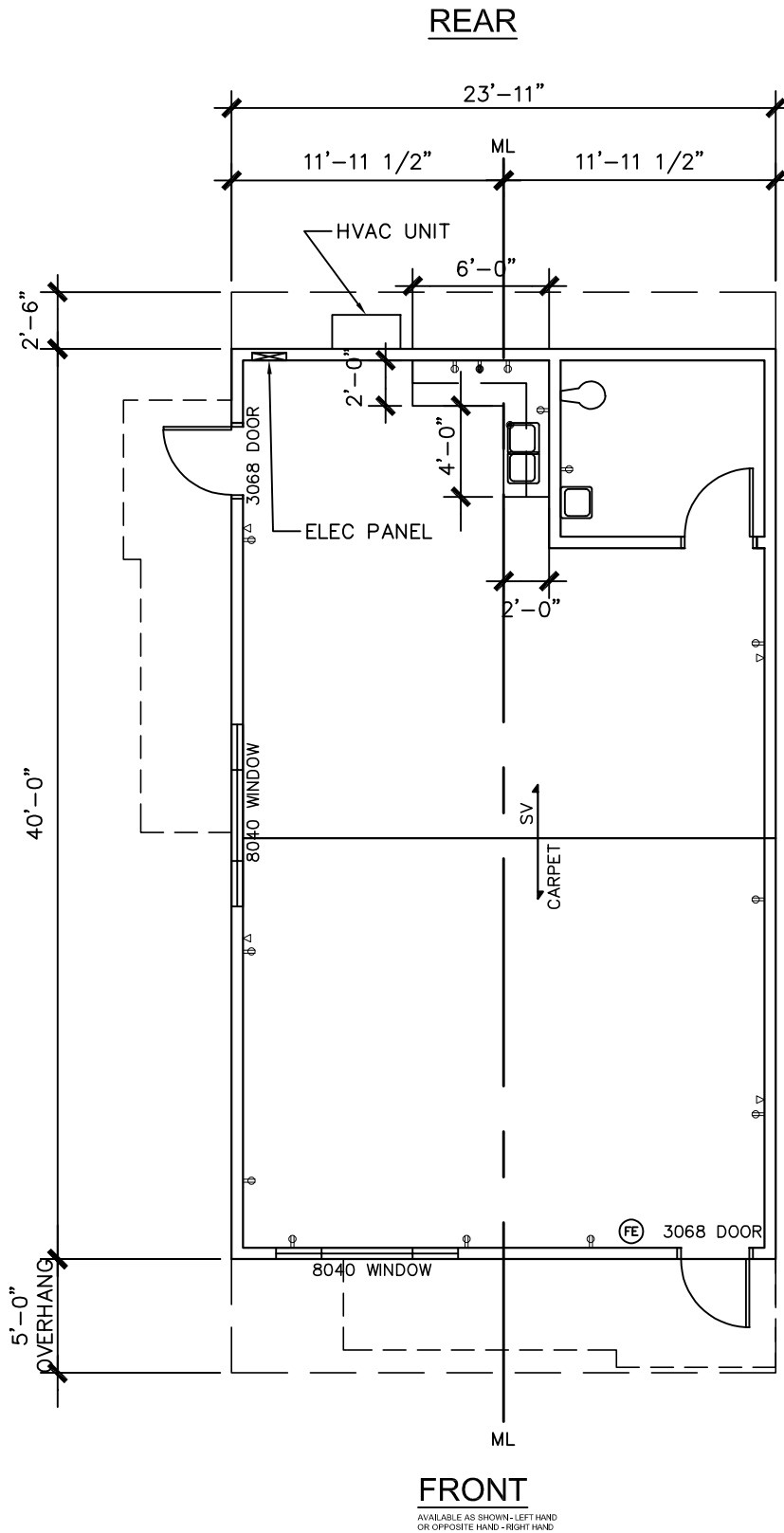


FRONT ELEVATION



SIDE ELEVATION

36 x 40 CLASSROOM	ITEM B
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24 x 40 DAYCARE W/ RR	ITEM H
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