

May 20, 2025

**HMC Architects Project No. 3271016000**  
DSA Application #: TBD

**ADDENDUM NO. 1**

Weber Institute Gymnasium  
Stockton, California



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HMC Architects

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. ADDENDUM DRAWINGS (included with this Addendum)  
The following modify or supplement the issued bid documents.  
  
NONE
3. RFQ/P Documents
  - A. RFQ/P Schedule Summary:
    1. MODIFY the date of the Interview of qualified Respondents to be "June 10, 2025, time TBD."
  - B. Section V1. Submittal Format, Paragraph A:
    1. MODIFY the page limit to be forty (40) single-sided pages.
4. DRAWINGS  
  
NONE

5. BID QUESTIONS

1. Under the Scope of Work for preconstruction services, will there be design meetings that the General Contractor is required to attend? If so, approximately how often will these meetings occur, and will they be held in person or virtually?

*Response: Reference for the above is Paragraph B, Scope of Work. Assume design coordination meetings shall occur every other week from selection to DSA approval. Assume 2 meetings to be in person on site and others to be held virtually (subject to modification as needed).*

2. Regarding Item 5 (Construction Contingency) and Item 6 (Allowance), it's unclear what information you're requesting from the General Contractor at this stage. Typically, allowances are identified and included as part of the GMP process. Can these items be marked as "TBD" for now, as they will be further defined and reviewed during GMP development?

*Response: Item 6 (Allowance) shall be determined after project development and not at this time. Item 5 (Construction Contingency) shall be included in the General Contractor's proposal. Contingency shall represent GC's expectation for necessary funds due to normal and expected changes due to unforeseen conditions and plan conflicts.*

3. Regarding General Conditions cost, with the final schedule being negotiated during GMP development, it is difficult to know what duration to include here. Would it be acceptable to provide the General Conditions Cost as a Monthly Cost?

*Response: It is acceptable to provide the General Conditions as a monthly cost.*

4. Can you please confirm from job walk that target date for DSA Submission is July 2025?

*Response: The construction document phase extends through July 2025, with DSA submittal to follow. This is expected at the end of July to early August, 2025.*

5. 5a) With 30 page limit can we also exclude Table of Contents, Appendices C1 thru C6.

5b) Detailed Schedule Charts can be excluded from page count. Please confirm this would exclude any Preconstruction/Construction Gant or CPM Schedules included with response.

*Response: Page limit is increased per this addendum to 40 to accommodate additional items needed per Contractor's discretion.*

6. Regarding bond and insurance: Is it acceptable to omit the builder's risk insurance for now? Due to the ongoing fire risks in California, insurance providers are requiring details such as the construction plan and materials before issuing a quote, getting an actual quote will offer the best value to the district. If for some reason it cannot be omitted, would it be acceptable to break out the insurance costs separately and adjust them later once the drawings are more developed? *There is no statute in Ed Code 17406 requiring this as part of the selection process.*

*Response: It is acceptable to omit the builder's risk insurance at this time, but please include as part of a Not to Exceed percentage as part of the overall project costs.*

7. During the walk it appeared like owner already did GPR or utility scanning of area. Can you confirm this was done? Or should we include in precon fee? Should there be any allowance for pot holing during precon site investigation considered at this time?

*Response: A preliminary utility survey was performed on the site; the General Contractor shall use discretion for any additional site investigation required.*

8. Can you clarify and confirm if a detailed CPM schedule is to be provided in RFP response? And what Tab you'd like to see it in. Can this be excluded in over count?

*Response: Please provide a proposed project schedule under Tab 5d. This is included within the increased page count. Level of detail to be per contractor's discretion.*

9. RFQ/P, I. Project Description and Scope of Services, B. Scope of Work, C. Modular Building System - NOT USED, is struck out. Please clarify if modular systems are no longer part of the project scope. If it is no longer part of the scope of work, may we omit the requirement under VI. Submittal Format, C. Contents, 6. Tab 6 - Prior Relevant Experience, k. Prefabrication and/or modular components as a percent of

the project's hard costs, and as a percent of total project square footage; specific prefabrication/modular vendor and model(s)?

*Response: There is no modular component to this project.*

10. Exhibit D-1 Facilities Lease item 16 states Federal Funds – Wages is NOT USED, however it also references an added Section 27 which speaks to Federal Funding. During the job walk it was asked if Federal Funding was being used on this project and the reply was Measure G funds only. Please confirm no Federal Funding are being used for this project.

*Response: There is no federal funding used on this project.*

11. We would like to maximize the 30-page limit to provide the Stockton USD with the most meaningful content for the district's consideration. We request that the following RFQ/P requirements be exempted from the 30-page limit:

- Table of Contents
- Non-Collusion Declaration. (APPENDIX C-1.)
- Iran Contracting Act Certification. (APPENDIX C-2.)
- Off-Road Diesel-Fueled Fleet Certification. (APPENDIX C-3.)
- Federal Debarment Certification (APPENDIX C-5.)
- Byrd Anti-Lobbying Certification (APPENDIX C-6.)

*Response: Please see increased page limit to accommodate additional inclusions.*

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