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Andrew Huff, PE, AIA
Structural Engineering

September 25, 2026

ADDENDUM #2

FOR
RIPON ELEMENTARY SCHOOL: PARKING LOT
FOR
RIPON UNIFIED SCHOOL DISTRICT
Bid Time and Date: September 30, 2026 at 3:00 p.m.

GENERAL

The following addendum to the Plans and Specifications shall amend and take precedence over the original contract drawings and specifications.

- Item 1.: Reference Sheet C3– Existing Storage Container:
For Clarification – The existing storage container in the north west corner of the site is to be relocated by the contractor to another location on the High School site.
- Item 2.: Reference Sheet E1 – Relocated Pole:
Relocate data lines on existing pole. See attached sheet ADD-2.1.

CONTRACTOR QUESTIONS (*Answers are in blue*)

- Item 3.: The Instructions to Bidders mention evaluating low bidders using add/deduct alternates, but the Bid Form only provides a line item for a single lump-sum base bid. Please confirm if there are any alternates for this project. If there are none, please confirm that the low bidder will be determined strictly by the lump-sum base bid.
There are no alternates.
- Item 4.: Please provide the anticipated Notice to Proceed (NTP) date and the required substantial completion date for this project to allow for accurate scheduling. Is there an anticipated start date for this project, or is this dependent on lead times/coordination with outside vendors (such as PG&E for new transformer and pole relocations)?
The project will go to the school board for approval on October 12. NTP is typically 8~14 days after Board Approval.



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- Item 5.: Is there an existing water meter on the school campus that the contractor is permitted to use for construction water? If an existing meter is available, will the Owner cover the cost of construction water, or is the contractor responsible for all utility fees and providing a temporary meter?
Contractor is required to get a water meter from the city. All related fees are the responsibility of the contractor.
- Item 6.: Specification Section 02511 mentions a Slurry Coat under Part 1.7 (Project Conditions) and a Fog Seal under Part 2.2 (Asphaltic Materials). However, neither application is referenced nor detailed in the Part 3 Execution/Placing notes. Is a slurry seal, fog seal, or both required for the asphalt paving on this project?
There is no slurry or seal coat required for this project.
- Item 7.: Please provide the technical specifications for the aggregate base required under both the asphalt paving and concrete paving. Additionally, please clarify the material sustainability and performance requirements: are these aggregate bases to be recycled, permeable, or virgin material?
The Aggregate Base material shall conform to Section 26-1.02 of the Caltrans Standard Specifications, graded for ¾ inch maximum Class 2 Aggregate Base. See Note 1 on Sheet C1. Material sustainability and performance requirements do not need to exceed Caltrans standard requirements.
- Item 8.: Please provide the Stormwater Pollution Prevention Plan (SWPPP), it is currently missing from the contract documents provided and drawing packages.
The Contractor shall retain the support services of a QSD/QSP to prepare any necessary permitting documentation and to satisfy the State submittal requirements. It should be noted that the project's area of soil disturbance is more than 1 acre but less than 5 acres so, depending on the Contractor's construction schedule, the project may qualify for a Erosivity Waiver in lieu of a formal SWPPP. Regardless, the services of a QSD will be needed to complete the necessary documentation and State submittal tasks.
- Item 9.: Plan sheet L2.1 specifies the decomposed granite as "3/8" - 1/4" loose, tan." Please provide the approved manufacturer and specific product type to ensure compliance with the design intent.
Western Materials Decomposed Granite Tan 3/8" minus.
- Item 10.: Sheet L2.1 (Planting Plan) specifies the gravel as "1" minus, clean angular gravel." This description does not provide sufficient technical data to secure an accurate material quote. Please provide the complete material specifications
Western Materials ¾" Gravel (#3 Gravel).



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Item 11.: Sheet L2.1 specifies filter fabric under gravel, but material specification is missing from the project manual. Can Mirafi 140N be utilized to fulfill this requirement?

[Yes. Mirafi 140N is acceptable.](#)

Item 12.: Please confirm the required duration for the planting and irrigation maintenance period. Is it the intent of the contract to require a standard 90-day maintenance period?

[Correct it is 90 days.](#)

Item 13.: Please clarify the exact scope of work regarding the EV chargers. Are these chargers intended for future installation by ChargePoint under a separate contract with the Owner, or is the General Contractor required to procure the equipment and coordinate full installation with ChargePoint under this contract?

[There are three dual chargers in the project that are provided and installed by contractor. The rest of the chargers are future.](#)

Item 14.: I wanted to reach out and see if contractor pre-qualification was required for this bid. If so could you point me in the right direction of where to fill one out

[Prequalification is not required.](#)

Item 15.: The circuits shown in the panel schedule and notes on the E1 are conflicting for which chargers are new or future. Can you please confirm how many single chargers and double chargers are to be provided on this project.

[There are three dual chargers. See attached revised E1 Sheet.](#)

Item 16.: For the future chargers, can we assume that only foundations will be provided for new chargers since the anchor plates come with the chargers?

[Correct. Foundation plus the electrical scope so it is ready for future charger units.](#)

Item 17.: Prime Coat / Herbicide Treatment:

Section 02511 identifies prime-coat materials and requires herbicide treatment on the prepared subgrade or compacted aggregate base before paving. Please confirm whether a prime coat is required beneath all new asphalt pavement. If required, please provide the required product/type and application rate. Also confirm whether herbicide treatment is required throughout all new asphalt paving areas and whether the herbicide may be incorporated into the prime coat or must be applied separately.

- [Yes, prime coat required.](#)
- [Product and rate as per Section 02511, Part 2.2, "Asphaltic Materials" specifications.](#)
- [Yes, herbicide treatment is required per Section 02511, Part 3.2B, "Herbicide Treatment."](#)
- [Per Section 02511, Part 3.2B, mix herbicide with prime coat when formulated by manufacturer for that purpose, otherwise apply separately.](#)



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Item 18.: PG&E Coordination / Engineering Fee / Utility Costs:

The electrical plans require coordination with PG&E for relocation of the existing riser pole, underground service rework, and the new PG&E transformer. Please clarify who is responsible for initiating and managing the PG&E application and engineering process. PG&E requires an engineering fee before preparing an estimate for the required utility work; please confirm whether this fee is to be paid by the District, Electrical Contractor, or General Contractor. If an application has already been opened, please provide the PG&E project/application number, assigned representative, existing correspondence, preliminary design, and any fees already paid. Please also identify which PG&E costs are to be included in the Base Bid versus paid directly by the District.

The A/E team has initiated the PG&E application. The District has paid the PG&E permit fee and will also pay the PG&E installation fees. Contractor coordination with PG&E starts as soon as the PG&E design is complete.

Item 19.: PG&E Work Limits:

Please clearly define the division of responsibility between PG&E and the Contractor for the riser-pole relocation, underground utility rework, transformer installation, transformer pad, conduit/riser installation, conductors, grounding, bollards/barrier posts, trenching, backfill, and restoration. Please provide any available PG&E utility drawings, service requirements, or preliminary designs.

Contractor Responsibilities:

The Contractor shall perform all on-site underground civil and electrical work required for the new PG&E service, including:

- Installation of conduit risers on the PG&E utility pole.
- Installation of underground primary conduits from the utility pole to the new transformer location.
- Trenching for all new underground utility conduits.
- Backfill, compaction, paving, concrete, landscaping, and other restoration associated with the Contractor's trenching and underground work.
- Installation of the PG&E transformer pad.
- Installation of transformer pad grounding.
- Installation of bollards required at the transformer (Assume 4 per 11/AS.4).
- Installation of underground secondary conduits from the transformer to the new service switchboard.
- Furnishing and installation of the new service switchboard.
- Providing complete conduit systems ready for PG&E conductor installation, including required sweeps, pull ropes, caps/plugs, cleaning, and mandreling as required by PG&E.
- Attendance at required pre-construction meetings with PG&E.
- Scheduling and coordinating required PG&E inspections.
- Coordination with PG&E for transformer installation, conductor installation, metering, service connections, and final energization.



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- Coordination of the PG&E work with the overall project construction schedule.

The Contractor shall not backfill or conceal work requiring PG&E inspection until the required inspection has been completed and accepted by PG&E.

The Electrical Contractor shall furnish the new service switchboard. During the switchboard submittal process, the submittal shall first be reviewed and approved by the Engineer. Following this approval, the Contractor shall submit the service switchboard information to PG&E for Metering Department review and approval. PG&E approval shall be obtained prior to releasing the switchboard for manufacture or ordering.

PG&E engineering is currently in progress. Final PG&E construction drawings, service requirements, and utility details have not yet been issued and are therefore not available at this time. The Contractor shall coordinate its work with the final PG&E-approved design when it becomes available. Contractor-installed facilities shall comply with the final PG&E requirements and shall be ready for PG&E installation of the transformer, conductors, meter, and final service connections.

PG&E Responsibilities:

PG&E shall perform the utility work associated with the new service, including:

- Relocation of the existing riser pole.
- Furnishing and installing the primary conductors.
- Furnishing and installing the utility transformer.
- Making the primary connections to the transformer.
- Furnishing and installing the secondary service conductors from the transformer to the service switchboard.
- Terminating the secondary service conductors at the service equipment.
- Furnishing and installing the new utility meter.
- Final utility connections and energization of the new service.

Owner Responsibilities:

The Owner shall pay PG&E application, engineering, service, connection, and other PG&E utility fees directly to PG&E.

Item 20.: PG&E Schedule / Lead Time:

Has PG&E provided an anticipated engineering, material, and construction lead time for the riser-pole relocation and new transformer/service work? Please confirm whether delays caused by PG&E that are outside the Contractor's control will result in an extension of Contract Time.

Delays caused by PG&E are outside the contractor's control. Although phasing is not specified in the drawings, it is practical to assume that most of the parking lot contract work will be completed before the switchgear and PG&E service are installed.



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Item 21.: Working Hours / School Operations:

Please provide the permitted construction working hours and identify any restrictions on demolition, grading, trucking, paving, concrete placement, or other noisy operations while school is in session. Please also confirm whether weekend, holiday, or night work will be permitted if required to maintain the project schedule.

The District does not have restrictions on hours; however, the project is adjacent to residential homes and city noise ordinances will apply.

Item 22.: Project Phasing / Parking Lot Closure:

Will the Contractor be permitted to close the entire project area for construction, or will phased construction be required to maintain staff parking, pedestrian access, school access, or other campus operations? Please identify any areas that must remain continuously accessible during construction.

The entire project area on the elementary side of the fence (east side) will be the contractors for the duration of the project. Student and teacher access to the Harvest High School on the west end of the area of work will need to be maintained.

Item 23.: Construction Entrance / Staging Area:

Please identify the approved construction entrance, laydown/staging area, worker parking area, and delivery/truck route that will be available to the Contractor.

There is an entrance off of West Main Street directly into the project area – See sheet AS.1. Staging area will be within the fenced in area. See sheets AS.1 and AS.2 for approximate area of disturbance. The fence should enclose the area of work.

Item 24.: Anticipated Notice to Proceed:

The Contract provides 120 calendar days from the Notice to Proceed. Please provide the anticipated Notice to Proceed/start date and identify any school events, holidays, blackout periods, or campus activities that may restrict construction during the Contract period.

The NTP is typically 8~14 days after Board Approval. There are no blackout periods.

Item 25.: HMA Cure Prior to Striping:

Will the HMA be required to cure for 30 days prior to striping? If so, will temporary striping be required during the 30-day cure period?

Permanent pavement striping can be placed no sooner than 48 hours after placement of HMA. See striping manufactures recommendations for additional requirements.



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Item 26.: Testing and Inspection Responsibilities:

Please confirm which testing and inspection services will be provided by the District and which are the Contractor's responsibility, including subgrade compaction, aggregate-base compaction, asphalt density/core testing, concrete testing, and any required materials testing. Please also identify required notification periods for scheduling the Inspector of Record and testing agency.

All testing and lab fees are paid by the District. The lab and IOR require 24 hour minimum. 48 hours is preferred notice.

Item 27.: Concrete Mix Design / Maximum Aggregate Size:

The Civil requirements indicate a 3/4-inch maximum aggregate for concrete pavement, while Section 02515 allows a 1-inch maximum aggregate for site concrete. Please confirm the required maximum aggregate size and concrete mix-design criteria for the site concrete on this project.

3/4" maximum shall govern. Note 30 on Sheet C1 shall govern mix design.

Item 28.: Wheel Stop Requirements:

The Contract Documents contain differing wheel-stop requirements. Section 02511 identifies an approximately 48-inch, 2,500 psi precast wheel stop with galvanized dowels; Section 02841 identifies a 72-inch, 2,000 psi wheel stop with 1/2-inch x 16-inch anchors; and Detail 12/AS.4 identifies a Jensen S-48 with two #4 x 24-inch anchor pins. Please identify the required wheel-stop product, dimensions, concrete strength, and anchorage that shall govern.

Provide a 48" wheel stop as shown in 12/AS.4. Lightweight stops are not permitted.

Item 29.: Existing Utilities / Private Utility Locates:

Please provide any available records of private underground utilities within the project limits. Please clarify who is responsible for locating private electrical, communications, irrigation, drainage, and other campus utilities that may not be identified through USA markings.

The contractor is responsible for hiring an underground utility locating service for the area of work.

Item 30.: Storm Drain Existing Tie-In / Field Verification:

Please confirm whether the Contractor is required to pothole and field-verify the existing storm-drain connection elevations, inverts, and locations prior to construction. If actual field conditions differ from the plans, please identify the procedure to be followed before proceeding with the connection.

Existing condition are to be verified by the contractor prior to installation. If conflicts are found, notice shall be given to the Architect in the form of an RFI.



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Item 31.: Storm Drain Trench Detail:

Please provide trench details for the proposed storm drain pipe, including required bedding, backfill, and compaction requirements.

All pipes shall be installed per City of Ripon Standards. See Detail U-6, attached.

Item 32.: Landscape Drain / Storm Drain Pipe Envelope:

Please provide the required pipe-envelope details for both the landscape drain and storm drain piping, including bedding, shading, backfill, and compaction requirements.

All pipes shall be installed per City of Ripon Standards. See Detail U-6, attached.

Item 33.: Chain-Link Fence Details:

Please provide the required tie spacing details for the chain-link fence. Also, please confirm whether the chain-link fence, posts, rails, and fittings require any color coating.

Tie fabric to line posts 12 inches o.c. and to rails and braces 24 inches o.c. Use U-shaped wire of proper length to secure fabric firmly to posts and rails with ends twisted at least 2 full turns. Bend ends of wire to minimize hazard to persons or clothing.

Galvanized Coating of Steel Framework: Posts, rails, braces, and gate frames.

1. Type I Pipe: Hot dipped galvanized steel pipe conforming to ASTM F 1083, plain ends, standard weight (schedule 40) with not less than 1.8 oz zinc per sq. ft. of surface area coated.

Galvanized Coating of Fittings and Accessories:

- A. Material: Comply with ASTM F 626. Galvanized iron or steel, to suit manufacturer's standards.
 1. Zinc Coating: Unless specified otherwise, galvanize steel fence fittings and accessories in accordance with ASTM A 153, with zinc weights per Table I.
- B. Tension Wire: 7 gauge metallic-coated steel marcelled tension wire conforming to ASTM A 824 with finish to match fabric.
 1. Class 2, with a minimum coating weight of 1.20 oz. per sq. ft. of uncoated wire surface.
- C. Tie Wires: 11-gage galvanized steel with a minimum of 0.80 oz. per sq. ft. of zinc coating of surface area in accordance with ASTM A 641.
- D. Post Brace Assembly: Manufacturer's standard adjustable brace at end posts and at both sides of corner and pull posts, with horizontal brace located at mid-height of fabric. Use same material as top rail for brace and truss to line posts with 3/8-inch-diameter rod and adjustable tightener. Provide manufacturers standard galvanized steel or cast iron cap for each end.



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- E. Post and Line Caps: Provide weathertight closure cap for each post. Provide line post caps with loop to receive tension wire or top rail.
- F. Tension or Stretcher Bars: Hot-dip galvanized steel with minimum length 2 inches less than full height of fabric, minimum cross-section of 3/16 inch by 3/4 inch and minimum 1.2 oz. zinc coating per sq. ft. of surface area. Provide one bar for each end post, and two for each corner and pull post, except where fabric is integrally woven into post.
- G. Tension and Brace Bands: Minimum 3/4-inch-wide hot-dip galvanized steel with minimum 1.2 oz. zinc coating per sq. ft. of surface area.
 - 1. Tension Bands: Minimum 14 gage (0.074 inch) thick.
 - 2. Tension and Brace Bands: Minimum 12 gage (0.105 inch) thick.

Item 34.: EV Charging Conduit Layout:

Please provide an EV charging conduit layout showing the required conduit routing, sizes, materials, and specifications for both the proposed and future EV chargers.

See sheet E0.1 for conduit specification. Routing is per contractor and conduit shall stay a minimum 9 feet away from tree locations.

Item 35.: Plan Scale Clarification:

The scale on Plan Sheet L2.1 appears to differ from the Civil sheets. Please confirm whether the scale shown on L2.1 is correct or if the scales shown on the Civil sheets need to be revised. Please confirm the correct scales for all applicable sheets.

Landscape scale is incorrect. The correct scale for Landscape is 1"=20'.

Item 36.: Disturbance Limits – Civil vs. Landscape Plans:

The disturbance area shown on the Civil sheets differs from what is shown on the Landscape sheets. It appears that either the sod points need to be adjusted or the Civil catch points need to be adjusted. Please confirm which limits govern.

The minimum area of disturbance and new sod shall be per AS.2.

Item 37.: Permits and Fees:

Please identify all permits, agency approvals, deposits, and fees that the Contractor is required to obtain and/or pay for, including City requirements, air-quality requirements, utility permits, PG&E-related fees, and any other third-party permits or agency costs.

Water use through the city, San Joaquin Air Pollution Control District, and SWPPP are the responsibility of the contractor.



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Item 38.: Construction Survey / Staking:

Please confirm what horizontal and vertical project control will be provided by the Owner/Engineer. Please identify the Contractor's required construction staking, grade staking, improvement staking, certification, and as-built survey requirements.

Staking is the responsibility of the contractor. Associated Engineering or another firm of the contractor's choosing may be used.

Item 39.: HMA Mix Design:

We do not see an HMA mix design included in the bidding documents. Please provide the required HMA mix design for this project.

HMA shall meet City of Ripon Standards which states "The surfacing shall consist of Type B asphalt concrete with one-half (½) inch maximum aggregate to conform to Section 39, California Standard Specifications. The bituminous binder shall be a steam-refined asphalt having a penetration range of 85-100."

Item 40.: Concrete Section: Civil sheet C5 states the proposed areas of concrete are to be 6" thick reinforced with 6x6-1.4x1.4WWF over 4" AB. Architectural sheet AS.4 references 4" (min.) thick concrete. Please confirm we are to follow the sections shown on the Civil plans.

Civil shall govern.

Item 41.: The sidewalk that runs North-South along the landscaped ES playfield is called out as a 5.50' wide from face of fence mow band to edge of curb per sheet C4. There are diamond shaped tree planters that impede on this flatwork, leaving < 2.5' of flatwork to walk on at the tree planter locations. This seems odd for a walk path. We assume this is not path of travel but just want to be clear that this < 2.5' wide sidewalk is correct.

It is a path of travel for construction purposes. The 2.5' dimension on civil plans is from the fence centerline to edge of concrete border around the tree. The concrete border is 6" wide which adds walkable width to the 2.5' dimension.

Item 42.: Several areas within spec section 02200 Earthwork reference a project soils investigation. Is the soils report available for this project?

No.

END OF ADDENDUM

ADD-2.1

Dear Paul:

Please issue the following electrical addendum.

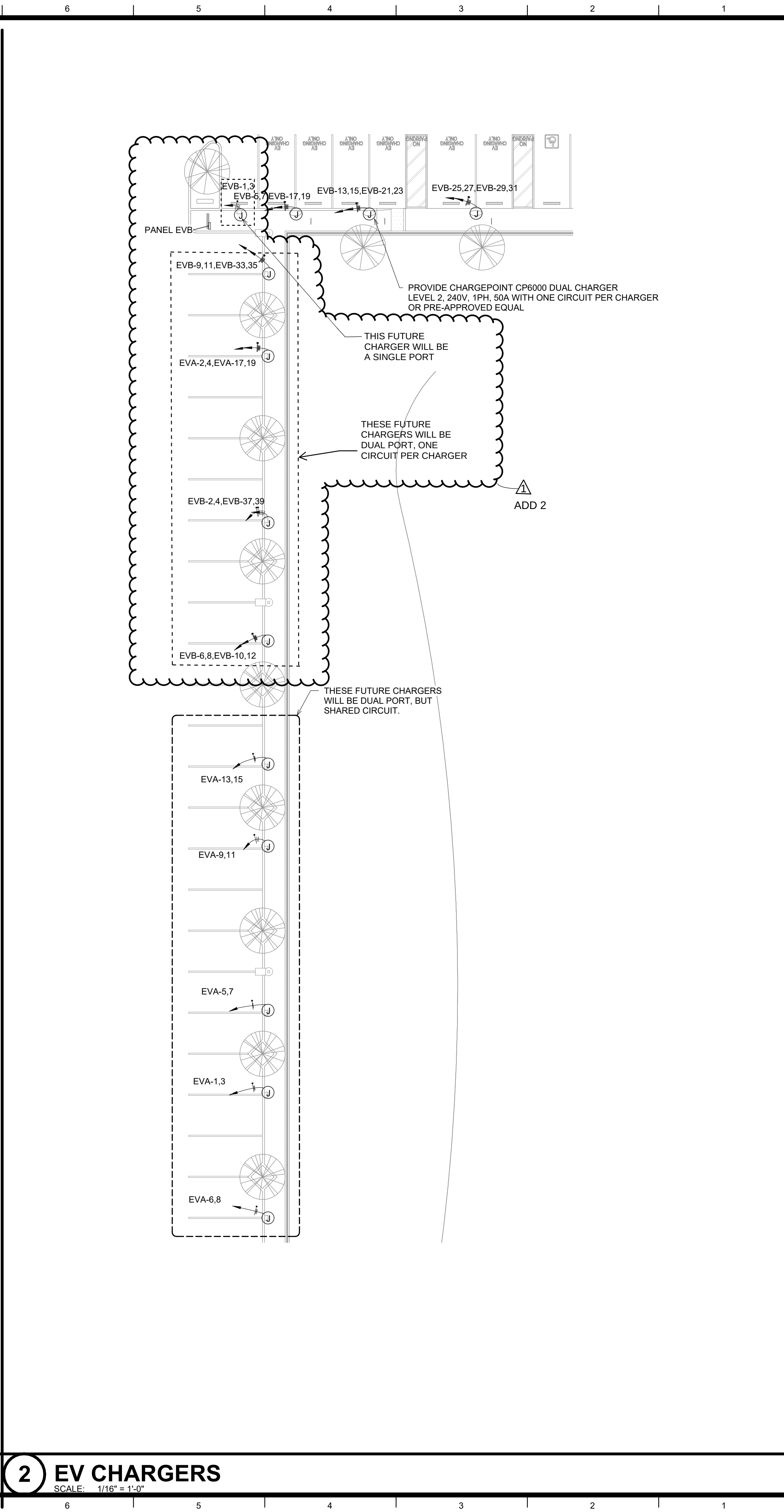
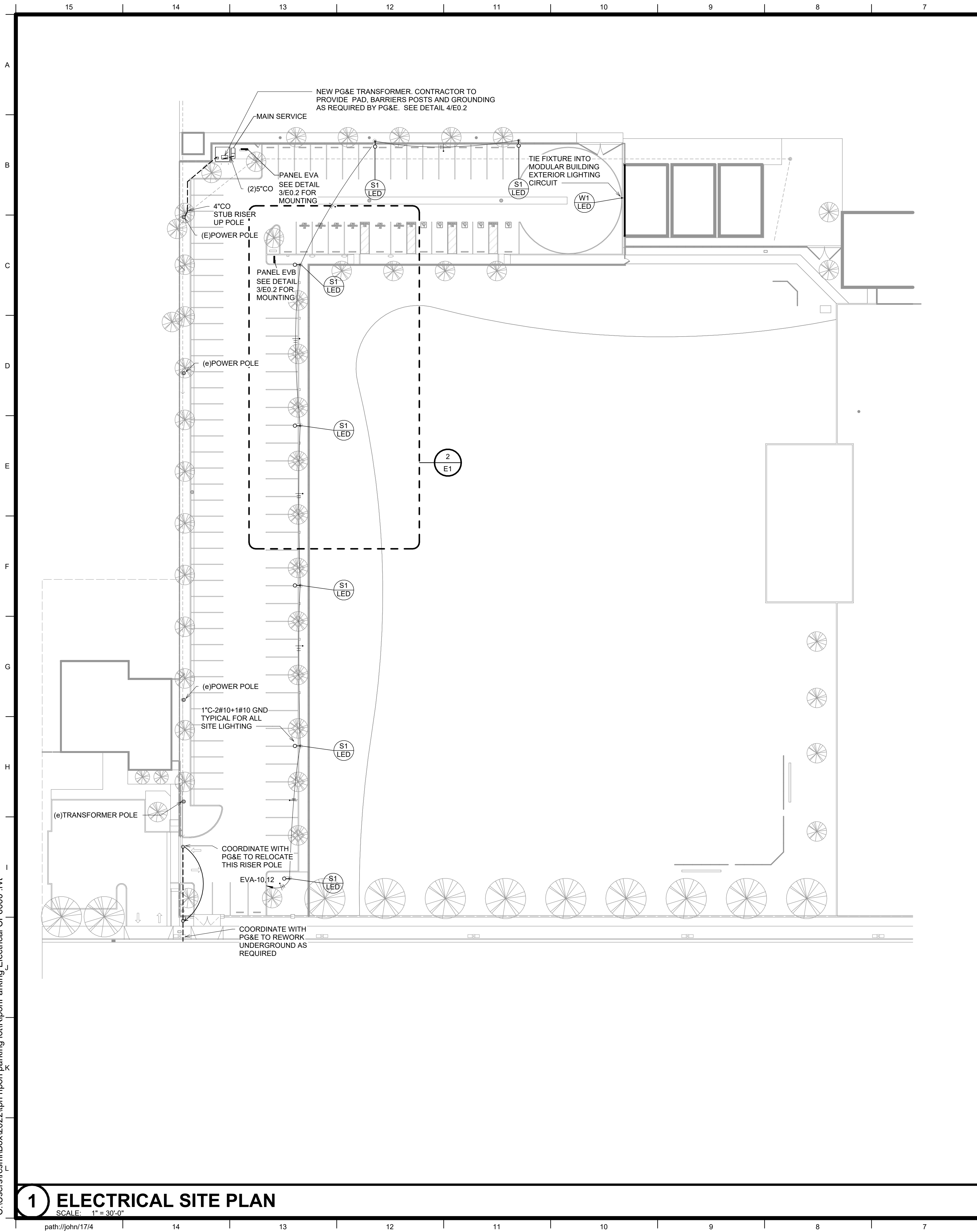
1. The electrical contractor shall coordinate the pole relocation shown on the electrical plans. As part of this coordination, the electrical contractor shall coordinate with PG&E, phone and cable tv providers for the pole removal. This shall include the communication cables and spliced cans shown in this picture.

Sincerely,

Richard Smith, PE
HCS Engineering, Inc.



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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 02-124175 INC:
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 08/31/26

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REN. 1/27
STATE OF CALIFORNIA

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50 years
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REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. SATTEL
No. E14303
Exp. 6-30-27
ELECTRICAL
STATE OF CALIFORNIA

Consultants

RIPON ELEMENTARY PARKING LOT

509 WEST MAIN STREET
RIPON, CA 95366
RIPON UNIFIED SCHOOL DISTRICT

ELECTRICAL SITE PLAN

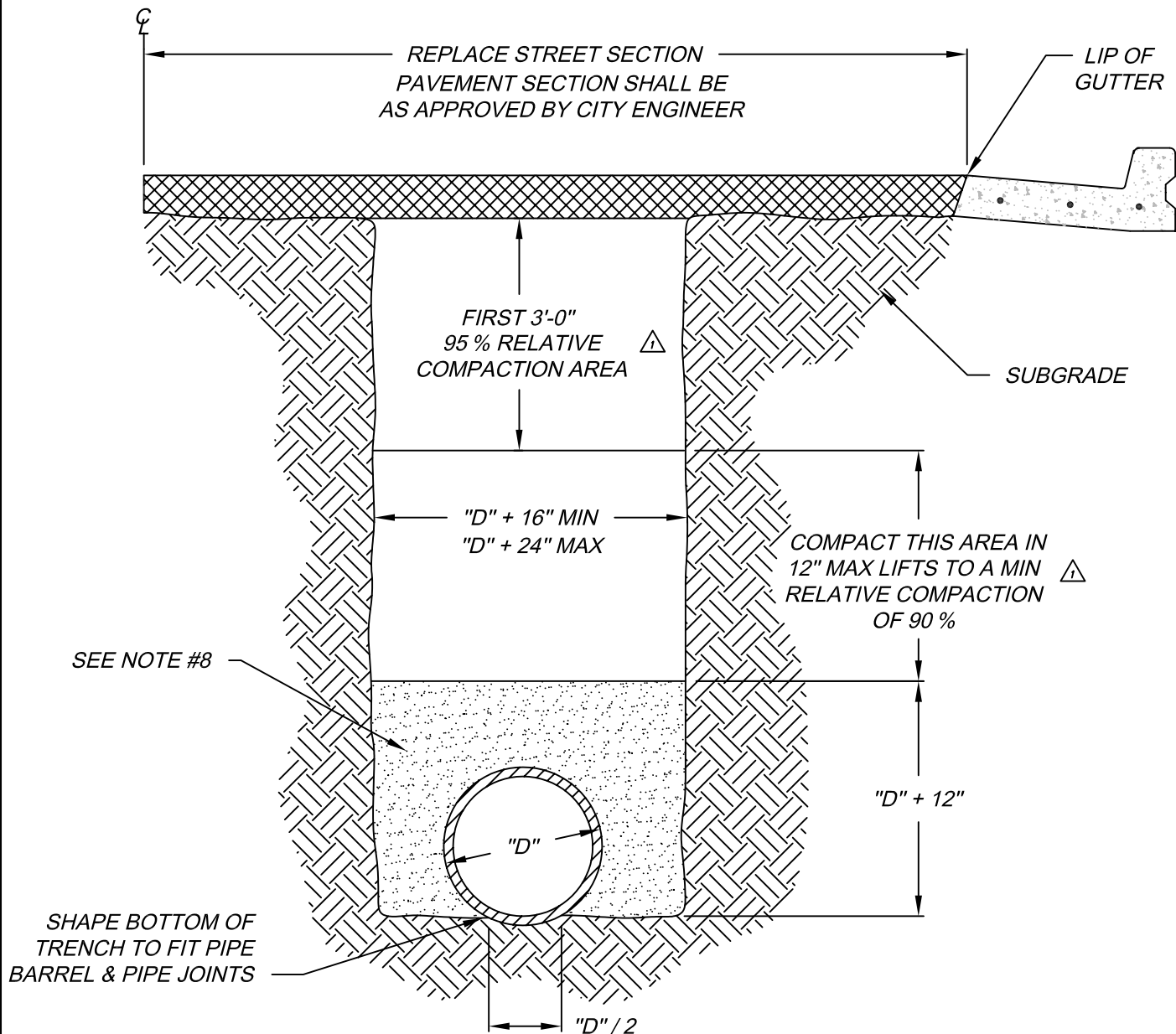
Project Number 2017.xxx
Date 4.6.2026
Drawn by BA
Checked by Checker

E1

Plot Date & Time 6/29/2026 2:20:45 PM

1 ELECTRICAL SITE PLAN

2 EV CHARGERS



NOTES:

1. CONTRACTOR MAY AT THEIR EXPENSE, EXCAVATE 6" BELOW THE BOTTOM OF THE PIPE AND REPLACE WITH SAND OR AGGREGATE SUB-BASE IN LIEU OF SHAPING THE BOTTOM OF THE TRENCH TO FIT THE PIPE BARREL. JOINTS SHALL BE SHAPED IN EITHER CASE.
2. WHEN TRENCH AND EXCAVATION IS IN AN EXISTING PAVED STREET, THE FULL HALF WIDTH OF STREET SHALL BE RE-PAVED WITH AN APPROVED ROADWAY SECTION.
3. TRENCHING IN EASEMENTS AND OTHER AREAS NOT IN THE STREET RIGHT-OF-WAY MAY BE BACKFILLED WITH NATIVE MATERIAL TO 90 % RELATIVE COMPACTION.
4. ANY DEVIATION FROM THE ABOVE STANDARD TRENCH SECTION, MUST BE APPROVED BY THE CITY ENGINEER AND SHALL BE DETAILED OUT ON THE IMPROVEMENT PLANS.
5. ALL A.C. SHALL BE LINE CUT WITH A DIAMOND SAW.
6. BACKFILL - CONTROLLED DENSITY FILL (CDF) MAY BE USED IN LIEU OF SPECIFIED BACKFILL METHOD. MINIMUM TRENCH WIDTH MAY BE REDUCED TO 2-1/2" CLEAR OF EACH SIDE OF PIPE, PER SECTION 19-3.066 OF THE CALTRANS STANDARD SPECIFICATIONS.
7. TRANSVERSE TRENCHES WILL BE CONSIDERED ON A CASE BY CASE BASIS, REQUIRING CITY ENGINEER APPROVAL.
8. REFER TO TYPICAL DEEP TRENCH BACKFILL DETAIL (U-3) FOR BACKFILLING AND COMPACTION AROUND PIPE. FOR TRENCHES LESS THEN 12'-0" NATIVE MATERIAL BACKFILL AND BEDDING MAY BE USED.

NO.	REVISED	BY	<i>Existing Street Trench Section</i>	APPROVED
	1-2003	MJM		 CITY ENGINEER RCE-28191
DRAWN BY: MCP				DATE: 2-2-99
CHECKED BY: DJR			<i>CITY OF RIPON</i>	STANDARD NO. <i>U-6</i>
V:\25_City of Ripon Standards \Standard Specifications \Drawings \Utilities \U-6.dwg				