

**ADDENDUM # 2
 BID 2024-21-134B**

**PREFABRICATED BUILDINGS –
 SURFSIDE EDUCATIONAL ACADEMY MODERNIZATION**

The following changes, additions, deletions, clarifications, revisions, modifications or corrections shall become part of the BID DOCUMENTS and CONTRACT DOCUMENTS for the above-listed project.

Acknowledge receipt of ALL Addendum on the Bid Form. Failure to do so may result in the bid being deemed non-responsive. It is the responsibility of all bidders to notify all subcontractors from whom they request bids and from whom they accept bids of all changes contained in this addendum.

Oceanside Unified School District	Program Management: CCM/MAAS
RFP 2024-21-134B – Prefabricated Buildings Surfside Educational Academy Modernization	Program Manager: Fred Parker

ITEM #	DESCRIPTION
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1.01 Bid due date and time of Thursday, July 25, 2024, at 2:00 PM at District Office, Bond Construction Management Office located at 2111 Mission Ave. Oceanside, CA 92058 remains the SAME.

1.02 BIDDER QUESTIONS / PRE-BID REQUESTS FOR INFORMATION:

#	Question	Response
1.	Please confirm that the project is not subject to PSA, PLA or any union labor agreements.	Confirmed, this project is not PSA or PLA.
2.	Please confirm that all temporary utilities for the course of the project will be provided by the site GC and are not part of this bid.	The bidder awarded this project will be responsible for all temporary utilities.
3.	Please confirm that all temporary facilities/jobsite trailers will be provided by the site GC and are not part of this bid.	The bidder awarded this project will be responsible for all temporary facilities/jobsite trailers.
4.	Please confirm that the project is not subject to Skilled and Trained Workforce requirements	Bidder to comply with all applicable labor laws.
5.	Please confirm that should offsite staging be deemed required, shuttling costs from offsite to project site (not included in this bid) will be covered by the District.	Bidder to include these costs are part of their base bid. The District will not accept any allowance requests or change orders for shuttling costs.

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6.	Drawing AA-2.00 General Notes states “Refer to Modular Building Drawings for Construction Drawings.” Is there already a modular manufacturer on board for the project who has produced these drawings?	Disregard general note. There is currently no prefab company in contract.
7.	Similarly, drawing AA-4.01 (as well as other drawings) General Notes states “Refer to Silver Creek for Construction Drawings”. Is Silver Creek already on board for the project. Please note that if they have already produced drawings, no other manufacturer can bid/build to those drawings. Please advise.	Disregard general note in reference to Silver Creek Industries. Drawings are the Basis of Design open to qualified vendors.
8.	Please confirm that the site contractor will be developing / implementing the Waste Management Plan and this is not part of the modular manufacturer’s scope or part of this bid.	The bidder to include the Waste Management Plan in their bid.
9.	The Administration Building – Restrooms (A138, A120, A132) cross modlines therefore cannot be completed in the factory. Please confirm that redesign to fit within modlines will be acceptable.	Restroom A132 is to remain as shown. Restrooms A138 and A120 can be adjusted to fit within the Modline.
10.	Similarly, multiple doors (interior and exterior) and windows either cross modlines or are too close to modlines to allow enough room for the steel columns and door/window framing. Please confirm that doors and windows can move to be placed within modlines.	The Doors and window frames can be adjusted to allow proper installation of the mod columns.
11.	Gypsum finish is called out on most walls. Drywall cracks during transportation therefore this work would have to be done on site and be very expensive. Please confirm that changing to tackboard walls which can be done in the factory will be acceptable	The drywall construction is to remain as part of the design.
12.	Please confirm that walls at Electrical Rooms can be ¾” fire retardant plywood walls, not painted.	All wall shall be painted; Provide ¾" fire retardant plywood or a coating of intumescent paint where required by code at IT and Electrical rooms or closets.
13.	The site is not flat. Please confirm whether all buildings will be set at the same finish floor.	Refer to the attached grading plan C-1.1-2 denoting finish floor elevations sketch denoting ref or concrete stem wall.

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14.	Please confirm whether fire sprinklers will be required. If required, please confirm where fire riser closet(s) will be located.	Fire Sprinklers are not required by code.
15.	Please confirm that if solar panels and/or batteries are deemed required, the design, panels/batteries and installation of such will be by others. Modular manufacturer will coordinate attachment only with project architect.	Confirmed. Modular manufacturer to coordinate attachment and necessary conduit to roof.
16.	Please confirm that appliances will be provided and installed by others. Please provide specs for appliances however so that spacing and power requirements can be determined.	Power requirements are shown on sheet E-1.03 plan 2. Appliances will be owner furnished-contractor installed.
17.	Please confirm that all signage (including but not limited to Architectural signage) will be by others and is not part of this bid.	All room signage shall be provided by the Prefab Manufacturer and designed to comply with the code and District Standards. All building code-required signage shall be provided in bid scopes.
18.	Please confirm that module sizes (while still accommodating the design/floor plan intent) can vary based on modular manufacturer's DSA approved PCs.	The project consists of four modules: 24x40, 30x40, 36x40, and 12x40, with the exception of the Administration Building.
19.	There appears to be a number of pass-through windows, including one at storefront? Please confirm and provide specs.	The passthrough windows will be a slider-inserted system within the window grid and will include an 8" wide integrated aluminum shelf. Kawneer OptiQ AA 5450 Series or equal.
20.	Please confirm that direction of ceiling grids are to be per the modular manufacturer's DSA approved PC and run vertically so as to not cross modlines	The grid orientation can be modified to comply with the pre-approval.
21.	Drawing AA-2.01 Legend shows 12' ceiling, but the floor plan shows 9'3" and 10'. Please confirm max ceiling height will be 10'.	The ceiling over the Admin Lobby is a suspended gyp. bd. ceiling at 9'-3" AFF. Confirmed, max ceiling heights are 10' aff.
22.	Same drawing AA-2.01 Legend shows symbol for Exposed/Open to Structure above, no ceiling, however no such condition is shown on the drawing. Please confirm.	The open ceiling legend does not apply to this building. The ceilings in Building A, the Admin Lobby, and corridors are suspended gyp. Bd.

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23.	Please confirm if fire rated walls/assemblies will be required, and if so, if 1-hr, 2-hr, etc, and location(s). Drawings are not clear.	There are no spaces or rooms that require a rated separation. The prefab manufacturer is responsible for complying with the code.
24.	Please confirm where panic hardware will be required.	Panic Hardware required: 2 doors CTE Room D2 104, 2 doors at Art CR K102, 2 doors at Science CR K103, 2 doors at IS CR H103, 2 doors at IS CR H104
25.	Please confirm that wall mounted projector screens and projectors will be provided and installed by others and are not part of this bid.	Audio / Video equipment will be mobile and furnished by the owner.
26.	Hard lid shown in hallway in two places shows what appears to be a can light, but the legend does not define what it is. Please confirm and provide spec.	Led recessed downlight 4 inch portfolio #ld40d010-eu4b30408040-4lb1h or equal by Lithonia, prescolite
27.	Drawing AA-3.00 (and others) Finish Legend calls for H2 as an exterior door to be solid wood core. There does not appear to be an H2 door. If there is, please confirm location(s)/building(s) for this door and confirm whether it is to be a solid wood core door.	The H2 door, per the finish legend, does not apply to an exterior condition. Refer to exterior elevations for door type. Door type H2 applies to all interior doors see spec.
28.	Same drawing AA-3.00 Finish Legend calls for item I as Sectional Door. Please confirm location(s) of sectional doors and provide a spec.	There are no sectional doors included in the scope for Building A.
29.	The exterior elevation call outs are to wrong sheet and wrong elevations.	Exterior callouts are referenced correctly
30.	Location of exterior wall mount HVAC unit at Building C will not work. Please confirm location or alternate unit type can be changed during design.	Split system to be acceptable in lieu of wall unit. The Prefab Manufacturer is responsible for running condensate lines to the lavatory tailpiece. Wall unit will terminate to a drywell on site.
31.	All buildings with bump outs are drawn one way on the floor plan and a different way on the elevations. Elevations appear to show the stucco area is recessed and the plank siding is all bumped out. The floor plan shows the bump out as limited. Please clarify.	Elevations denote articulation correctly. The plank siding plane is protruding out beyond the stucco finish.
32.	The Admin building parapet scales out to roughly 4'-6", however this does not account for the structure / ceiling space needed. Overall building height appears to be 15'-6". Please clarify what is	The parapet height can be reduced to allow for adequate attic space. Rooftop units should not extend above the parapet line.

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	more important, the tall parapet or the overall building height?	
33.	Please confirm that ceramic tile walls at restrooms can be full height in lieu of what's shown on the elevations.	Include cost to extend ceramic wall tile full height.
34.	Please confirm that modular manufacturer's standard galvanized gutters and downspouts will be acceptable.	All gutters and downspouts are to be prefinished per specifications.
35.	Please confirm that modular manufacturer is to include mirrors, grab bars and ADA toilet paper dispensers only. All other toilet accessories are to be provided and installed by others and are not part of this bid.	Its the intent for the Prefab Manufacturer to provide all restroom accessories as denoted on the drawings.
36.	The play area casework elevations do not match the floor plan. Please clarify.	Refer to interior elevations for design intent.
37.	For the boys' restroom, can the urinal on the exterior wall be relocated to the chase wall? We would redesign the lavatory locations to make this work.	The urinal can be relocated adjacent to the other one on the outside wall as long as the door clear floor space is achievable. Yes, as long as all required clearances are code compliant.
38.	Markerboard is shown in front of wall mount HVAC in classrooms. They cannot be in the same space. Please advise where to move.	Adjust the markerboard to clear the wall unit location.
39.	Downspout locations on classrooms do not appear to be enough – the Admin shows quite a few more. Please advise.	Downspouts can be modified as required by the plumbing code and still within range of storm drain connection point.
40.	Sliding doors are shown in multiple locations. These do not meet ADA. Please confirm if a nana wall would be acceptable or provide another solution.	All classrooms with sliding doors include equivalent facilitation code-compliant exit doors.
41.	Sliding windows are shown at various locations. Please note that sliding windows do not meet ADA unless one window per room is motorized. Please confirm if we are to add motorized windows or provide all fixed windows.	The operable height meets the ADA operable requirement. Motorized windows are not required.
42.	Buildings are over height. Please confirm that heights can be lowered per PC to accommodate transportation limitations	The maximum building height denoted is 14'-10". Design consideration to lower 10"

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43.	Buildings J1 and D appear to have a parapet on one section and sloped roof for the rest of the building. Please clarify.	The design intent is to have both sloping and flat roof systems.
44.	Buildings J1 and J2 reflected ceiling shows something at the rear of the buildings, but it's not identified what it is, nor does it match other sheets. Please clarify.	Wall mounted HVAC system, exact location to be determined by building manufacturer
45.	Building D2 CTE room is calling for a wood floor at 150lbs floor load. Why 150lbs floor load?	The CTE program is anticipated to have heavy program related projects.
46.	Why mix wood floor with concrete floor? Can this remain concrete floor which offers a lot more longevity amongst other benefits.	The CTE program will include projects that will require attaching to floor.
47.	Split system called for at Buildings D & K and appear to be attic mounted. With 10' ceilings this will not fit. Can the ceilings be lowered to accommodate, or can you provide a different solution?	The ceilings can be lowered with the exception of the CTE Room. Option to have open ceiling in the CTE room to accommodate the systems.
48.	Please confirm that 7' overhangs in lieu of 8' will be acceptable.	7'-0" overhang would be acceptable.
49.	Please confirm that fitness room restroom ceilings can be hard lid ceilings.	A suspended gyp. Bd. The ceiling would be an acceptable option at no added cost.
50.	Please confirm whether the fitness room is to have free weights.	Yes, free weights will be apart of the program
51.	For the Fitness building, please confirm 150lbs floor load concrete floor.	The 150lbs is the confirmed floor load
52.	For the Fitness building, the electrical drawings show a different equipment layout than the floor plans or rendering. Please clarify.	Revised Power and Fire Alarm Drawings attached.
53.	Please confirm whether the Fitness building is to have a mirror wall. If so, please confirm that the mirror wall will be provided and installed by others.	The mirrored wall is to be designed and installed by the prefab manufacturer. Min 1/4" thk. clear mirror, flat polish annealed glass with safety film. Ensure mirror walls account for and coordinate with any wall appurtenances.
54.	For the Fitness building, the HVAC as shown will not work. An interior unit might be best for this building.	Dependent upon the location, relocating to the interior would be an acceptable option.

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55.	RSP room partition direction will lower the ceiling in order to accommodate an overhead structure, or we would have to do a soffit at the wall. Please advise.	The ceiling in the two RSP rooms can be lowered to 9'-0"
56.	Building H has walk off mats shown under windows. Please clarify where walk off mats will be required.	Walk-off mats are shown at sliding door locations. Fixed window do not require walk-off mats.
57.	Building G has glass roll up doors. Please confirm that these are to be motorized as glass doors are too heavy for manual lifting.	The Design intent is that all sectional glass doors to be motorized.
58.	We do not see the single line showing power distribution to Building G. Also, please confirm that power will vary from single line to accommodate modular manufacturer subpanels as required per PC.	Feeder MSB9 serves building G. See E-0.2 and ES-2.101
59.	The single lines do not appear to have enough power in some rooms – everything is assumed 100 amp. Please advise.	Provide various size feeders per Sheet E-0.2 single line diagram. Not all feeders are shown as 100A.
60.	The electrical on Admin runs back to one location for the entire wing. Please confirm that running to multiple subpanels as per typical for DSA approved PCs will be acceptable.	Building A shall be served from Panels PA1 and PA2.
61.	Please confirm that all furniture, furniture coordination, purchase, receipt, storage, installation...all items related to FF&E will all be by others and is not part of this bid.	FF&E will be furnished and installed by the District. Modular manufacture to coordinate required backing, access to rooms and clearances for FF&E.
62.	Please provide spec for MDF racks. These tend to be pretty heavyso we need to assess weight, sizes, etc, as well as determine sizing will require larger door openings.	Refer to Section 271000 structured cabling
63.	Please confirm whether electrical room(s) will require HVAC units.	Rooms containing IDF rack(s) require HVAC.
64.	Please confirm whether the roller shades to include are to be motorized or manual operation.	Confirmed manual shade operation.
65.	The Project Manual refers to mock-ups at various locations. Please confirm whether any mock-ups will be required, and if so, provide item(s) for which mock-ups are needed, size of mock-up	Mock-ups are required for the following sections: 07 41 73 Fiber-Cement Panels, 08 44 14 Aluminum Window and Door Frame Section, 09 20 00 Lath and Plaster.

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	and full expectations so that this can be priced accordingly.	
66.	The fire alarm drawings appear to be missing connecting conduits. Can we please get clarification as to the intent. Are you running plenum rated cable between these points?	Intent is for fire alarm cabling to be in conduit including between buildings. Building manufacturer will provide the conduit.
67.	The electrical drawings call for modular manufacturer to run low voltage. Please confirm that this is not the case and low voltage will be by the site contractor and not to be included as part of this bid.	The building manufacturer is to provide the conduit for fire alarm and networking, low-voltage from trimmed outlets. Increment 2 General Contractor will be responsible for pulling the wire. Building Manufacturer will be required to coordinate and provide access for installation.
68.	Please provide a schedule for the project – at very least the anticipated completion date.	The Notice to Proceed is anticipated to be issued on September 6, 2024. The project duration is 250 days with all exterior work needing to be completed and demobilized by May 14, 2024.
69.	Please confirm whether all equipment is to be all electric and there is no gas equipment or gas lines on this project.	All appliances are to be electric.
70.	Please confirm whether hot water will be required and if so where and provide water heater size.	Areas to include hot water: A130, A132, A125, A120, A138 and D2 104
71.	Please confirm whether concrete stem wall foundations and 2” slurry for all buildings are to be provided by the modular manufacturer and included in this bid.	Concrete foundations and underflow slurry slabs are to be a part of the prefab manufacturer scope. Refer to attached Precise Grading Plan C-1.1-2
72.	Please confirm that all site work, grading, excavating, off-haul of spoils, surveying, site preparation/improvements	The site will be graded per C-1.1-2. The modular company will be responsible for the scope within the building envelope: excavating, off-hauling spoils, surveying, and site preparation/improvements to install the buildings. The modular company will include fine grading for 2” slabs and footings in the base bid.

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73.	Please confirm that the site GC will provide an adequate all-weather vehicle/trades access to building pad(s).	The site will be graded per increment 1 plans and specs. The modular company to provide their own access to buildings pad for the execution of their work.
74.	Please provide a soils report.	See exhibit C.
75.	It was discussed at the job walk that increment 1 is in construction. Please confirm if this bid is considered increment 2 or 3.	This portion of the project is Increment #3. Increment #2 is the final utility connections, hardscape, landscaping, remodeling of 3 buildings and play fields. Portions of Increment #2 and Increment #3 will be concurrent, and will require the bidder to work collaboratively to complete the work. Increment #1 will be completed prior to commencing increment #3 work.
76.	The drawings provided show work for increments 1-3. Please provide a scope of work summary for this increment.	Composed and modified from the base PC design, the Enhanced Prefabricated building includes upgrades to the finishes, building components, and building systems as indicated in the building design package. Structural foundation for the buildings is to be included in this work. All the building systems shall be provided by the Prefabricated building manufacturer. Total building area is approximately 31,680 SF. The buildings, grouped into 9 separate buildings are comprised of classrooms, restrooms, child day care center, fitness center, and administration offices. As part of the DSA approval, design drawings for the building and the structural foundation will be required from the manufacturer. During design and prior to DSA submittal, the manufacturer is expected to provide a shop drawing submittal for Architect's and District's review and approval.

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77.	3D renderings show site finish work and FF&E. Please confirm if these items are part of this increment.	Site finish and FF&E items are not a part of Increment #3 scope.
78.	Please provide increment 1 plans for reference.	See exhibit F.
79.	Please confirm that all site work, grading, excavating, off-haul of spoils, surveying, site preparation/improvements/earthwork, flatwork, dust abatement will be by the site GC and not included in this bid.	The site will be graded per C-1.1-2. The modular company will be responsible for the scope within the building envelope: excavating, off-hauling spoils, surveying, and site preparation/improvements to install the buildings. The modular company will include fine grading for 2” slabs and footings in the base bid.
80.	The Contract states that Cost estimates shall be provided for Architect and Owner’s review at the completion of each design phase. Are cost estimates required?	Construction cost estimates are not required.
81.	A-1.08 Site Roof Plan. Bldg J1 east, Bldg D2 south, Bldg H south. Attached to the endwalls appear to be areas covered by Single Ply roof with a perimeter wall. The drawn lines are 8' less than the modular 40' dimension and do not match the floor plans and elevations for these buildings. Please clarify A-1.08 Site Roof Plan.	The legend on A-1.08 graphically represents the intended scope. J1 101, D2 104 and H 102 do not have an overhang.
82.	A-1.08 Site Roof Plan. Bldg J1 & J2. Please omit the note regarding Photovoltaic panels provided by Modular builder. This item is Not in Scope. They are site engineered, site installed and specifics are not provided. The Modular roofs are designed for the load only.	Photovoltaic panels are provided by others.
83.	Please provide a room by room Interior Finish Schedule	Refer to the plan legend and specification for the supplemental exterior and interior finish schedule.
84.	AA-2.00 Bldg A Floor plan. The layout of rooms relative to modline locations do not optimize modular production efficiencies and place far too much finish work (walls, ceilings, floors) into a	The Doors and window frames can be adjusted to allow proper installation of the mod columns. The grid orientation can be modified to comply with the pre-approval.

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	patch work of site work. Please make allowance to re-align walls and modlines n Bldg A.	
85.	Confirm if there are to be Fire Sprinklers and risers installed in the project.	Fire Sprinklers are not required by code.
86.	Typical note F4 8-0 x 4-0 Windows. Please confirm that the 8-0 x 4-0 windows found through out the project are standard grade DSA specification and are not Storefront grade.	Window type F4 is an aluminum framed window as denoted in the specification.
87.	Aluminum Doors. Please confirm that Hollow Metal doors (in Storefront frames) may be used where blank "aluminum door" is specified.	The design intent for exterior doors is aluminum doors in aluminum frames. Door type as indicated on exterior elevations.
88.	Request to extend the bid by three weeks (August 15) to allow time for district RFI response and subcontractor quotes	Time is of the essence, request is declined. The District has already pushed the bid due date once. This project was made public on 6/3/24 and original bid due date was 6/28/24.
89.	Project Completion. Request to extend the project completion to fall 2025. Due to the size of the project, DSA approval will take a significant amount of time.	Request is declined, project duration of 250 days remains the same. The awarded modular manufacturer to submit drawings to DSA in phases if necessary to complete the project on time. No allowance requests or change orders will considered for time extensions, extended general requirements, and general conditions.
90.	Will we be required to balance the HVAC systems?	Yes, Building manufacturer to test and balance HVAC systems for consistent temperature throughout the buildings. Prefab Manufacturer is responsible for providing third-party Test & Balance Certification Services.
91.	Are water bottle filling stations and water fountains required?	Yes, provide Elkay VRCTLRDDWSK Vandal-Resistant EZH2O Water Bottle Refilling Station, Bi-Level, Non Refrig, SS or equal by every classroom sink noted on the drawings. Building Manufacture to provide Elkay VRCTLRDDWSK Vandal-Resistant EZH2O Water Bottle Refilling Station,

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		Bi-Level, Non Refrig, SS or equal for the exterior.
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1.03 EXHIBITS AND ATTACHMENTS:

The following exhibits and attachments were re-issued, replaced or added in Addendum No. 2. (Access additional documents in the Dropbox)

DOCUMENT	DESCRIPTION
Exhibit A	Oceanside Unified School District Public Works Contract for Services – Contract (This Contract supersedes the contract in the bid documents.)
Exhibit B	Contractor Milestone Schedule Requirements
Exhibit C	Geotechnical Investigation Surfside Educational Academy Modernization #801-735 1125 South Ditmar Street Oceanside, CA 92054 by MTGL Dated October 19, 2022
Exhibit D	Bid Forms
Exhibit E	Special Instructions – CARB Compliance
Exhibit F	Increment #1 – Drawings
Exhibit G	Site Logistics Plan
Exhibit H	Academic Calendars
Attachment 1	Prefabricated Buildings Surfside Educational Academy Bid No: 2024-21-134B Bid Walk Presentation
Attachment 2	Prefabricated Buildings Surfside Educational Academy Bid No: 2024-21-134B Non-Mandatory Site Walk Sign-In Sheet

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1.04 DRAWINGS:

The following plan sheets, sketches, and DSA IR were re-issued, replaced or added in Addendum No. 2. (Access additional documents in the Dropbox)

DOCUMENT	DESCRIPTION
Cover Sheet	Morrissey Architecture + Planning – Bid Addendum
C-1.1-2	Grading Plan denoting Finish Floor Relative to Pad Elevation
SKA-1	Typical below-grade concrete foundation detail
SKA-1	Added 2” concrete slurry under floor rodent slab type. All Buildings.
DSA IR 16-1.16	Design and Construction Requirements for Relocatable Buildings and Modular Elevator Towers
E-0.1	Symbol List and General Notes
E-0.2	Existing Single Line Diagram
E-0.3	Enlarged Electrical and Data Rooms
E-0.4	Lighting Fixture Schedule, Details, and Panel Schedules
E-0.5	Fire Alarm System Information
E-0.6	Fire Alarm System Riser Diagram
E-0.7	Fire Alarm Riser Diagram
E-0.8	Fire Alarm Calculations
E-0.9	Electrical Details
EA-2.00	New Building Electrical Plans (Administration, Child Development Center)
EB-2.00	New Building Electrical Plans (Adult Transition Program)
EC-2.00	New Building Electrical Plans (Direct Instruction)
EC-2.01	New Building Fire Alarm Plans (Direct Instruction)
ED-2.00	New Building Electrical Plans (Independent Study, Fitness Center)
ED-2.01	New Building Fire Alarm Plans (Independent Study, Fitness Center)
ES-2.1.01	Increment 2 Site Electrical Plan
ES-2.1.02	Increment 2 Site Signal Plan



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1.05 Reminder: Acknowledge receipt of Addendum 1 on your bid form.

1.06 Reminder: Acknowledge receipt of Addendum 2 on your bid form.

[END OF ADDENDUM #2]