

PALMDALE SCHOOL DISTRICT ELOP CENTER
#PSD-ELOP-CTR – BID ADDENDUM #2 (BA#2)

Architect of Record: LIONAKIS
Construction Manager: HPLE
Issue Date: August 4, 2026

Summary Requirements:

The details, terms and conditions, and requirements of this Addendum are formally included in this contract's Base Bid scope &/or Add Alternate #1 Scope and submitted Bid values as defined below and on all attachments. All Contractors submitting Bids for this project shall acknowledge all Bid Addendums issued (to date BA#1 & BA#2) on the submitted Bid Form, or the submitted Bid Shall be deemed "non-responsive" and shall be rejected.

BID ADDENDUM #2 SUMMARY:

The primary Contract Bid Scope is detailed in the "PSD-ELOP-CTR PRIMARY SCOPE PLAN SET". The "PSD-ELOP-CTR ELECTRICAL MAIN UTILITY PLAN", "PSD-ELOP-CTR CIVIL MAIN UTILITY PLAN", & "PSD-ELOP-CTR IRRIGATION MAIN UTILITY PLAN" sets are extended references for the defined and detailed Base Bid Scope additions and the Bid Add Alternate #1 (FW infrastructure only) as defined and clarified herein (below & attached).

BA#2 Addenda Item #1:

The RFI Deadline is extended to Wednesday August 19, 2026 by 5:00PM.
The Bid date and time is extended to Wednesday September 16, 2026 at 1:00PM.
This supersedes Bid Addendum #1 Bid extension.

BA#2 Addenda Item #2:

ELECTRICAL: Contractor shall include in the Base Bid scope / value the T-MSL xsfrmer & the MSL Primary distribution Board (fully configured as shown). Contractor shall stub out all future feeder conduits from MSL below grade to 4 feet beyond edge of equipment concrete slab. All power and low voltage conduit stub outs for future extensions (18" minimum) shall be temporarily capped & sealed (oversized PVC pipe caps with non hardening caulk sealant around joint is acceptable). See attached E4.1.

LOW VOLTAGE: Contractor shall include in the Base Bid scope / value extensions of low voltage Fire Alarm & Data conduit & ground boxes infrastructure within the extended area as shown on attached E1.2. All power and low voltage conduit stub outs for future extensions (18" minimum) shall be temporarily capped & sealed (oversized PVC pipe caps with non hardening caulk sealant around joint is acceptable).

BA#2 Addenda Item #3:

CIVIL DOMESTIC WATER: Contractor shall include in the Base Bid scope / value the extended Domestic Water (DW) infrastructure as shown on attached C200, C201, C202, & C203 drawings, including the realignment of DW as shown on C201 attached. All shown stub outs to "future" points of

connection (POC) shall be taken to within four (4) feet of final future POC (or at least 18" beyond the shown Tee from the main, whichever is longest). Method of temporary "capping / sealing / thrust blocking" for these "future" POC laterals shall be determined during construction and costs of the same ("capping" of future POC laterals for pressurized systems) shall be covered by Contingency or Change Order funding. All "other" shown permanent thrust blocking shall be included per plans and specifications in the contractors scope and Base Bid value.

CIVIL STORM DRAINAGE: Contractor shall include in the Base Bid scope / value the extended Storm Drainage (SD) infrastructure as shown on attached C200, C201, C202, & C203 drawings. All shown stub outs to "future" points of connection (POC) shall be taken to within four (4) feet of final future POC (except where shown terminated / deleted on C201, and / or at least 18" beyond the shown Tee / basin from the main, whichever is longest)). POC stub outs shall be temporarily capped and sealed.

CIVIL SANITARY SEWER: Contractor shall include in the Base Bid scope / value the extended Sanitary Sewer (SS) infrastructure as shown on attached C200, C201, C202, & C203 drawings. All shown stub outs to "future" points of connection (POC) shall be taken to within four (4) feet of final future POC. POC stub outs shall be temporarily capped and sealed.

CIVIL FIRE WATER: Contractor shall provide **BID ADD ALTERNATE #1** costing for the extended Fire Water (FW) infrastructure as shown on attached C200, C201, C202, & C203 drawings, including the realignment of FW shown on C201. All shown stub outs to "future" points of connection (POC) shall be taken to within four (4) feet of final future POC (or at least 18" beyond the shown Tee from the main, whichever is longest). Method of temporary "capping / sealing / thrust blocking" for these "future" POC laterals shall be determined during construction and costs of the same ("capping" of future POC laterals) shall be covered by Contingency or Change Order funding. All "other" shown permanent thrust blocking shall be included per plans and specifications in the contractors scope and Base Bid value. The lowest responsive bid shall be based on the BASE BID Submittal only without consideration of Bid Add Alternate #1.

BA#2 Addenda Item #4:

IRRIGATION: Contractor to furnish & Install Irrigation System primary connection to Water District, main risers, gate valves, and backflow device, and shall extend 6" main line piping from Backflow to POC as shown on attached C202 & C203 (& coordinated with Primary Plan set sheet L-201).

BA#2 Addenda Item #5:

Contractor shall include (under "Site Contractor") in Base Bid scope and value the coordinated scope of work with the Modular Building manufacturer as shown / detailed on the attached "RESPONSIBILITY MATRIX for Permanent Modular Buildings".

END

Reference **"RESPONSIBILITY MATRIX for Permanent Modular Buildings"**

Reference **"PSD-ELOP-CTR BA#2 DWG Attachment"**

END of ADDENDUM

Palmdale School District
PSD-ELOP-CTR Project

RESPONSIBILITY MATRIX for Permanent Modular Buildings
23-Jul-26

ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
<i>DIVISION 01 - GENERAL REQUIREMENTS</i>				
Temporary facilities/toilets	X			
Temporary site fencing/dumpsters	X			
Temporary field office trailers	X			
Temporary electrical power	X			
All city permits, fees, water, electrical etc.	X		X	
Temporary phone & internet	X			
Staging area for modules on site	X		X	Provide perimeter fencing for modular buildings. If staging away from the project site, Site Contractor to provide perimeter fencing at that location. Shuttling from offsite staging to project site not included and will be at additional fees, if required.
Site security	X			As required for the modular building, including staged modules.
<i>DIVISION 02 - EXISTING CONDITIONS</i>				
Subsurface investigation			X	
Demolition & removals	X			
<i>DIVISION 03 - CONCRETE</i>				
Mow strips	X			Forming, placing, installing mow strips and all associated materials.
Site flatwork & accessories	X			Forming, placing, installing all flatwork and all associated materials.
Curb & gutter	X			
Concrete Forming and Reinforcing	X			
CIP Concrete	X			
Precast Concrete	X			
Concrete Cutting	X			
Modular building foundations	X			Concrete foundation design only by Modular Contractor - per soils report provided dated 10/14/25. Top of stem wall cannot be more than 1/8" out of plane, plumb and level (horizontal, vertical and square, diagonal) over the overall length and width of the foundation footprint.
Supervision	X			Supervision by site Contractor. AMS will not provide supervision nor sign off on work performed. AMS observation is a courtesy.
Observation requirements per DSA 1MR process		X		Per DSA 1MR process
Non-modular site foundations	X			
Foundation staking	X			
Mechanical & utility foundations	X			If required
Soils remediation	X			If required
Haul-off of all foundation/form spoils from site	X			If spoils cannot be utilized with site earthwork. To include modular building foundations.
All modular building footings & stem walls	X			Per PC foundation design for modular building.
Crawlspace slurry	X			
Install foundation vents and grates	X			Formed and poured after buildings craned and set and structurally connected.
Modular foundation - dig footings	X			
Crawlspace drains	X			Highly recommended.
<i>DIVISION 04 - MASONRY -</i>				
Masonry	X			If applicable
Grout & Mortar	X			If applicable
Precast Caps	X			If applicable
<i>DIVISION 05 - METALS</i>				
Building foundation flashings and weep screed		X		
Building foundation, access vent grates & embeds	X			
Install foundation embeds for modular building	X			Set $\pm 1/8"$ plane, plumb and level (horizontal, vertical and square, diagonal) over the overall length and width of the foundation footprint.
Standing seam metal roofing		X		Per Modular Contractor drawings.
ADA building handrails	X			If applicable
ADA building guardrails	X			If applicable

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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
ADA site handrails	X			If applicable
ADA site guardrails	X			If applicable
Drinking fountain guardrails	X			
Metal Canopies		X		Modular buildings only. Per modular contractor drawings
Provide/install gutters on modular buildings		X		Per Modular Contractor drawings. Connected to site drainage by others. Location of downspouts per coordinated POC drawing
Drainage grates	X			
<i>DIVISION 07 - THERMAL & MOISTURE PROTECTION</i>				
Building damp proofing & waterproofing		X		Modular building only. Above grade conditions only.
Weather Barriers		X		Per Modular Contractor drawings.
<i>DIVISION 08 - OPENINGS</i>				
Doors & frames		X		Per Modular Contractor drawings.
Windows & frames		X		Per Modular Contractor drawings.
Door hardware		X		All/any electronic door hardware, if applicable, will be by others.
Door stops	X			
Master keying	X			
Ceiling access panels		X		As required.
Glazing		X		
Louvers & vents		X		
<i>DIVISION 09 - FINISHES</i>				
Tackable wall panels		X		Per Modular Contractor drawings.
FRP wall panels		X		Per Modular Contractor drawings.
5/8" Painted gyp board		X		Per Modular Contractor drawings. Restroom ceilings only
Flooring and base		X		Per Modular Contractor drawings.
Floor waxing or sealer	X		X	If required.
Ceramic tile		X		Per Modular Contractor drawings.
Ceramic tile sealer	X			If required.
Ceilings		X		Per Modular Contractor drawings.
Interior wall finishes		X		Per Modular Contractor drawings.
Exterior Siding		X		Per Modular Contractor drawings.
Overhang soffit		X		Per Modular Contractor drawings.
Door frames & doors		X		
Exterior caulking		X		
Interior window sills		X		
Paintings & coatings		X		Modular buildings only.
<i>DIVISION 10 - SPECIALTIES</i>				
Building & site ADA signage	X			All required signage.
<i>DIVISION 11 - EQUIPMENT</i>				
Security equipment - If Applicable	X			
Appliances	X		X	If applicable
Educational equipment (smart TVs, WAPs, smartboards, etc.)	X		X	Blocking only by AMS as coordinated and provided by AOR.
<i>DIVISION 12 - FURNISHINGS</i>				
Casework, cabinets, & countertops		X		Per modular contractor's drawings.
Furniture			X	
<i>DIVISION 13 - Special Construction</i>				
Engineering & DSA approval		X		In collaboration with project AOR. Modular building drawings to be provided to AOR for AOR DSA submittal.
Manufacture building		X		Per DSA approved drawings.
Transport cost to site		X		Special fees, permits, CHP escort, traffic control/coordination/fees, street closures, if required, are not included.
Traffic control	X			If required.
Offsite storage costs and permits			X	Travel permits, pilot cars from offsite storage to project site are at additional cost.

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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
Storage fees associated with long-term storage of modular units at modular manufacturer's plant / property			X	Modules being stored at factory over 90 days are subject to monthly storage fees and building rewrap on T&M as required.
DSA fees			X	
In-plant inspection fees			X	
DIVISION 21 - FIRE SUPPRESSION				
Fire Rating & Smoke Protection		X		For modular building only, per Modular Contractor drawings.
Fire Flow Report			X	
Fire Water Service-Stubbed into New Buildings AFF w/Flange 12"	X			Bring FS line to point of connection Terminate 6" above FF w/ flange after building is crane set
Fire Water Service within new building		X		
Fire sprinklers including Calculations, Building Backflows, Signage, etc. per DSA approval.		X		
Fire Sprinkler Riser & Connection		X		AMS Scope begins +12" A.F.F, connection to Fire Water Service by others
Connect Bell and Flow Switch to Fire Alarm System	X			
Sewer Line for Water Discharge	X			Per DSA approved Fire sprinkler designer's details.
Priming to Sewer Line P-Trap at Fire Riser	X			
DIVISION 22 - PLUMBING				
Site/under building foundation area drains	X			For modular building only. Installed prior to foundation completion
All Cleanouts below finished Floor and at POC	X			Modular Contractor responsible for cleanouts below finished floor if bringing site sewer line out beyond the foundation 2'.
Pressure testing of all UG lines	X			
Storm drain lines & catch basins	X			
Site sewer line - within 6" of new building	X			Connect to Modular Stub out per POC drawing.
Gas service - within 6" of new building	X			If applicable
Site water service - within 6" of new building	X			Connect to Modular Stub out per POC drawing.
Site gas meters & fees - if applicable	X		X	
Building Shut Off Valves (Water, Gas, FW, Etc.)	X			At or below grade conditions.
Site shut off valves (water, gas, FW, etc.)	X			As applicable
Shut off valves & pressure reducing valves in building & HVAC units		X		
Building water service within building		X		
Plumbing fixtures		X		Per Modular Contractor drawings.
Drinking fountain		X		Per Modular Contractor drawings.
Exterior Hose bibbs		X		Per Modular Contractor drawings.
Floor drains		X		Per Modular Contractor drawings.
Final Connection and Chlorination - all lines	X			Including modular building.
Downspout cleanouts	X			
Connect Downspouts to storm drain	X			Site GC to terminate downspouts and connect to storm drain.
Crawlspace waste manifold		X		Stub 6" past foundation stem wall. Waste Manifold to be ABS per POC.
10' on-site head test			X	If required, modular manufacturer to provide below floor flood testing only - per California plumbing code 712.2
In-plant head test		X		Per California plumbing code 712.2
Planting	X			
Site accessories & planters	X			
DIVISION 23 - HVAC				
HVAC piping & pumps within the building		X		
HVAC supply ducts & grills		X		
HVAC air cleaning devices		X		Air filter provided at start-up
Tie condensate per POC	X	X		Per Modular Contractor POC drawing.
Gas service line through buildings & mechanical units		X		If applicable

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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
Thermostats		X		AMS standard thermostat. Controls, gateway/integration to EMS system, if applicable, by others.
Mini split system and exterior condenser		X		Per Modular Contractor drawings.
Condenser exterior concrete pad	X			Per Modular Contractor drawings.
Exhaust Fans		X		Per Modular Contractor drawings.
EMS System	X			EMS interface / connection to thermostats/sensors/controls/ conductors, if applicable
Gateways, repeater, relays, controls and other items required to connect to EMS system	X			All items to be provided and installed and connected to HVAC by the site contractor.
EMS wiring, testing, labeling, devices, etc. to ensure EMS is compatible with new HVAC units	X			If applicable
EMS compatibility determination and review with HVAC units			X	If required, review is by AOR.
Power for EMS		X		If applicable. Location to be provided by AOR.
EMS sensors/thermostats conductors	X			Connect to HVAC units, if applicable
Certified air balance testing/report	X			If required.
Backboxes/J-boxes within wall cavity		X		Stubbed 6" above T-bar only
DIVISION 26 - ELECTRICAL				
Site electrical service - to new building	X			Site GC to connect to modular building per POC drawing, including energizing modular building subpanels. Site GC responsible to review and perform to the Modular Contractor POC drawing.
Interior (with occupancy sensors) & exterior building LED light fixtures		X		Per Modular Contractor drawings.
Site light fixtures & foundations	X			
Site UG trenching, backfill, & compaction	X			
Main switchboards	X			Site GC to provide conductors, ground draw, and connections for main distribution panel grounding.
Conductors to meters	X			
Transformers & installation of transformers	X			
Conduit pathway and conductors to transformers and from transformers to MSB	X			Transformers, main switchboards separate/not installed in the modular building.
Distribution switchboards	X			Site GC to provide conductors, ground draw, and connections for main distribution panel grounding.
Energizing of new building & all site/building electrical components	X			
Building electrical subpanels	X	X		Per Modular Contractor drawings - to be energized by Site GC.
Ground rods, testing, & reports	X			
Power for low voltage components		X		Per layout provided by project AOR. Only if devices are requested and specified
Conductors from main switchboard to modular subpanels	X			Per POC drawing. Site GC to provide and install conductors, and terminate at both ends.
Electrical conduit from MSB to crawl space subpanel stub out	X			Per POC drawing. Site GC to provide and install conductors, and terminate at both ends.
Circuit monitoring	X			
Panel ID/circuit ID labeling		X		Within modular building only.
All building exterior lighting to EMS location	X			Stubbed above ceiling. Site contractor to connect and supply to EMS/lighting control panel if applicable.
EMS controls panel	X			If applicable
Interior light programming		X		Modular systems only - excludes programming/integration to campus network, if required.
Exterior light programming	X			
Conduits connecting building wings	X			

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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
Lighting Controls		X		Per Modular Contractor drawings, if applicable.
Interior dimmable LED lights		X		Per Modular Contractor drawings.
Exterior LED lights		X		Applicable to modular building only
Interior occupancy sensors/photo sensors		X		Per Modular Contractor drawings.
Wall mount clocks			X	By District
Insta-hots /water heaters		X		Per Modular Contractor drawings.
Interior GFCI receptacles		X		Per Modular Contractor drawings.
Quad receptacles		X		Per Modular Contractor drawings.
All electrical within new building		X		Per layout provided by project AOR. See subsequent items in Division 21, 23, 26 and 27 for scope limitations. Excludes main distribution panels, switchboard, transformers as defined above.
DIVISION 27 - LOW VOLTAGE				
All/any necessary conduit sleeves between modular building and site built existing building.	X			
All new to existing low voltage tie-ins (to be coordinated through the school)	X			
Testing of all low voltage lines	X			
Training of district employees for all new devices & equipment	X		X	
Telephone system & devices at new building	X			
Network infrastructure	X			
Fiber optic network system	X			If applicable
Audio-video systems	X			
PA & phone system - install, equipment, cabling, testing, labeling, etc.	X			
Structured cabling	X			
Data communications	X			
Security wiring, cabling, devices, programming and integration.	X			
Cable trays (if applicable)	X			
Data/EMS system - install, equipment, cabling, testing, labeling, etc.	X			
All fire alarm communications & panels	X			If applicable
Fire alarm system - install, equipment, cabling, testing, labeling, etc.	X			If applicable
Site fire alarm systems to complete flow & tamper switches - to include all backflows, DCDA, risers, PIV, fire hydrants, etc.	X			If applicable
Low voltage backboxes/ J-boxes within wall cavity only		X		Stubbed 6" above T-bar ceiling only - per Modular Contractor drawings. All in-factory work only.
Fire alarm backboxes/J-boxes within wall cavity only		X		Stubbed 6" above T-bar ceiling only - per Modular Contractor drawings.
Conduit pathway to IDF room	X			If applicable
Conduit pathway/tie in to all low voltage panels/devices (FA, EMS, IDF, lighting controls.)	X			
IDF cabinets	X			Power and blocking only by Modular contractor. IDF cabinet supplied and installed by the Site Contractor.
Signal termination cabinets	X			
DIVISION 28 - ELECTRONIC SAFETY & SECURITY				
New building security system	X		X	
All new to existing security tie-ins (to be coordinated through the school)	X			
Testing of all security lines	X			
Security wiring, cabling, devices, programming and integration.	X			
Training of district employees for all new devices & equipment	X		X	
DIVISION 31 - EARTHWORK				
Site & building excavation, backfill, compaction, import, export, etc.	X			Site GC to do backfill and compaction along building perimeter within 3 weeks after building crane set (crane set by modular contractor).

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ACTIVITY DESCRIPTION	SITE CONTRACTOR	MODULAR CONTRACTOR	DISTRICT/ OTHERS	COMMENTS
Import/export fill to include engineered fill if applicable per soils report	X			
Rough grading (including building perimeter)	X			
Finish grading, including slopes to drain to drain within building pad area	X			
Surveying, staking (site & building footprint), etc.	X			Site Contractor must maintain building stakes/corner locations.
Finish grade, including slopes to drain (if applicable) within the building pad area, & re-grading after all removed form work.	X			
Excavate modular building foundation pads to +/- .1' for 18" crawl space height.	X			Excavate 5' minimum horizontally beyond building perimeter. Crawlspace grade per Modular Contractor drawings.
Crawl space drainage	X			
DIVISION 32 - ASPHALT CONCRETE PAVING				
Asphalt concrete paving & slurry seal (power wash prior to seal)	X			
Driveways, parking stalls & accessories, wheel stops, speed bumps, etc.	X			
Walkways	X			
Striping	X			
Protection bollards	X			
Gates & fencing - including footings, soil export, etc.	X			
Landscape planting	X			
Landscape irrigation systems	X			
OTHER(S)				
Marquee sign - if applicable	X		X	
Walk off mats		X		Per modular contractor's drawings.
Restroom accessories (soap/paper towel dispenser, mirror, grab bars, etc.)	X	X		Modular Contractor to provide mirrors, grab bars and ADA TP dispensers only. All other restroom accessories by Site Contractor.
Restroom partitions		X		Per modular contractor's drawings.
Site SWPPP & monitoring	X			
Temporary construction keys & cores		X		
Permanent building master keys & cores	X			
Provide unobstructed truck/crane routes & access to building foundation pads	X		X	District & contractors to ensure no material, equipment, stockpiles, etc. is in the way.
Verify that all crane and truck routes are load-rated or adequately protected to prevent damage	X			
Establish building corners & surveying	X			All Site & Modular Contractors to Protect.
Projection screens - if applicable	X		X	
Markerboards		X		Per Modular Contractor drawings.
Window blinds / shades			X	Per Modular Contractor drawings.
Dust control	X			
Utility POC coordination	X	X		Per Modular Contractor POC Drawing. Utility connections by Site Contractor.
Modular building delivery, craning, rigging, & erecting		X		Owner to provide clear access both in and out for modular buildings and equipment.
Visual displays	X		X	
A/V systems	X		X	
Connection / opening to existing site built building.	X			
Final cleaning / professional cleaning	X		X	