BID ADDENDUM 8 – DSA ADDENDUM NO. 15 DATE: 10/21/2026
Responses to Bid Questions

PROJECT:
SANGER EDUCATION COMPLEX – PHASE 3b
Development of Building L, associated site development work and Alternate Bid 1
1850 S. Fowler Ave, Fresno, CA 93727

OWNER:
SANGER UNIFIED SCHOOL DISTRICT
1905 Seventh Street
Sanger, CA 93657

ARCHITECT:
DARDEN ARCHITECTS, INC.
Attention: Mike Fennacy
6790 N. West Avenue
Fresno, California 93711
T. (559) 448-8051
F. (559) 446-1765

DARDEN PROJECT NO. 2171.L
DSA APPL. NO. 02-120779

It will be the responsibility of the General Contractor to submit the information contained in this addendum to all its subcontractors and suppliers. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

The following additions, deletions, and revisions to the SHEETS and Project Manual are hereby made and do become a part of these Contract Documents.

Pursuant to Public Contract Code Section 4104.5(b), the District has determined that this Addendum does not constitute a material change. The bid date and time are not extended.

INDEX OF ADDENDA TRANSMITTED HEREWITH

RESPONSES TO BID QUESTIONS
BID QUESTIONS AD15-BQ01

ATTACHMENTS:
ALLOWANCES SUMMARY (AD15, REVISED) 1 page

RESPONSES TO BID QUESTIONS:

AD15-BQ01 Fireproofing / Roof Assembly Fire-Resistance Rating – Bid Question from Alcal Specialty Contracting, Inc.

Question: DSA Addendum 12, Item AD12-CPA10, states that fireproofing has not been omitted, as previously indicated in DSA Addendum 3, and refers to Item AD12-A01 and Detail A6/G006. AD12-A01 leads to Detail A7-X/A102, where Note 1 refers to Regulatory Floor Plans G009 and G010 for the extent of the 1-hour rated roof assembly; G009 and G010 have not been provided. Note 3 refers to Detail A6/G006, which indicates a 0-hour fire-resistance rating for Building L.

1. Please confirm that 0-hour fire protection is required.

2. If the entire structure is to receive fireproofing protection, please allow additional time to review the changes made by DSA Addendum 12.

Response: Addendum 10, Items AD10-SP02 and AD10-A01, omitted fireproofing for Building L. Addendum 12, Item AD12-CPA10, deleted Item AD10-SP02 in its entirety and Item AD10-A01, Paragraph 2, and reinstated Section 07 81 16 – FIREPROOFING (refer to AD12-SP01). Item AD12-A01 now requires sprayed fireproofing and intumescent coatings on structural steel wherever called out on the Drawings, states that Detail A6/G006 does not reduce or delete any fireproofing called out on the Drawings, and identifies the "FIREPROOFING, 1-Hour Assembly" notes on Sheets L/A511.4, L/A512.4 and L/A513.4.

Detail A7-X/A102, Note 1, refers to Regulatory Floor Plans G009 (Building M) and G010 (Building A) for the extent of the 1-hour rated roof assembly. Sheets G009 and G010 are not included in the Contract Documents, and Detail A6/G006 indicates a 0-hour rating for Building L. The extent of the 1-hour rated roof assembly is therefore not clearly defined.

Because the Contract Documents contain this discrepancy, and to maintain a fair and consistent bidding environment for all bidders, **a Special Allowance of $575,000 for fireproofing shall be included in the Bid with the other allowances.** The allowance is based on a building footprint of 25,000 sq. ft. at a unit cost of $23.00 per sq. ft. It is in

addition to the fireproofing and intumescent coatings called out on the Drawings, which shall be included in the Bid per Item AD12-A01, Paragraph 5. Unused allowance amounts will be credited to the District.

Omit the Allowances Summary issued with Addendum 12 and replace it with the attached Allowances Summary (AD15, Revised), which adds the $575,000 fireproofing Special Allowance. Special Allowances now total $1,075,000, and the General Contingency plus Special Allowances total $1,875,000.

The Architect will contact DSA to confirm the extent of the 1-hour rated roof assembly and for Building L. Upon receiving clarification from DSA, the District will issue further direction regarding the fireproofing scope and any necessary adjustments to the Contract Documents.

1. Fireproofing and intumescent coatings are required wherever called out on the Drawings, as stated in Item AD12-A01. The extent of the 1-hour rated roof assembly referenced in Detail A7-X/A102 will be confirmed with DSA before a final determination is made.

2. The Architect will request DSA clarification of this discrepancy. Pending resolution, Bidders shall carry the $575,000 fireproofing Special Allowance identified above. Any impacts resulting from DSA-directed revisions will be addressed through the appropriate contract procedures.

END OF ADDENDUM NO. 15

BID ADDENDUM 8 – DSA ADDENDUM NO. 15 – ATTACHMENT: ALLOWANCES SUMMARY (REVISED)

Sanger Education Complex – Phase 3b, Building L · Darden Project No. 2171.L · DSA Appl. No. 02-120779 · 10/21/2026

Category	Allowance	Amount ($)	Source	Status / Notes	Addendum Ref.
1. General Contingency (RFPQ)					
General contingency	General contingency allowance	$800,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance; included in the Base Bid lump sum (AD9-CBC01).	AD9-CBC01
2. Special Allowances (RFPQ $500,000 + AD15 $575,000 = $1,075,000 total)					
Special allowance	Unanswered RFIs	$20,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Floor protection maintenance	$20,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Base protection is base work; allowance for Owner-directed additional work (AD12-CBC17).	AD9-CBC01
Special allowance	Crane pads	$25,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Water intrusion consultant/testing	$20,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Elevator modifications & temp usage	$50,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Weather protection and fireproofing	$30,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Modifications as a result of deferred approvals	$50,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Tied to deferred-approval modifications by AD9-CBC10.	AD9-CBC10
Special allowance	Signage changes	$10,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Additional vapor alkyl control/remediation	$50,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Base 07 18 50 membrane is a Bid Form line item; allowance covers extra remediation only (AD12-CBC17).	AD9-CBC01
Special allowance	Chain link and ornamental fencing	$50,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Fencing shown is base work; allowance for Owner-directed additions (AD12-CBC17).	AD9-CBC01
Special allowance	Temporary acclimation	$50,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Security alarm additional provisions	$50,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Mattox transformers/SSS bypass	$75,000	RFPQ Sec. III.D; Lease-Leaseback Agreement Art. 4	Owner allowance (AD9-CBC01).	AD9-CBC01
Special allowance	Fireproofing – 1-hour rated roof assembly (pending DSA clarification)	$575,000	AD15-BQ01	25,000 sf building footprint × $23/sf. Pending DSA clarification of the 1-hour roof assembly extent. In addition to fireproofing called out on the Drawings (AD12-A01). Unused amount credited to the Owner.	AD15-BQ01
	Subtotal – special allowances	**$1,075,000**		**RFPQ $500,000 + AD15 fireproofing $575,000 = $1,075,000.**	
	TOTAL – contingency + special allowances	**$1,875,000**		**Total $1,875,000 (RFPQ $1,300,000 + AD15 $575,000); carried in the Base Bid, not in Alternate No. 1 (AD9-CBC01, AD15-BQ01).**	
3. Other Allowances in the Bid Documents					
Drawing note	Allowance equal to 2% of the bid for structural steel, misc. iron and reinforcing steel, used at the discretion of the Structural Engineer	2% of steel bid	Sheet X/S101, General Note 8	Remains in the Contract. Include in the Base Proposal Amount and list as a separate line item in the Schedule of Values. Owner approval required for use.	AD12-CBC17
Specification	Allowance of 100 sq. ft. max. of existing tile replacement		Section 09 30 00 – Tile, Para. 3.4.B.2.a	Deleted. Paragraph 3.4.B applies to existing tile in modernization work; there is no existing tile in Building L. Do not carry a tile allowance.	AD12-SP24
4. Called "Allowance" but Not a Money Allowance					
Time	Adverse weather – 2.5 months cumulative rain delay within the 548-day Contract Time		01 11 13 (AD8) 1.9.A; 01 50 00 (AD9) 1.7.A	Time allowance included in the Contract Time.	AD12-CBC13
Bid Form line item	Vapor-alkalinity control membrane (base system)		Section 07 18 50, Para. 1.1.C	Listed as a Bid Form line item and included in the Base Bid; not an allowance.	