Yosemite Community College District

MODESTO JUNIOR COLLEGE- EAST CAMPUS: FOOTBALL FIELD (MODULAR) PF

Q&A Deadline *October 14, 2026 12:00 PM (PDT)*

Set 1 Released via Addendum Addendum Q and A Set 1 09/29/2026 9:36 AM (PDT) – 6 questions

1.1 1. To bid on this project, do you need to register for as a vendor for CUPCCAA with YCCD or is prequalification required?

Answer Neither CUPCCAA registration nor a separate formal prequalification process is required to bid this project. Bidders must be registered as a vendor in PlanetBids in order to submit a bid. Registration on the District's CUPCCAA Informal Bidding Contractors List is optional.

1.2 Is pre-qualification required?

Answer No. There is no separate formal prequalification process for this project. Bidders must be registered as a vendor in PlanetBids in order to submit a bid. Contractors should ensure their vendor profile is current, including applicable contractor license information and active DIR Public Works Contractor registration.

1.3 Does the project fall under PLA or CWTA or MTPA(MASTER TRADE PARTNER AGREEMENT)?

Answer No. This project is not subject to a PLA, CWTA, or MTPA. Prevailing wage, DIR registration, apprenticeship, and other labor requirements identified in the bid documents still apply.

1.4 Do we need to physically deliver the bid bond before the bid opening, or is a copy sufficient since the bidding for this project is online?

Answer No. The completed Bid Bond and required surety documentation shall be submitted electronically with the bid through PlanetBids.

1.5 Just want to confirm that there is no formal prequalification process besides registering as a vendor on planetbids. Is that correct?

Answer Correct. There is no separate formal prequalification process for this project. Bidders must be registered as a vendor in PlanetBids in order to submit a bid. Contractors should ensure their vendor profile is current, including applicable contractor license information and active DIR Public Works Contractor registration.

1.6 On sheet B13 it shows PTAC units in the press box but no mechanical plans. Are the PTAC's pre installed or do we need to install them. Is this all the HVAC scope?

Answer Each of the individual "boxes" in the Press Box have their own "stand alone" PTAC unit. These are provided by the Press Box manufacturer.

Set 2 Released via Addendum Addendum Q and A Set 2 10/05/2026 9:28 AM (PDT) – 2 questions

2.1 Phoenix Modular Elevators has their own sheets, EV Sheets. Is this work by the GC? Please clarify if we are to contract with them directly or if they will contracted by the GC.

Answer The Site Work Contractor is to contract with Phoenix Modular Elevators for all work excluding the design and engineering of the elevator.

2.2 Is all work provided on B Sheet (Southern Bleacher Company Drawings) Count B1 - B22. To be provided by the GC?

Answer Yes, all work on the "B" sheets is provided by Southern Bleacher Company.

Set 3 Released via Addendum Addendum Q and A Set 3 10/13/2026 2:00 PM (PDT) – 14 questions

3.1 PlanetBids Q&A 2.2 states that all work shown on Sheets B1–B22 is provided by Southern Bleacher Company. Is
Southern Bleacher Company contracted directly by the Owner or by the Site Work Contractor?

Answer Southern Bleacher Company is contracted directly by YCCD.

3.2 Who is responsible for removing and reinstalling the existing exhaust fan above the restrooms—the Owner or the Site Work Contractor? If it is Contractor scope, what associated work is required?

Answer Site work by contractor.

3.3 The documents exclude the press-box walkway, stairs, support structure, guardrails and handrails. Please clarify who is responsible for the bridge connecting the elevator to the press box, including the framing, decking, railings, connections and weatherproofing.

Answer Site Contractor responsible for bridge at elevator including framing, floor decking, railings, connections, and weatherproofing. Site Contractor responsible to coordinate with Elevator Sub per EV 2.8.

3.4 Confirm whether the new HVAC equipment is to be integrated into the existing Modesto Junior College BAS.

Answer The HVAC equipment will be controlled as "stand alone" units and will not be tied back to a district wide system.

3.5 If integration is required, identify the existing BAS manufacturer/system and the supervisory controller/server to which the new controls are to connect.

Answer The HVAC equipment will be controlled as "stand alone" units and will not be tied back to a district wide system.

3.6 Confirm whether the building controls contractor is to provide all controllers, sensors, programming, graphics, startup, and BAS integration associated with the new HVAC equipment.

Answer The HVAC equipment will be controlled as "stand alone" units and will not be tied back to a district wide system.

3.7 Confirm whether BAS control wiring must be installed in conduit, or whether open low-voltage cabling is permitted where concealed and allowed by code.

Answer The HVAC equipment will be controlled as "stand alone" units and will not be tied back to a district wide system.

3.8 Confirm the required building automation system (BAS) manufacturer/controls standard for this project.

Answer The HVAC equipment will be controlled as "stand alone" units and will not be tied back to a district wide system.

3.9 GC 12.1.6 Insurance Policy LImits, table B on page 84/760 calls for GL limit of $2M per occurence and $2M aggregate. For those of us who carry $1M/$2M limits, do I presume correctly that Owner will allow us to meet the $2M per occurence with EL /Umbrella coverage? Thankyou . Charlie Menghetti, Menghetti Construciton, Inc. (209) 524-2465

Answer No. The insurance requirements shall be provided as stated in Section 12.1.6. For projects over $500,000, Commercial General Liability shall be no less than $2,000,000 per occurrence and $2,000,000 aggregate. The required $5,000,000 Excess Liability coverage is a separate requirement and shall not be used to reduce the required underlying CGL limits.

3.10 Is the Verification of Contractors & Subcontractors DIR Registration due at bidding for all subcontractors? Can it be submitted within 24 hours?

Answer No, it cannot be submitted within 24 hours after bid opening. The Verification of Contractor and Subcontractors' DIR Registration form is required with the Bid Proposal. DIR registration numbers shall also be provided for each subcontractor identified on the Designated Subcontractors List.

3.11 We have determined the crane placement will be on the street and will require a Traffic Control Team and approved permits.

Answer We concur. Procuring and paying for any City Permit fees are the responsibility of the contractor.Fees will be reimbursed without any contactor mark ups.

3.12 . I need to know the weights of the existing press boxes, new press box and the elevator. Also need a lifting diagram of each along with dimensions of the equipment and distances between picking points to determine proper rigging configuation.

Answer Weights of the existing press boxes are not known. Contractor to contact Southern Bleacher for questions regarding the weight of the new press box and contact PME for questions on the elevator weight. Other requested information shall be gathered by the site work contractor based upon the existing conditions.

3.13 Will this project be conducted in one working day or will it be one mobilization to remove existing press boxes and install new, then return for another mobilization to install elevator?

Answer Site work contractor to coordinate with Southern Bleacher.

3.14 What is the weight of the press box?

Answer Contractor shall contact Southern Bleacher.

Set 4 Released via Addendum Addendum Q and A Set 4 10/15/2026 2:41 PM (PDT) – 27 questions

4.1 Elevator Pit Sump: A107 Keynote 13.51 identifies a sump hole in the elevator pit but does not clearly identify whether a pump, discharge piping, drainage connection, or alarm is required. Please confirm whether the scope is sump-hole-only or provide the required pump, power, piping/discharge location, and alarm requirements.

Answer A copy of Phoenix Modular Elevators scope of work will be included in the Addendum.

4.2 Elevator Machine-Room HVAC: A107/A801 identify a mini-split system, roof-mounted outdoor unit, and equipment platform/curb at the elevator machine room, while E102 only clearly identifies the electrical connection. Please confirm who furnishes and installs the complete HVAC system, including indoor/outdoor units, refrigerant piping, condensate disposal, controls, startup, platform/curb, plywood/tapered joists, flashings, and roofing tie-in, and provide the manufacturer/model if not included with the PME package.

Answer The mini-split is being provided by the elevator manufacturer. Installation of the mini-split and all components to create a complete and operational system are the responsibility of the Site Work Contractor as well as the start up, platform, and the other items listed in the RFI.

4.3 Phoenix Modular Elevator Furnish / Install Scope: §01 11 00 assigns procurement, fabrication, shipping, and installation of the prefabricated elevator/machine room to Site Work, while §13 16 01 states Phoenix Modular Elevator is Owner-contracted for final design and factory manufacture with Site Work responsible for installation. Please confirm whether Site Work purchases the elevator/machine room or installs Owner-furnished PME components only, and confirm the elevator door/frame is furnished by PME.

Answer The design and engineering of the elevator has been contracted and paid for by YCCD. Fabrication, shipping, erection, finishing, etc. of the elevator are within the scope of the Site Work Contractor.

4.4 Connector Bridge / Seismic Joint: A106/A802 identify the steel connector bridge and PCS-2G-400 seismic expansion joint between the modular elevator and press-box platform. Please confirm who furnishes and installs the complete bridge and joint assembly, including bridge anchorage/platform connection, cover plate, clips, and 2-hour fire barrier.

Answer All components and systems "outside" of the Press Box Guard Rails (coordinate with Southern Bleachers) are the responsibility of the Site Work Contractor in conjunction with the elevator manufacturer.

4.5 Grandstand PBR Weather Barrier: A803 shows new PBR wall panels at the existing grandstand/mezzanine framing, while Specification §07 42 13 requires weather barrier and concealed flashings before panel installation. Please identify the required weather-barrier product, substrate preparation, and exact limits at the north and south restroom/mezzanine wall modifications.

Answer Framing new. Provide air barrier over new studs with the PBR wall panels over the framing. See A300 and 7/A104 for the limits.

4.6 Restroom Exhaust Fans: A104 shows two new Greenheck SE1-12-432-G wall-mounted exhaust fans at 700 CFM each, while §01 11 00 states the Site Work scope includes removal and reinstallation of an existing exhaust fan and E102 preserves the existing circuit for connection to a new fan. Please confirm the required quantity and whether the existing fan(s) are reused or replaced with new Greenheck units.

Answer This will be addressed in a forthcoming Addendum.

4.7 Metal Panels at Existing Sliding Gate: A103 requires removal of existing metal panels while the sliding gate remains and installation of new metal panels at that gate. Please provide the required panel profile, gauge, finish/color, attachment detail, extent of replacement, and confirm whether modification or reinforcement of the existing gate frame is required.

Answer Additional information is required in order to respond to this RFI.

4.8 Applicable Code Editions: A103 Keynote 32.06 requires accessible access-aisle striping to comply with CBC 2025 §11B-502.3, while other project documents identify the 2022 CBC as governing. E400 Note F requires compliance with the 2019 California Fire Code, while Specification §28 46 00 identifies the 2022 California Fire Code. Please confirm the governing CBC and CFC editions for the entire project and revise conflicting notes accordingly.

Answer Follow applicable code editions identified on Sheet G000.

4.9 Stucco Patching: The drawings require existing stucco to be patched and painted, but the Contract Documents do not identify a complete repair system. Please provide the required stucco/plaster assembly and coat thicknesses, lath/WRB/backing requirements, finish texture to match existing, and the extent of repainting after patching, including whether the entire uninterrupted wall surface is to be repainted.

Answer Stucco patching shall match the existing stucco system. Contractor to field verify the existing stucco system.

4.10 Elevator Exterior Envelope: Please confirm furnish/install responsibility and requirements for the complete elevator/machine-room exterior envelope, including PBR wall panels and required gauge (26-ga versus 24-ga), weather-resistive barrier, batt insulation/R-value, trims/accessories, single-ply roof membrane, tapered insulation/cricket, flashing, coping, gutters, scuppers, and downspouts.

Answer All materials and systems noted in the RFI for the Elevator Exterior Envelope are the responsibility of the Site Work Contractor to provide and install.

4.11 Gate G-3 Center Post: Gate G-3 is scheduled as a pair of gates providing 16'-0" clear width with a center post between the leaves. Please confirm the center post is removable and provide the required sleeve/anchorage detail so the full fire-access opening can be maintained.

Answer Provide lockable "foot bolt" at bottom of pair of gates in lieu of removable center post.

4.12 Existing Path-of-Travel Corrections: A100F states the existing Path of Travel has been verified as compliant but also requires nonconforming existing conditions discovered during construction to be corrected through a Construction Change Document. Please confirm corrective work to existing POT conditions not specifically shown in the bid documents will be treated as changed work and is not included in the base bid.

Answer Work not identified in the project scope of work will be addressed as a Construction Change Directive and or Change Order.

4.13 Owner Tree Removal: A100 General Note A requires the Contractor to remove trees and deleterious material within the project area, while §01 11 00 states the Owner will remove existing trees along Tully Road west of the new press box. Please confirm those trees will be removed by the Owner before Site Work begins and identify any tree removal remaining in the Contractor's scope.

Answer The trees along Tully Road will be removed by the Owner/City and are not a part of the Site Work Contractors scope of work. A date has not been confirmed for their removal.

4.14 Governing Grading / Drainage Slopes: C5.0 states new concrete pavement under the stadium is to be level with no slope, while A100 and other details indicate slopes of 1.5% or 1% minimum to 2% maximum away from buildings. Please confirm the governing slope requirements and provide controlling spot elevations/finished grades at the stadium pavement, elevator/machine room, and other affected building areas.

Answer The concrete pavement under the stadium is to remain 'level' with no slope to match existing site conditions. See Sheet C5.0 and C5.1 for finish asphalt pavement and concrete pavement grades in the area of work.

4.15 Elevator Foundation / Excavation / Existing Conditions: After confirming the elevator/machine-room footprint, please provide the controlling survey point, coordinates, or dimensions from fixed existing construction for foundation layout. A102 shows the excavation adjacent to existing pull boxes, conduits, electrical equipment, structural columns, lighting, and other improvements and notes that demolition shown is not complete. Please identify all existing utilities/improvements that must be removed, relocated, temporarily supported, or protected. Also confirm the base-bid foundation/subgrade assumptions, including temporary shoring/underpinning requirements, granular/sand base, vapor barrier, soil-treatment materials/thicknesses, excavation limits, 12-inch scarification/compaction, and treatment of undocumented fill or unsuitable material beyond these limits.

Answer Horizontal dimensions provided on Sheet C4.0 are sufficient for the layout of the proposed building however, if needed, survey control points can be provided and shared with the contractor during construction. Items to be demolished are shown on Sheet C3.0 with buried items being shown from available records and visible trenches and boxes. The contractor's attention is drawn to General Note 5 on Sheet C3.0.

4.16 Parking Striping / Pavement Overlay: C3.1/A103 identify striping removal/blackout while C5.1 allows thin slurry or asphalt overlay, milling/planing as required, and approximate limits. Please confirm how existing striping is to be treated and provide the required overlay material, section/thickness, preparation/milling requirements, and exact base-bid limits.

Answer Existing striping to be removed per Sheet A103, Keynote 2.78. Separately, three isolated areas are to receive a slurry overlay and asphalt concrete to address pavement cross slope deficiencies. Maximum thicknesses are noted on the plan; if needed, plane or mill around the perimeter of work to provide a flush condition.

4.17 Fence Demolition / Replacement Limits: C3.1 shows multiple fence demolition conditions and C4.0/A101 show differing replacement limits and quantities. Please provide a coordinated plan identifying which posts, footings, fabric, and gates remain, are removed, or are reused; confirm the exact fencing quantity/limits; and identify where the work is fabric replacement only versus complete new fencing including posts, footings, curb, and gutter.

Answer Demolition limits of existing fencing, fence fabric and posts are clear on Sheets C3.0 and C3.1. Installation limits of new fencing, fence fabric and posts are clear on Sheets C4.0 and C4.1.

4.18 Speaker Pole / Structural Capacity: C3.0/A102 require removal of the existing speaker post and footing; A105 indicates the horn speaker system and pole are salvaged for reinstallation; and E400 calls for the existing speakers to be installed on a new pole. Detail 18/E600 shows two relocated Community R2-52MAX speakers weighing 122 lb each on the new 5x5x1/4 HSS speaker pole, while Southern Bleacher Sheet B15 limits the "speaker and mounting" load at the press-box speaker-pole connection to 50 lb. Please confirm whether the existing pole is reused or a new pole is required, who furnishes/installs the pole and mounting hardware, the required footing/anchorage, and that the final pole/support connection is engineered for the actual speaker and mounting loads. Confirm the existing speakers are salvaged and reinstalled.

Answer The existing pole is not to be reused. A new pole is provided by Southern Bleacher Company. The Site Work Contractor is responsible for removing the existing speakers, relocating them for reinstallation and reinstalling them along with providing the speaker mounting hardware.

4.19 Existing Site Lighting: C3.0 identifies existing lights to be removed, while A102 Keynote 2.33 and E100 state existing site lighting, poles, fixtures, and footings are to remain and be protected. Please identify exactly which existing site-lighting poles/fixtures are to be removed and which are to remain.

Answer The two existing site lights immediately adjacent to the proposed elevator building (Building U) that are noted as 'to be removed' on Sheet C3.0 are to be removed. The Architectural and Electrical plans and keynotes are referring to the large stadium lights.

4.20 Chain-Link Fence Requirements: Please confirm the governing new fence requirements where C1.1 and Specification §32 31 13 differ, including mesh size (approximately 3-3/4" x 5" versus 1-1/2"), top/brace rail size and weight, required finished fence height, and whether the "8-inch diameter post" at the retaining curb refers to a concrete footing/core rather than the fence post itself.

Answer The fence fabric shall be chain link, zinc coated, No. 9 gage woven into mesh to match the existing adjacent fence fabric. The rails should be 1 5/8" O.D., 16 gage. The "8 inch diameter post" at the retaining curb refers to the in-line concrete fence post base, as shown on the Chain Link Fence Details on Sheet C1.1.

4.21 Retaining Curb / Sidewalk / Raised Edge Details: Please identify the governing detail for the approximately 91 LF of Type A retaining curb and the raised concrete edge/curbing shown near the building, including dimensions, reinforcement, and fence-post/footing integration. Also confirm the limits of sidewalk cutback/removal and replacement required to construct this work.

Answer Curbing type, dimensions and limits are to be as shown on the plans. Tully Road sidewalk to remain undisturbed, except where the four curb drains are to be installed.

4.22 Landscape / Plumbing Drawing Scope: Civil Note 13 assigns coordination with a landscape contractor, and A100 refers to Civil, Landscape, Plumbing, and Electrical drawings. Please confirm whether landscape work is included in this contract; if so, provide restoration/planting limits and specifications. Also identify the applicable Landscape and Plumbing drawing packages, or confirm that none apply.

Answer This will be addressed in a forthcoming Addendum.

4.23 Encroachment Permit: Civil Note 5 requires the Contractor to obtain the City of Modesto encroachment permit before work begins, while Specification §01 31 13 states the Owner will reimburse off-site encroachment permit fees without markup. Please confirm all City encroachment permit fees will be reimbursed and identify whether the permit has already been applied for or issued.

Answer The contractor is responsible for applying for and obtaining the necessary encroachment permit(s) from the City of Modesto with direct agency fees being reimbursed by the Owner. The construction plans have been reviewed and approved by the City of Modesto, but an encroachment permit has not been applied for.

4.24 SWPPP / Risk Level: Civil Note 10 requires the Contractor to implement and monitor the SWPPP, while the Project Manual states the Owner will provide the SWPPP and NOI and the Contractor will retain the QSP. Please provide the project SWPPP/NOI and identify the project Risk Level so bidders can price QSP, inspection, sampling, and reporting requirements.

Answer The contractor is responsible for determining whether SWRCB permit coverage is applicable to this project. The area of disturbed soil and the contractor's exact construction schedule are variables that determine if permit coverage (and a project-specific SWPPP) is required. However, it is expected that this project will not trigger the need for permit coverage, but the contractor will need to make that determination.

4.25 Compaction Testing Responsibility: Civil Note 14 states the paving contractor shall provide compaction tests in paved areas at the Contractor's expense; Specification §02 30 00 states the Owner will retain the soils engineer; and §01 40 00 states the Owner pays testing laboratory costs. Please clarify which compaction testing is Contractor-paid versus Owner-paid.

Answer This will be addressed in a forthcoming Addendum.

4.26 FRP Design and DSA Approval: G000 lists "Deferred Submittals - None," while Specification §03 25 13 and the FRP drawings identify delegated design and final signed/sealed shop drawings requiring SEOR/DSA approval before installation. Please confirm the required approval process, whether a deferred submittal, CCD, or other DSA process is required, and who is responsible for engineering, DSA processing costs, and schedule impacts.

Answer The DSA approved drawings include a complete FRP design from "Structural Technologies." If this design is utilized, no additional design, deferred submittal, and/or DSA approval is required. An alternate FRP design (from a different company) may be utilized, but any changes to the approved design will require a complete review process by DSA at the contractor's expense. If the contractor chooses to utilize the approved design, it is recommended to contact Structural Technologies and include them as a subcontractor as they will need to be retained to install their product.

4.27 Press Box Contract / Scope / Guardrails: G000 describes installation of the new press box, guardrails and handrails, while the Notice to Contractors and Division 01 identify the Press Box, covered filming platforms, metal stairs/support structure, guardrails and handrails as a previous/separate contract. Section 01 11 00 also states the Project will be constructed under a single prime contract, and Sections 13 16 13 and 13 34 16 include language that appears to assign press-box installation, bleacher work, and relocation/reinstallation of an existing press box to the Site Work bid. Please confirm the contractual structure, identify which portions of Sections 13 16 13 and 13 34 16 apply to this Site Work bid, confirm the new Press Box package is furnished and installed under the separate Press Box contract except for specifically identified Site Work interfaces, and confirm the required guardrail height where the architectural drawings indicate 5'-0" and Southern Bleacher indicates 42".

Answer A copy of Southern Bleacher Company's scope of work will be included in the Addendum.

Set 5 Released via Addendum Q and A Set 5 10/16/2026 4:01 PM (PDT) – 4 questions

5.1 Existing Scoreboard Fiber Reuse: E100 requires the existing scoreboard fiber to be pulled back, preserved, rerouted through new/existing conduit, and reterminated. Please confirm sufficient existing fiber length/slack is available. If the existing cable is found too short or fails testing due to pre-existing conditions, confirm replacement or splicing will be treated as additional work rather than included in the base bid.

Answer Contractor to include in the scope to reroute existing fiber optic cable per keynote 17 on Sheet E100.

5.2 FRP Testing Requirements: SF1.2 and Specification §03 25 13 conflict regarding FRP testing. Please confirm the governing pull-off test frequency and acceptance criteria, and the required witness-panel/tensile-test sampling frequency, including the number of sample sets/panels and laboratory tests required for bidding and construction.

Answer Per SF1.2 Pull-Off Tests to be coordinate with Special Inspector.

5.3 Existing Crack Injection: SF1.1 requires epoxy injection of all cracks greater than 0.02 inch, but no crack lengths or quantities are identified. Please provide known crack locations/quantities or an allowance/unit-price basis for bidding, and confirm cracks discovered after surface preparation beyond the indicated/allowance quantity will be treated as additional work.

Answer Contractor to verify in field quantity, size, and location of cracks.

5.4 FRP Contractor Qualifications: SF1.1 requires a minimum of 3 years of documented continuous experience installing the specified manufacturer's FRP system, while Specification §03 25 13 requires a certified applicator with at least 2 years of FRP retrofit experience and at least 15 strengthening projects within the past 3 years. Please confirm the governing qualification requirement.

Answer Contractor to follow the most stringent requirements for FRP installation.

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