

ADDENDUM #1

FROM : ARCHITECTURICA
555 W. BENJAMIN HOLT DRIVE
SUITE 423
STOCKTON, CA 95207
(209) 952-5850 FAX (209) 952-2442

PROJECT : CODESTACK ACADEMY

LOCATION : 201 North California Street
Stockton CA 95202

REF. # : ARCH PROJ. No. 2023-04

OWNER : San Joaquin County Office of Education
2707 Transworld Drive
Stockton, CA 95206

DATE : 5 February 2025

NOTICE TO ALL BIDDERS

IT IS THE PURPOSE AND INTENT OF THIS ADDENDUM TO MODIFY AND/OR CLARIFY THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT AND THIS ADDENDUM SHALL BECOME A PART OF THE CONTRACT DOCUMENTS. THESE CHANGES AND/OR INTERPRETATIONS SHALL BE INCORPORATED INTO YOUR BID.

REFER TO PROJECT PLANS AND SPECIFICATIONS PREPARED BY ARCHITECTURICA, COVER SHEET DATED 22 January 2025

GENERAL

ITEM 1 MANDATORY PRE-BID CONFERENCE AGENDA

Document that was handed out to Pre-Bid Conference Attendees on Tuesday, February 4th, 2025 at 9:00 AM.

ITEM 2 MANDATORY PRE-BID CONFERENCE SIGN-IN SHEETS

Attached are the Sign-in Sheets for the Mandatory Pre-Bid Conference that took place on Tuesday, February 4, 2025 at 9:00 AM. Only prime contractors were required to attend the Pre-Bid Conference. Only prime contractors that attended and signed-in at the Mandatory Pre-Bid Conference are eligible to submit a bid if they are prequalified by SJCOE before the Bid Due Date of March 13, 2025.

ITEM 3 PREQUALIFICATION APPLICATIONS DEADLINE FOR THIS BID

Applications for Prime Contractor pre-qualification should be submitted by 5:00 PM on Friday, February 21, 2025, to guarantee review and approval before the Bid Due Date on March 13, 2025. See SJCOE [Operations Pre-Qualifications Webpage](https://sjcoe.org/Operations/Pre-Qualifications/Webpage): <https://sjcoe.org/Operations/Pre-Qualification.aspx>

ITEM 4 RFI (REQUEST FOR INFORMATION) DUE DATE AND TIME

Refer to paragraph 9 “**Intepretation of Plans and Documents/Pre-Bid Clarification**” in the Instructions to Bidders. To provide a timely response at least 72 hours of the Bid Due date, bidders questions (RFIs) should be received by 2:00 PM on Friday, February 28, 2025. Questions received after this date and time may not be

ADDENDUM #1

answered in the final addendum to be issued no later than 2:00 PM on Monday, March 10, 2025.

ITEM 5 PROPOSED SITE LOGISTICS PLAN

See attached Site Logistic Plan for your reference. This document is for information only. The awarded contractor shall submit their own Site Logistics Plan at the preconstruction meeting for review and approval by the District.

ITEM 6 HAZARDOUS MATERIAL ABATEMENT

The District had a hazardous material survey and testing conducted on the building. Hazardous materials identified by that survey are being abated by another contractor. The hazardous material abatement is scheduled to start on February 5, 2025, and will be completed prior to the start of construction on this project. A final report will be made available to the awarded contractor as a reference document.

ITEM 7 TEMPORARY FENCING

The District's contract for temporary chain link fencing at the project site expires on May 31, 2025. After that date, it will be the contractor's responsibility to either take over the contract or provide their own security fencing.

ITEM 8 EXISTING CAST IRON TUBS

The existing cast iron tubs inside the building will be salvaged by the District.

ARCHITECTURAL

ITEM 1 ELEVATOR LOAD CLASS

Refer to sheet A15.16 in the drawings. The elevator Loading Class shall be C3 Loading.

ELECTRICAL

ITEM 1 PG&E CONNECTION

SHEET E1.3 – SITE PLAN – PG&E CONNECTION: Revised Drawing sheet to coordinate with PG&E maps provided.

ITEM 2 TEMPORARY ELECTRICAL POWER

Currently, there is no electrical power service to the site. Temporary electrical power can be established if temporary electrical switchgear is installed in basement and approved by PG&E. This temporary service can be kept in place until demolition operations within the building begin.

Alternatively, temporary electrical power can be obtained after PG&E installs the new permanent transformer for the site's new electrical service. The installation of the permanent transformer will take place after completion and acceptance of the electrical infrastructure work included in this bid.

Refer to attached PG&E drawings for permanent electrical power service and temporary electrical power service infrastructure.

Refer to the attached PG&E requirements for permanent and temporary electrical power services.

ADDENDUM #1

ITEM 3 PG&E PREQUALIFICATION REQUIREMENTS

As of March 1, 2025, PG&E applicant installers will need to be prequalified to perform work under PG&E's new business and/or applicant install program. Installers that do not obtain prequalification will no longer be able to perform work under PG&E's new business and/or applicant install program. If you have any questions or need a copy of the program details, please reach out to PG&EApplicantInstallerPreQual@pge.com

Attachments: Pre-Bid Conference Agenda; Pre-Bid Conference Sign In Sheets; Proposed Site Logistics Plan; PG&E permanent power map; PG&E temporary power map; PG&E installation memo; Electrical Drawing sheet E1.3

END OF ADDENDUM #1

ARCHITECTURICA

By



Timothy L. Dearborn, AIA
Principal Architect



San Joaquin County Office of Education
CodeStack Academy Project
201 N. California Street, Stockton, CA

MANDATORY PRE-BID CONFERENCE AGENDA

Date: Tuesday, February 4th, 2025
Time: 9:00 AM Pacific Standard Time
Project: San Joaquin County Office of Education – CodeStack Academy
Bid Date: March 13th, 2025: Bid Date @ 2:00 PM
Operations and Support Services located at (Check-in with Receptionist)
2707 Transworld Drive, Stockton, California 95206

I. Meeting Called to Order

II. Introduction of Project Team members:

- A. County Office of Education Representative(s):
Warren Sun - SJCOE Division Director of Operations
Tim Sutton - SJCOE - Director of Operations & Project Manager
Katie Dominguez – SJCOE - Account Technician / Facilities Assistant
- B. Project Inspector:
John Wong, Inspector of Record
- C. Architect of Record:
Tim Dearborn - Architechnica, Principal Architect
Leilani Gnall-Gregory - Architechnica, Sr. Project Manager
- D. Owner's Representative:
Jalil Bazyar, Sr. Project & Construction Manager of Capital Program Management, Inc.

III. Bidding Documents: Available on the SJCOE website <https://www.sjcoe.org/Construction/>

IV. Contracting Format: Prime Contract

V. Scope of Work Description: Demolition of West wall and interiors, building expansion attached to the West of existing building structure, deepening of basement level for storage and work spaces, elevator and 2 exit stairways, modernize structural frame and reinforce masonry walls, seismic reinforcement and wind load support. Tenant improvements to three floors and a basement. Existing exterior wall shoring will be required.

Engineers Estimate: \$15.5 million



San Joaquin County Office of Education
CodeStack Academy Project
201 N. California Street, Stockton, CA

MANDATORY PRE-BID CONFERENCE AGENDA

VI. Bidding and Contract Award Requirements:

- A. License requirement: B
- B. Pre-Qualification of Bidders – Prime – see District website for packet.
<https://www.sjcoe.org/Operations/Pre-Qualification.aspx>
- C. DVBE Participation Statement: Ref. (Education code §17070.10, et seq.) - *Not Required
- D. Bid Bond or Certified Check – see Instructions to Bidders Section 2.
- E. Prevailing Wages – Notice Inviting Bids and Instructions to Bidders Section 24. Certified payrolls, payroll records and other documents shall be required along with your progress billings.
<http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>
- F. DIR Registration of Contractor and Subcontractor: Notice Inviting Bids and Instructions to Bidders Section 25.
- G. Bond and Insurance Requirements: Article 11 Insurance and Bonds and Supplementary Conditions
- H. Bid Form:
 - 1. Completed Forms
 - 2. No exclusions
 - 3. No fax or phone bids
 - 4. Bids shall be valid for 90 days

VII. Project Schedule: (487) Calendar Days

VIII. Site Information:

- A. Site logistics, access, temporary facilities, temporary power with generator, staging areas and parking.
- B. Working hours and project phasing: The work has been broken down into phases. See Supplementary Conditions for Milestone requirements and phasing.
- C. Contractor is responsible for temporary fencing starting June 1st 2025.

IX. Temporary Power: The Contractor will be responsible to provide a site generator until the PG&E transformer is installed onsite, and permanent power has been established. Per the General Conditions, the Contractor is also required to provide all temporary power/distribution for construction, for the duration of the project.

X. PG&E IMPORTANT UPDATE: Applicant installers will need to be pre-qualified to perform work under PG&E's new business and/or applicant install program. Installers that do not obtain the pre-qualification will no longer be able to perform work under PG&E's new business and/or applicant install program. If you have any questions or need a copy of the program details, please reach out to PG&EApplicantInstallerPreQual@pge.com

XI. Site Walk

XII. General Questions

XIII. Adjournment

Important note: Responses to inquiries and discussions occurring at this pre-bid walk-through shall in no way change or modify the bid documents. The bid documents will be affected only by addenda issued prior to the bid date. We encourage all questions asked at the walk be followed up with an RFI.

Send inquiries before 2:00 pm on February 28th, 2025, to: Tim Dearborn at Tim@architechnica.net

Please CC: Tim Sutton at tisutton@sjcoe.net

Katie Dominguez at kadominguez@sjcoe.net

Leilani Gnall-Gregory at Leilani@architechnica.net

Jalil Bazayr at jaliib@capitalpm.com



MANDATORY PRE-BID MEETING SIGN-IN SHEET
 SAN JOAQUIN COUNTY OFFICE OF EDUCATION - CODESTACK ACADEMY PROJECT
 TUESDAY, FEBRUARY 4TH, 2025 @ 9:00 AM

Name	Company	Address	Phone #	E-Mail
Dustin Phillips	Roebbelen Contr. Inc.	1241 Hawksflight Ct El Dorado Hills CA 95762	916-939-1110	Estimating@Roebbelen.com
Noah Bristow	Roebbelen Cont. Inc.	1241 Hawks Flight Ct 95762	916-939-1110	Estimating@Roebbelen.com
Elmer Figueroa	Rodan Builders, Inc	3486 Investment Blvd, Suite B, Hayward, CA 94545	650-508-1700	Bids@Rodanbuilders.com
Patrick Pelno	BRCO Constructors	3650 Cincinnati Ave Rocklin CA 95765	916 253 9373	llathrop@gobrco.com mroth@gobrco.com
Dan Speth	Lathrop Construction	4001 Park Rd Benicia, CA 94510	707-746-3006	bids@lathropconstruction.com
JASE FASANO	PRO BUILDERS	7030 Drywood Way Orangevale CA 95662	916 225 0373	sebastian@sacprobuilders.com
SARAH WILKINS	BOBO CONSTRUCTION	9722 Kent St Elk Grove 95624	916 263 7777	estimating@bobocost- ructioninc.com
Charlie Mayhew	Mengotti Cash	See Card		
BEN PINASCO	Town & Country		209-469-2211	TOWNANDCOUNTRY SSC@Smail.com
MICHAEL MASON	Riede CONSTRUCTION	PO Box 1007 Woodbridge CA 95259	209-369-8255	estimating@di-ed construction.com
Robert Tanguileg	CASE PACIFIC Company	2121 Armore Rd. P.O. Box Rivers	510 612 3655	rtanguileg@casepacific.com
Randy Base	T&S west	PO Box 1592 Linden CA 95236	209 777-3399	Estimating@TandS Inc. US
Red Sabilano	NYECON	3780 HAPPY LANE SACRAMENTO	209 609 4608	Red@NYECONINC.COM



MANDATORY PRE-BID MEETING SIGN-IN SHEET
 SAN JOAQUIN COUNTY OFFICE OF EDUCATION - CODESTACK ACADEMY PROJECT
 TUESDAY, FEBRUARY 4TH, 2025 @ 9:00 AM

Name	Company	Address	Phone #	E-Mail
STEVE HAY	DLC DEMO	STOCKTON	209 456 1185	STEVE@DONMOLLENCO.COM
Scott Macley	SJCOE	2707 Trans World ^{STIE}	209 649 8769	smacley@sjcoe.net
Caleb Acosta	Collins Electric	3412 Metro Dr		caacosta@collinselectric.com
Michelle Graham	SJCOE			mgrahame@sjcoe.net
Katie Dominguez	SJCOE		209-468-9061	kadominguez@sjcoe.net
CESAR AGUILAR	WC MALONEY LLC	STOCKTON	415 596 3139	CAGUILAR@WCMALONEY.COM
Kevin Murthy Brandon Oltmann	Beals Martin	2596 Bay Road Redwood City 94063	650-556-5887	brandone@bealsmartin.com
David Silva	AMG & Associates	26535 Juniper Circle Santa Clara CA	661-251-7401	estimating@amgassociatesinc.com
Larry Wilson	KICECI	7488 Slade Circle Dr #1 Stockton CA 95219	925 321 0935	gwilson@kiceci.com
Donna Wilkerson	SJCOE		209 608 1919	
Manicruz Negrete	SJCOE		209 489 4902	
Trinidad Diaz	GCJ Inc	Tracy	209-456-1160	Trinidad@gcjinc.com
Tim Gutten	SJCOE		209-406-7229	t.gutten@sjcoe.net
XXXXXXXXXX				



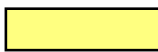






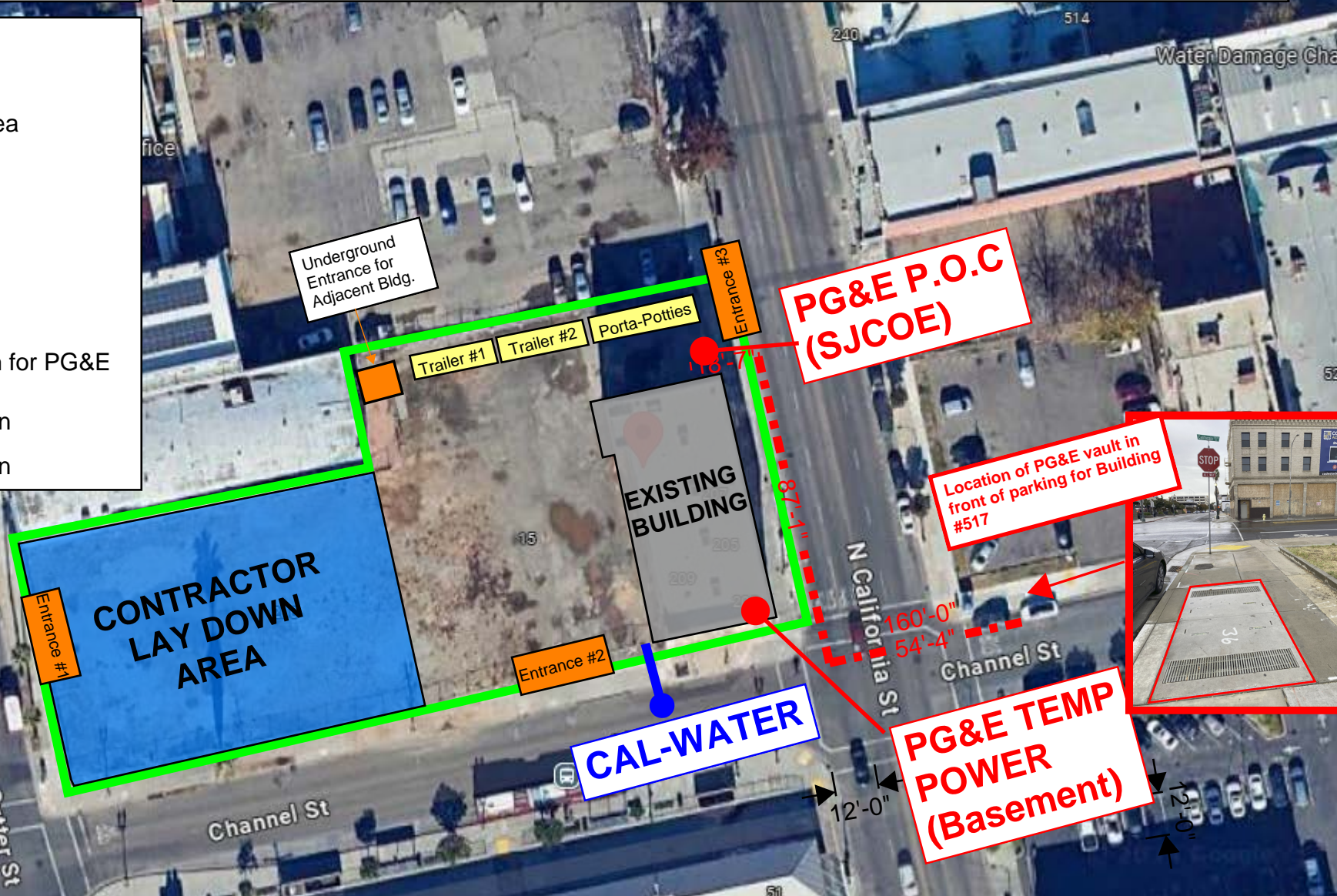
CODESTACK

201 N CALIFORNIA ST.
STOCKTON, CA 95202

EXHIBIT 00 - SITE LOGISTICS PLAN

LEGEND:

-  Contractor Lay Down Area
-  Options for Construction Entrances & Exits
-  Temp. Facilities
-  Temp. Fencing
-  Potential Trenching Path for PG&E
-  PG&E Point of Connection
-  Water Point of Connection



SAN JOAQUIN COUNTY
OFFICE OF EDUCATION

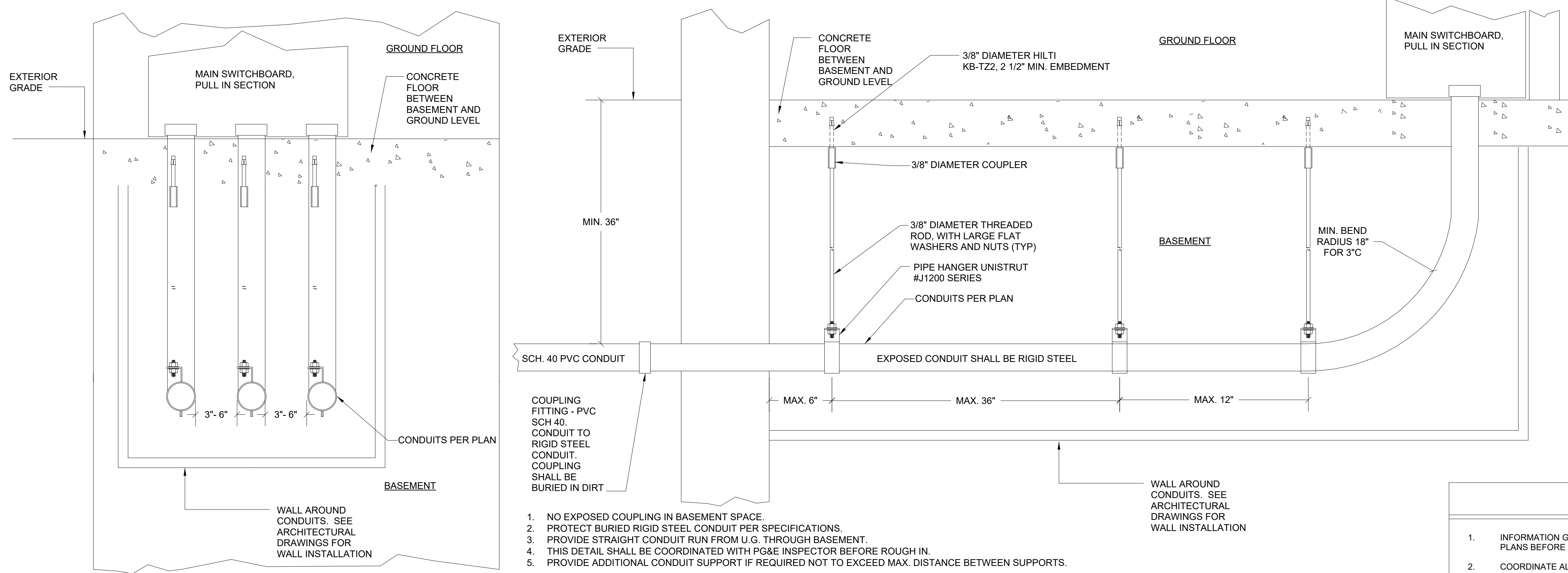


ARCHITECNICA
Your Community Architect



Plan • Execute • Succeed

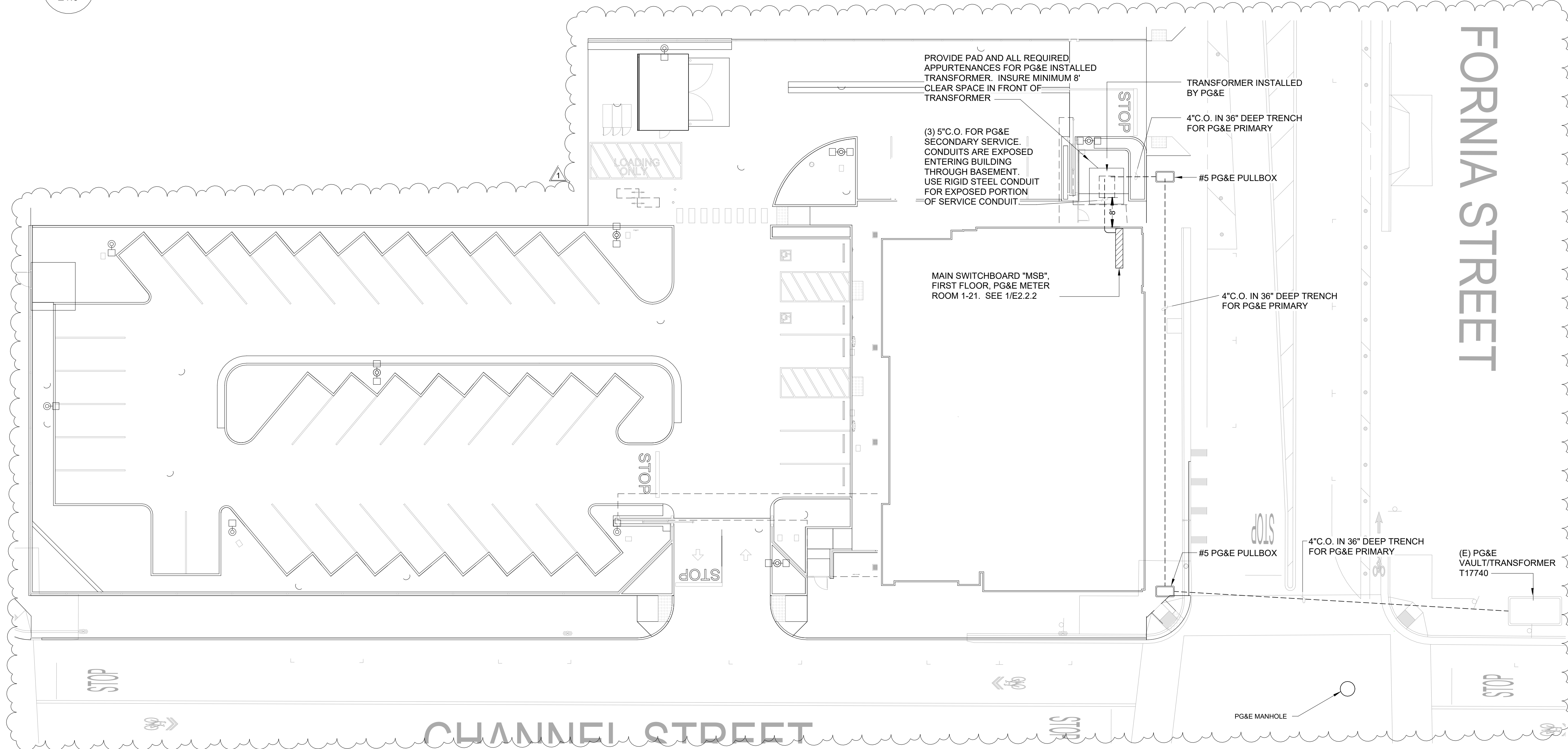
UNAUTHORIZED CHANGES & USES: M. Neils Engineering, Inc. preparing these plans will not be responsible for, or liable for unauthorized changes to these plans. All changes to these plans must be in writing and must be approved by M. Neils Engineering, Inc.



1. NO EXPOSED COUPLING IN BASEMENT SPACE.
2. PROTECT BURIED RIGID STEEL CONDUIT PER SPECIFICATIONS.
3. PROVIDE STRAIGHT CONDUIT RUN FROM U.G. THROUGH BASEMENT.
4. THIS DETAIL SHALL BE COORDINATED WITH PG&E INSPECTOR BEFORE ROUGH IN.
5. PROVIDE ADDITIONAL CONDUIT SUPPORT IF REQUIRED NOT TO EXCEED MAX. DISTANCE BETWEEN SUPPORTS.

- GENERAL NOTES**
1. INFORMATION GIVEN ON THIS PLAN IS PRELIMINARY. CONTRACTOR SHALL OBTAIN PG&E ENGINEERING PLANS BEFORE START ANY CONSTRUCTION.
 2. COORDINATE ALL WORK WITH PG&E AND ARCHITECT.
 3. REFER TO PG&E GREEN BOOK FOR REQUIREMENTS.

2 PG&E SECONDARY CONDUIT INSTALLATION
E1.3 N.T.S.



1 Site Plan - PG&E Connection
E1.3 1/16" = 1'-0"

M. NEILS
ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400
PROJECT #: 23046.21

ARCHITECHNICA

555 West Benjamin Holt Drive, Suite 423
Stockton, California 95207
P: (209) 952-5850
F: (209) 952-2442
E: hello@architechnica.net
www.architechnica.net

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REGISTERED PROFESSIONAL ENGINEER
TYETTE J. VAN ZANTEN
No. E15483
Exp. 6/30/25
ELECTRICAL
STATE OF CALIFORNIA

CODESTACK ACADEMY

201 N CALIFORNIA ST.
STOCKTON, CA 95202

SAN JOAQUIN COUNTY
OFFICE OF EDUCATION

REVISIONS		
1	PG&E CONNECTION	2/5/2025

SITE PLAN - PG&E CONNECTION

E1.3

2/5/2025 10:26:22 AM

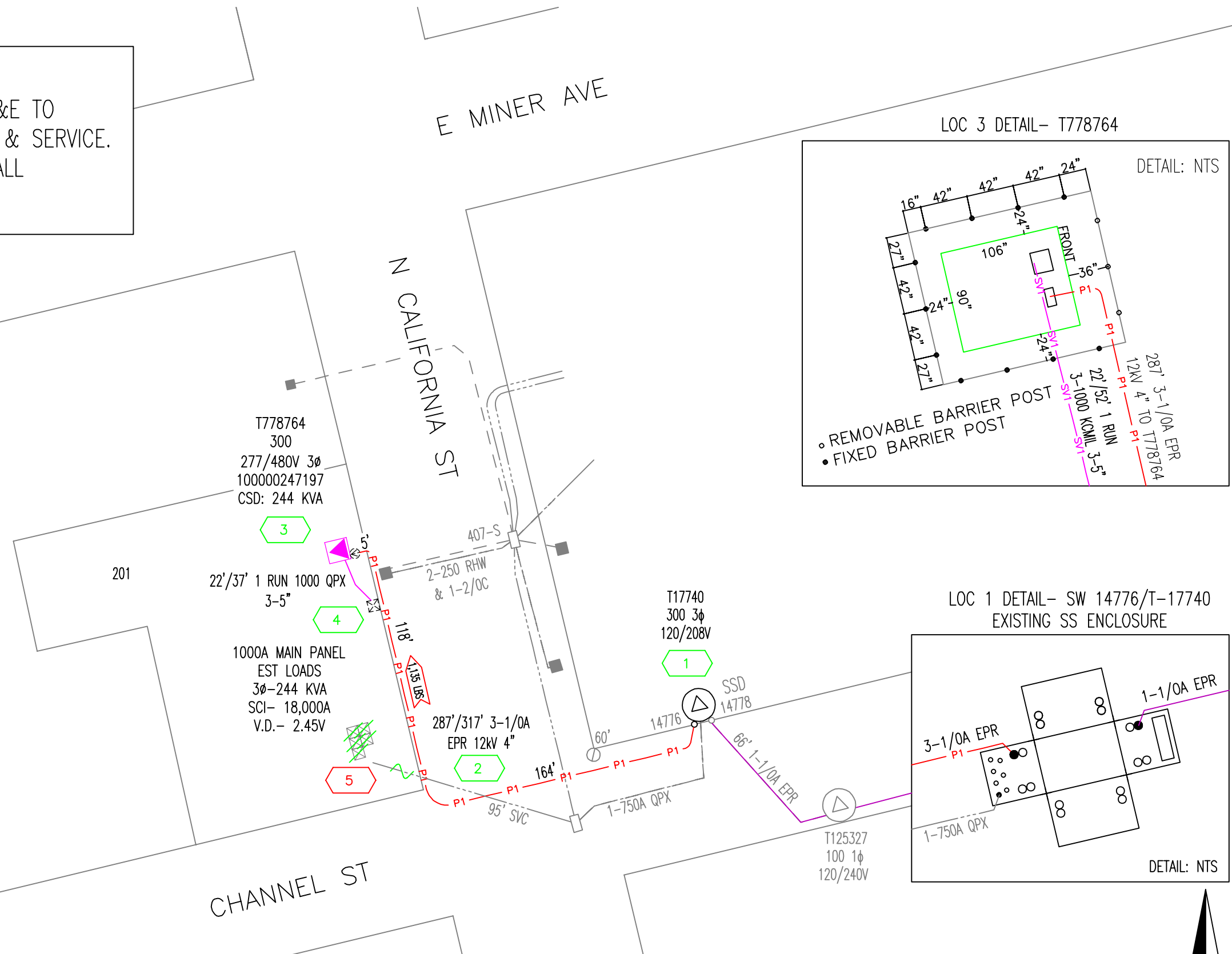
JOB STORY:
 NEW COMMERCIAL SERVICE. PG&E TO
 EXTEND PRIMARY, SET NEW TX & SERVICE.
 APPLICANT TO TRENCH & INSTALL
 SUBSTRUCTURES.

REQUIRED PERMITS

- COUNTY CITY
 TRAFFIC CONTROL

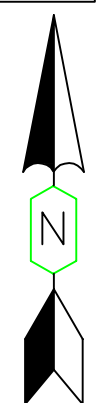
LAND DEPT.
 ACQUIRE LAND RIGHTS

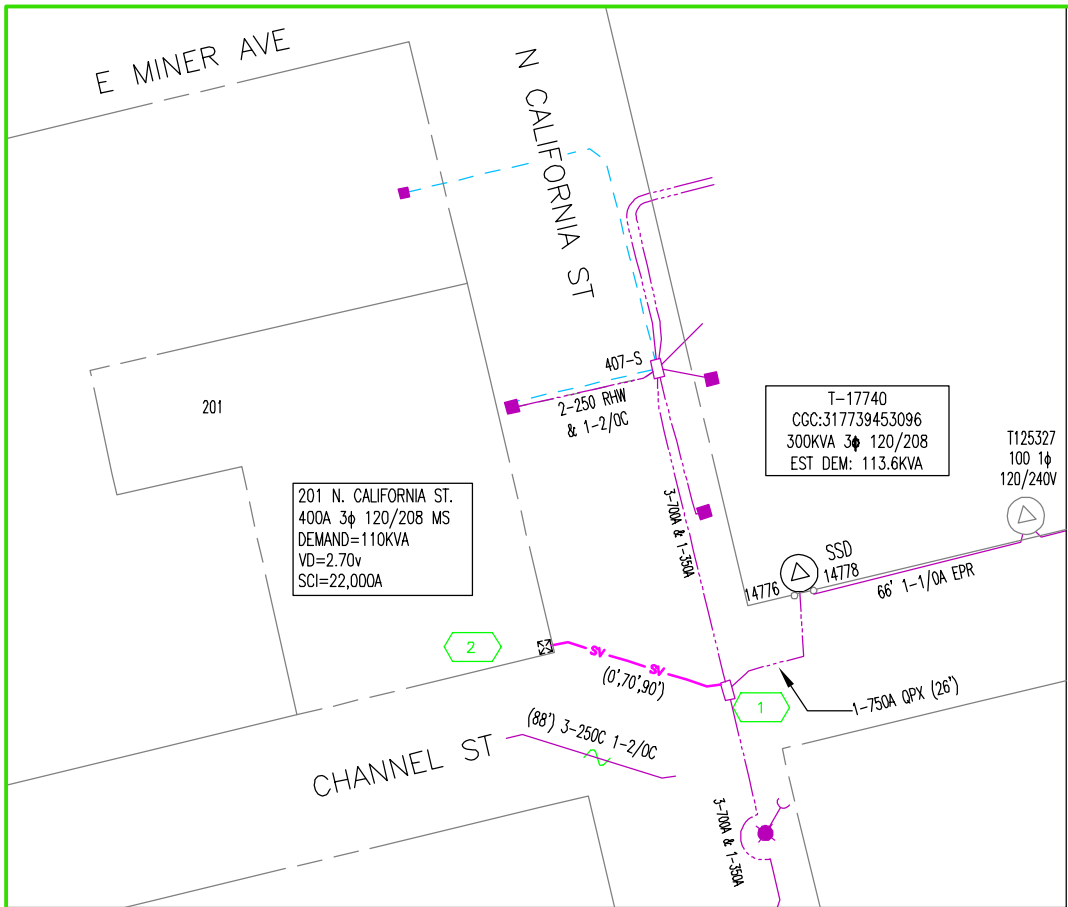
CABLE & PULLING DATA FOR ENCLOSURE							
TOTAL LENGTHS: FEEDER		1PH DIST.		3PH DIST.			
FROM ENCLOSURE	NO. of CABLES	CABLE TYPE	ESTIMATED TENSION	ACTUAL TENSION	GALLONS LUBE	FRT END PACKS	RUN LENGTH W/TAILS
T17740	3	EPR	1,135 LBS		2	2	FEEDER



EST: AMBER GUZMAN	925-494-4253	CONSTRUCTION SKETCH NEW COMMERCIAL SERVICE 201 NORTH CALIFORNIA ST STOCKTON	PLNR: SZC1	JPA#: N/A
ADE: ERIC LOUIE	209-923-2929		NOTIF: 129274442	DATE: 12/27/2024
SUPV: MELISSA LENNEX	661-477-1219		NO ENVIRONMENTAL ISSUES	SCALE: 1"=50'
REP: BRAD JOAQUIN	209-323-8106		Know what's below. Call before you dig.	PM: 35595915
PLNR: SZC1			NEAR LOC: 2	SHEET: 1 OF 1 REV. 0
PRIMARY VOLTAGE: 12 kV	VOLTAGE AREA: 3			
LATITUDE: 37.95593	LONGITUDE: -121.28537			
SOURCE SIDE DEVICE: 14778				
SUB & CIRCUIT: STOCKTON A 1105				
DSGN SAG: SSSU	RAPTOR ZONE: YES			
LOADING AREA: LIGHT	ARRESTER DIST: 3			
CORROSION AREA: YES	INSULATION DIST: B			
EXEMPT EQUIP. INST.: NO	FIRE AREA: LRA-TIER 1			

PERMANENT POWER





201 N. CALIFORNIA ST.
400A 3φ 120/208 MS
DEMAND=110KVA
VD=2.70v
SCI=22,000A

T-17740
CGC:317739453096
300KVA 3φ 120/208
EST DEM: 113.6KVA

T125327
100 1φ
120/240V

JOB STORY:
RESTORE SERVICE TO 400A 120/208 3φ
MAIN DAMAGED BY VANDALISM. APPLICANT
TO USE SERVICE FOR TEMPORARY POWER
DURING CONSTRUCTION.

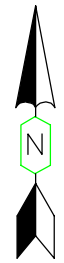
MAPPING NOTE
329 N CALIFORNIA ST APT 3 AND 4 ARE
NOT FED FROM CGC: 317739453096

REMOVAL LEGEND
(X',X',X') CABLE/CONDUIT LABELS
(FRANCHISE-3RD PTY'/PRIVATE PTY'/CABLE')
3-250C 1-2/OC IN 4" PLS (DISTANCE NOTED)

INSTALLATION LEGEND
(X',X',X') CABLE/CONDUIT LABELS
(FRANCHISE-3RD PTY'/PRIVATE PTY'/CABLE')
1-750A QPX SERVICE IN EXS. 1-4" PLS (DISTANCE NOTED)
NEW METER (SIZE/VOLTAGE NOTED)

REQUIRED PERMITS
 COUNTY CITY
 TRAFFIC CONTROL

TEMPORARY POWER



PRIMARY VOLTAGE: 12 kV	VOLTAGE AREA: 3	EST: DERRIK HOLMES	209-200-9541
LATITUDE: 37.95564	LONGITUDE: -121.28532	ADP: TERENCE MURPHY	510-227-0849
SOURCE SIDE DEVICE: 14778		SUPV: MELISSA LENNEX	661-477-1219
SUB & CIRCUIT: STOCKTON A 1105		REP: BRAD JOAQUIN	209-323-8106
DSGN. SAG: N/A	RAPTOR ZONE: YES	PLNR:	
LOADING AREA: LIGHT	ARRESTER DIST: 3	NOTIF: 129274442	JPA: N/A
CORROSION AREA: NON	INSULATION DIST: B	SCALE: 1"=50'	DATE: 01/13/2025
EXEMPT EQUIP. INST.: N/A	FIRE AREA: LMA-TIER 1	PM: 35605534	SHEET: 1 OF 1 REV. 0
10K-3PH 400A SERVICE 201 NORTH CALIFORNIA STREET STOCKTON		NO ENVIRONMENTAL ISSUES NEAR LOC: N/A	



MEMORANDUM : Temporary PG&E power

04 February 2025

PROJECT : CODESTACK ACADEMY
LOCATION : 201 North California Street
Stockton CA 95202
REF. # : ARCH PROJ. No. 2023-04
OWNER : San Joaquin County of Education
2707 Transworld Drive
Stockton, CA 95206

The following references are from the PG&E greenbook and email correspondence with PG&E representative Brad Joaquin;

In order to re-establish service to 400amp temp service location in the basement of 201 N. California Street, Stockton. Contractor will need to send cut sheet for the new 400amp temp panel to Brad Joaquin, Industrial Power Engineer at Pacific Gas & Electric Company (PG&E), Stockton Division: (209) 323-8106 ✉E-mail: BRJ6@pge.com

Brad will forward the cut sheet to the PG&E meter department for review and approval.

Below are some additional requirements per the PG&E Greenbook. Please pay special attention to the 2" conduit requirement added below.

Please advise the installer/contractor that PG&E will be looking for at installation:

Permanent Address-Greenbook 5.51

Lockable Main-Greenbook 5.5.3

Safe Working Space-Greenbook 5-17

Barricades-5.4.5-Parking Lot, Vehicle Traffic, or any Hazards

Smart conduit inside meter rooms-5.2.3.

Install, own, and maintain a separate, nominal, 2-inch diameter conduit with pull tape inside. The conduit and pull tape must extend from the meter panel or switchboard and terminate in a NEMA 3R, 6-inch x 6-inch x 6-inch enclosure located 8 feet to 10 feet above grade on the outside surface of the building.

5.4.4. (continued)

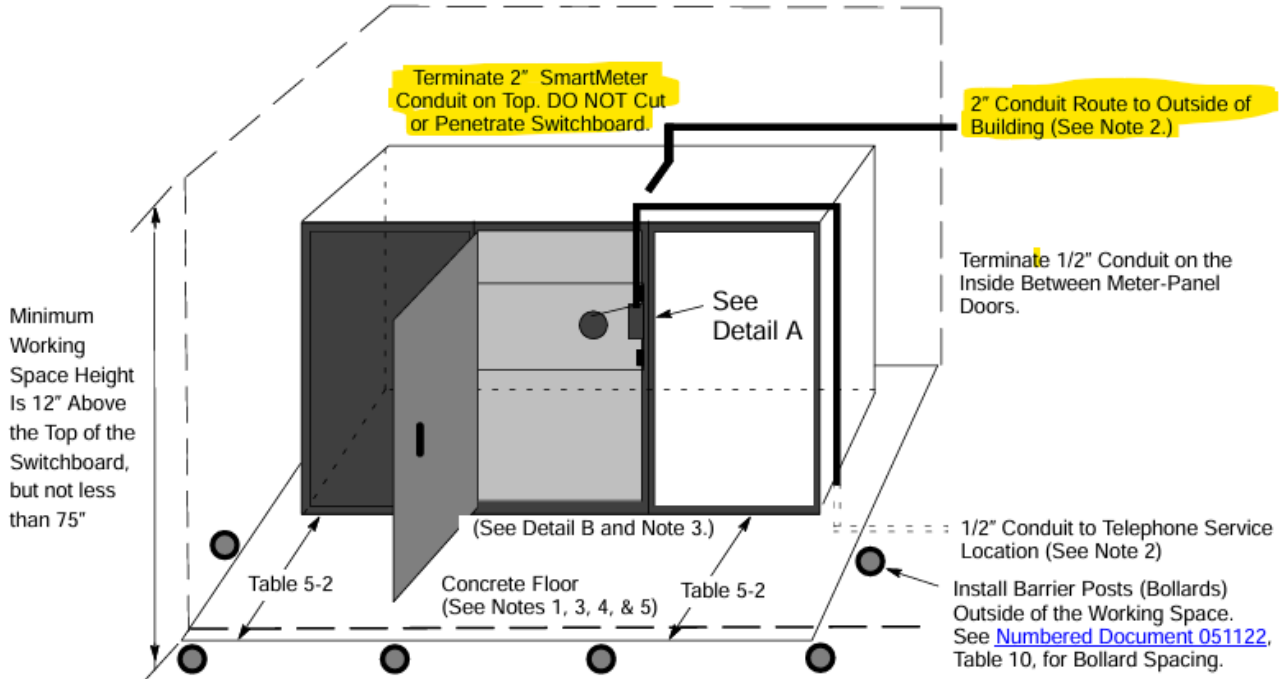
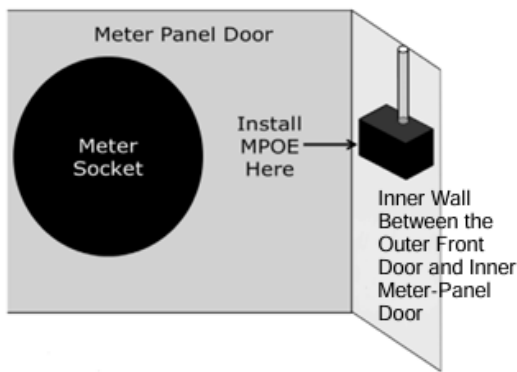
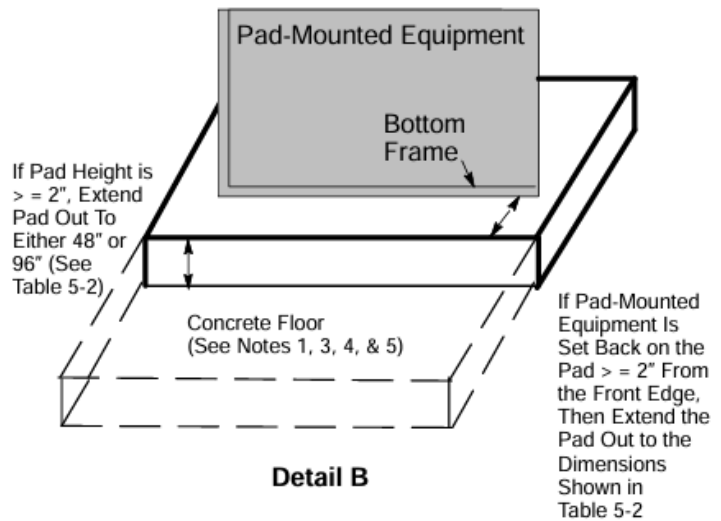


Figure 5-6
Preferred Location of Conduits for Indoor and Outdoor Meter Panels and Switchboards



Detail A



Detail B

ARCHITECTURICA

By

Timothy Dearborn, AIA | LEED AP
 Principal Architect | Managing Partner
 tim@architecturica.net