



Visions In Education
TENANT IMPROVEMENT PROJECT
Project # 26-01
ADDENDUM NO. 1

February 13, 2026

Owner: Visions In Education
11931 Foundation Place
Gold River, CA 95670

Architect: GRA Architecture, Inc.
205 23rd Street, Suite 130
Sacramento, CA 95816

Project Manager: Capital Program Management, Inc.
1851 Heritage Lane, Suite 210
Sacramento, CA 95815

This Addendum has been prepared to clarify, modify, delete, or add to the drawings and/or specifications for the above referenced project, and revisions to items listed here shall supersede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same. It is the obligation of the Prime Contractor to make subcontractors aware of any items herein that may affect submitted bids.

Acknowledge receipt of this addendum by inserting its number and date in the bidding documents. Failure to do so may subject bidder to disqualification.

All addenda items refer to the plans and specifications unless specifically noted otherwise.

TOTAL PAGES IN THIS ADDENDUM (including attachments): **10**



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PART A - BIDDING AND CONTRACT REQUIREMENTS

1.1 Refer to Information for Bidders, Item 7 Document Submission Checklist:

See Attachment 1.10: Non-Collusion Declaration to be submitted with bid

- This was missing from the RFP package.

PART B - TECHNICAL REQUIREMENTS

- NA

PART C – DRAWINGS

- NA

PART D – BIDDERS QUESTIONS

1.2 REFER TO FOLLOWING BIDDER’S RFI’S:

QUESTION #1: Is this project subject to any prevailing wage or Decon rates?

Response: No.

QUESTION #2: The non-collusion form that is required for this project is not included. Please provide.

Response: The form is attached to this addendum.

QUESTION #3: Will an IOR be assigned to this project?

Response: This project is subject to inspections by the County of Sacramento building department.

QUESTION #4: Is there a designated laydown yard and parking for the crews?

Response: Parking is available for crews at the rear of the building. There will not be a designated, secured laydown yard available.



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QUESTION #5: Because of the working hours. Has the owner gotten approval for after hour inspection with the local agency? Or will we be able to have inspections during normal business hours?

Response: Inspections for the County of Sacramento Building Department will need to occur during the hours offered by the County. Contractor to make arrangements for any inspections and coordinate with the Owner and Construction Manager since those inspections will need to occur during Visions In Education operating hours.

QUESTION #6: Are there any PLA or skilled labor or CWTA requirements for this job?

Response: No

QUESTION #7: Is the contractor to pay any permit fees?

Response: No.

QUESTION #8: Was an asbestos survey completed for the demo scope of work? If so can you clarify if there is any asbestos or lead abatement needed?

Response: The building was surveyed prior to the larger remodel and no hazardous materials were detected. No abatement was required for asbestos or lead.

QUESTION #9: Per the special conditions paragraph, bullet 6 It notes that the work to be contained within the Room 221 area. The project has a lot of electrical and HVAC work occurring outside of this area. How will this work be coordinated? Will we need to work weekends or during holidays to complete this work?

Response: To the extent that is required to work outside of the scope of work area, contractor to coordinate ahead of time with the Owner and the Construction Manager. It is anticipated that some work above ceiling will be required and may extend to adjacent areas. Holidays and weekend work is acceptable.

QUESTION #10: Is there a service elevator that can be used for construction or will all material need to be brought up the stairs?

Response: All materials and tools are to be brought into the building through the front entry and up the front entry stairs. The elevator is not to be used for any construction activities. All pathways leading to the construction area to be protected and protection removed for building operations the following day.



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QUESTION #11: Who will be moving all of the owner's material out of the spaces? Will the owner be moving their equipment as needed for all of the electrical & mechanical work that is required?

Response: All of the owner's material will be removed from the scope of work space ahead of the construction activities commencing. If the work (electrical and/or mechanical work etc.) necessitates access outside the scope of work then the contractor to coordinate with the Owner and the Construction Manager and the Owner's material will be removed/relocated from the area needing access.

QUESTION #12: Is prior prequalification required to bid on this project?

Response: No

QUESTION #13: Will the contractor be responsible for utility use charges during construction?

Response: No

QUESTION #14: Will the contractor be responsible for providing a separate office trailer for the inspector of record?

Response: No, there is not an inspector of record on this project.

QUESTION #15: Please confirm that a scanned copy of our bid bond, submitted with our bid package, is acceptable.

Response: Yes

QUESTION #16: Is the \$25,000 unforeseen conditions allowance to be included in our base bid?

Response: No

List of Attachments

- 1.3 Informational Job Walk and Conference Agenda (2 Pages)
- 1.4 Job Walk and Conference Site Visit Sign In Sheet (5 Pages)
- 1.5 Non-collusion Declaration (1 page)

End of Addendum



TENANT IMPROVEMENT PROJECT

at

**11931 Foundation Place
Gold River, CA 95670**

MANDATORY INFORMATIONAL JOB WALK AND CONFERENCE

Date: February 12, 2026 **Time:** 11:00 AM
Project: Tenant Improvement Project No. 26-01
Bid Submission
Deadline: Friday, February 27, 2026 by 2:00:00 p.m.
Location: Electronic Submission to tafoya@viedu.org and cc: shatont@capitalpm.com

I. Meeting Called to Order

II. Introduction of Project Team members:

- A. Visions In Education Representative(s) – Tom Tafoya, Chief Strategy Officer; Michael Brubaker, Chief Operations Officer; Soren Gutierrez, Director of Accountability and Data Services
- B. Architect – Mike Buschow, GRA Architecture
- C. Owner’s Representative - Sharon Thomas, Capital Program Management

III. Bidding Documents: Available on the Visions In Education Website <https://www.viedu.org/request-for-proposals/> or at Valley Contractors Exchange, Sacramento Builders Exchange & Central California Builders Exchange

IV. Contracting Format: Prime Contract

V. Scope of Work Description: Construction services to include but not be limited to the remodeling of approximately 1,781 S.F. of existing office space to increase the number of private offices by moving and adding partition walls. Mechanical, Electrical and Fire Sprinkler modifications are also necessary. Additionally, the scope of work to include the fabrication and installation of (3) metal and steel awnings (canopies) on the exterior of the building

VI. Permitting: Building Permits and Inspections - County of Sacramento – Approved

VII. Engineers Estimate: \$400,000

VIII. Bidding and Contract Award Requirements:

- A. License requirement: California State Contractor’s B License – General Building
- B. Project Award: Best value determination for Visions In Education will be made to the contractor that provides the best value to Visions In Education based on the scoring of qualifications, the proposed price and interview (if chosen to interview). See Information for Bidders Section 21 for Award of Contract and Best Value Scoring.
- C. Bid Security: See Information for Bidders Section 8.
- D. Prevailing Wage & DIR – This project is not subject to prevailing wage or DIR requirements.
- E. Bond and Insurance Requirements: Article 6 Insurance; Indemnity; Bonds
- F. Bid Form:
 - 1. No exclusions
 - 2. No fax or phone bids
 - 3. Bids shall be valid for 90 days

IX. Project Schedule: (103) Calendar Days

XI. Site Information:

- A. Site access, temporary facilities, staging areas and parking
- B. Working hours: See Special Conditions Section 2 for Limitations Upon Site Activities for working hours.

XII. Site Walk

XIII. General Questions

XIV. Adjournment

Important note: Responses to inquiries and discussions occurring at this informational job walk and conference 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 to: ttafoya@viedu.org and cc: Sharon Thomas at sharont@capitalpm.com **by 5:00pm on Wednesday, February 18, 2026**

VISIONS IN EDUCATION
INFORMAL SITE WALK
SIGN IN SHEET
 Project No. 26-01
 Tenant Improvement Project
 Thursday, February 12, 2026
 11:00 AM

Company Name	Company Representative	Company City	Phone #	E-Mail
PRO BUILDERS	JASE FASIANO	Orangevale	916 225 0373	sebastian@sacprobuilders.com
Synergy Builders	Cody Olson	Paradise CA	360 621 2466	colson@buildingwithsynergy
PARC Environmental	Angie Castro	Sacramento	(916)607-8807	acastro@parcenvironmental.com
GSP Construction	George	Sacramento	(916) 899-0681	george.gspconstruction@gmail.com
RBH CONSTRUCTION INC	RICH HARTMAN	Folsom	916 835-8642	RICH@RBHCONSTRUCTION.NRT
JPB Designs	Alex Oli	Orangevale CA	(916) 599-6259	art.jpbdesigns@gmail.com

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Company Name	Company Representative	Company City	Phone #	E-Mail
Lords Electric Inc.	Val Vizitka	San Ramon	(916) 410-2386	LordsElectric.val@gmail.com Info@LordsElectricInc.com
Creekside Commercial Builders, Inc.	Holly Kuchenthal	McClellan	916-546-1389	hhockett@creeksideinc.net
Kaler Geer Contractors	Jason Standley	Rancho Cordova	916 631 7211	Jasons@kalergeer.com
Pro Ex Construction Inc.	Vadim Cherny	Rancho Cordova	916 970 0097	Bids@proexconstruction.com
Streamline Con.	Kayla Butler	Grass Valley	914 886 2146	K.butler@streamlineconstruction.net

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Company Name	Company Representative	Company City	Phone #	E-Mail
Trivel Construction	Tim Gutshell	Elk Grove	916 521 5186	estimates@trivelinc.com
Synergy Builders	Joseph Gattia	Oroville	(530) 601-8470	estimating@buildingwithsynergy.c
Resilient Builders	Salvador Reyna	Elk Grove	(209) 599-7700	estimating@ResilientBuildersinc.com
Xeela Engineering LLC	Timothy Paris	Sacramento	(916) 607-1358	info@xeelaengineering.com
Travis Collins - T&S West		Sacramento	209-942-1360	estimating@tandsinc.us
B&M Civil LLC	Lei-Loni Walker	Rancho Cordova	(916) 758-5060	HVAC@bm-builders.com
All About Building Inc	Oleg Korz	Antelope CA	(916) 385-9679	build@allaaboutbuildinginc.com

NONCOLLUSION DECLARATION

TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

Owner: _____

Project: _____

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____, 20___, at _____ [city], _____ [state].

Signature

Print Name