

ADDENDUM #2

March 18, 2026

BID# B03_25_26

**RIDDER PARK ELEVATOR MODERNIZATION
FOR
SANTA CLARA COUNTY OFFICE OF EDUCATION**

This Addendum forms a part of the Bid Documents for above project and modifies the original project specifications as noted below. Please acknowledge receipt of this Addendum in your Quote. Failure to do so may subject your response to disqualification.

Part #1: Responses to Requests for Information:

Question	Response
1) Will the attendance list at the job walk be posted or shared?	See attached Job Walk Sign In Sheet.
2) If I recall correctly I believe there was only one General Contractor on the walk, I assume the intent is for each subcontractor (elevator, fls, electrical, etc) to submit their pricing for the GC to submit the bid, please confirm. If so, please provide contact information.	<p>SCCOE confirms that this project is being bid with a C-11 Elevator Contractor as the prime contractor, as indicated in the Contract Documents.</p> <p>The prime contractor shall be responsible for submitting the bid and for including all required trades (e.g., electrical, fire alarm, fire suppression, etc.) either through subcontractors or as part of their scope, consistent with the requirements of the Bid Documents.</p> <p>Bidders are advised that the required contractor’s license classification for this project is C-11 Elevator Contractor, as stated in the Contract Documents. Bids submitted by contractors not holding the required classification at the time of bid may be deemed non-responsive.</p> <p>SCCOE will not provide contact information for other bidders or potential subcontractors. Bidders are responsible for coordinating with their own subcontractor partners as needed to prepare a complete bid.</p>
3) JESellen Project manual – can the elevator contractor that has the	The Contract Documents, including the Project Manual and any issued Addenda, establish the requirements for the Work.

<p>elevators on service clarify the maintenance specifications to be on the existing service contract?</p>	<p>The existing elevator service provider will not provide interpretation or clarification of the maintenance specifications. Any questions regarding the Contract Documents shall be submitted through the RFI process and will be responded to by SCCOE and/or the design team via Addendum, as appropriate.</p> <p>The intent of the specifications is as indicated in the Contract Documents.</p>
<p>4) JeSellen Project manual – are clarifications to these specifications acceptable or will this result in disqualification?</p>	<p>Requests for clarification of the Contract Documents are acceptable and shall be submitted through the RFI process. Responses, if warranted, will be issued by SCCOE and/or the design team via Addendum.</p> <p>Bidders shall base their bids solely on the Contract Documents, including any issued Addenda. Clarifications or assumptions included within a bid that modify, qualify, or take exception to the Contract Documents may result in the bid being deemed non-responsive.</p>
<p>5) Schedule per document # 00 01 15 – start of project for beginning modernization is October 2026 with completion in August 2027, please confirm.</p>	<p>The dates referenced in Document 00 01 15 represent anticipated project milestones; however, bidders shall refer to the overall project duration and sequencing requirements as indicated in the Contract Documents.</p> <p>As reflected in the conceptual schedule, the Work includes early activities such as submittals, procurement, and fabrication occurring prior to field installation. On-site modernization work is anticipated to begin in early 2027 following procurement and mobilization activities.</p> <p>Final completion is anticipated in October 2027, as indicated in the project schedule.</p> <p>Bidders shall include all phases of the Work, including submittals, procurement, fabrication, installation, and closeout, in their bid and proposed schedule.</p>

6) Please clarify the extent of work associated with fire suppression systems. Is the elevator contractor responsible for providing and coordinating this work?

Fire suppression work required to support the elevator modernization shall be included as part of the Work, in accordance with the Contract Documents.

The Contractor shall be responsible for coordinating this work and including all necessary subcontracted services required for a complete and operational installation. Fire suppression systems shall be provided through deferred submittals as required by the Authority Having Jurisdiction (AHJ).

-END OF PART #1-

Part #2: Revised Conceptual Schedule:

Work shall be performed in two phases, with one elevator per building taken out of service at a time.

Phase I:

One elevator in each building may be removed from service and modernized concurrently.

Upon completion of Phase I work, including successful State inspection and return to service of the Phase I elevators, the Contractor may proceed to Phase II.

Phase II:

The remaining elevators in each building shall then be modernized in the same manner.

At no time shall more than one elevator per building be out of service simultaneously.

This phasing requirement supersedes any previously indicated sequencing that may have implied single-elevator or multi-phase (greater than two phases) construction.

Conceptual Schedule

Milestone	Date
Anticipated Start Date	June 2026
Submittal Review	August 2026
Fabrication, Shipping, Delivery, Mobilization	December 2026
Phase I Complete	May 2027
Phase II Complete	September 2027
Final Completion	October 2027

The above conceptual schedule is provided for reference only. Contract Time and milestone requirements shall be as defined in Part #3 of this Addendum and measured from the Notice to Proceed (NTP).

-END OF PART #2-

Part #3: Revision to Document 00 70 00 (Liquidated Damages):

Liquidated Damages provisions in **Document 00 70 00** are hereby supplemented and clarified as follows:

• **Submittals (per approved Submittal Schedule):**

Submittals shall be completed in accordance with the approved Submittal Schedule, with an initial submittal phase anticipated to be completed within 75 consecutive calendar days from Notice to Proceed (NTP).

\$500 per day for each day of delay beyond the time established for this milestone.

• **Milestone No. 1 – Phase I Completion:**

Completion of Phase I, defined as one elevator per building fully modernized, successfully inspected by the State, and returned to service, within **345 consecutive calendar days from NTP**.

\$500 per day for each day of delay beyond the time established for this milestone.

• **Milestone No. 2 – Phase II Completion:**

Completion of Phase II, defined as the remaining elevators in each building fully modernized, successfully inspected by the State, and returned to service, within **485 consecutive calendar days from NTP**.

\$500 per day for each day of delay beyond the time established for this milestone.

• **Project Completion:**

Final completion of all Work, including punch list items, closeout documentation, and final acceptance, within **500 consecutive calendar days from NTP**.

\$500 per day for each day of delay beyond the Contract Time.

These provisions are hereby incorporated into and made part of Document 00 70 00.

In the event of any conflict between this Addendum and the Contract Documents, **this Addendum shall govern and control**.

-END OF PART #3-

Part #4: Correction – Document 00 70 00 (Change Order Markups):

In Document 00 70 00, a discrepancy exists between the written and numerical values for change order markup percentages. This section is hereby revised and clarified in its entirety as follows:

Change order markups shall be applied as follows:

• Work performed by a subcontractor:

The subcontractor may apply a markup not to exceed **ten percent (10%)** for overhead and profit.

• Prime contractor markup on subcontractor work:

The Contractor may apply a markup not to exceed **five percent (5%)** on the subcontractor's cost.

• Work performed directly by the Contractor (no subcontractor involvement):

The Contractor may apply a markup not to exceed **fifteen percent (15%)** for overhead and profit.

These percentages shall apply to direct costs only and shall not be applied to other markups, bonds, insurance, or other non-direct costs.

All bidders shall base their bids and any future change order pricing on this revised structure.

-END OF DOCUMENT-