



# Ventura County Community College District

PURCHASING DEPARTMENT

DATE: August 20, 2025  
TO: All Bidders  
FROM: Spencer Herson, Purchasing Specialist  
SUBJECT: Addendum 1 – Bid 718, Ventura College ADM Business Office

*This addendum is hereby made part of the Contract Documents to the same extent as though it was originally included therein and takes precedence over the original documents. The outdated pages must be replaced with any updated and/or changed pages when submitting your bid. **Acknowledge receipt of all addenda on the Bid Form.***

The bid opening remains on **Monday, August 25, 2025**. Bids must be received no later than **3:00 p.m.** at 761 E Daily Drive, Suite 200, Camarillo, CA 93010. Properly mark the outside of the exterior envelope on your submitted bid with the Bid Number and Name according to the requirements stated in the bid packet directions.

If you choose not to participate in this particular bid, please sign the Bid Proposal stating “no bid” and email or fax it back to me at 805-652-7700.

It is the responsibility of the Bidder to verify that their proposal has been received by the VCCCD Purchasing Department prior to the opening date. Verification of receipt can be made through the listed Purchasing Specialist.

The following information is in answer to questions that were asked at the job walk and via email request. The deadline for questions was Friday, August 15, 2025. No further questions will be accepted.

Included in this addendum are the following documents:

03-27140\_Record Set\_56-C1 Drawings  
3425-01-ED24 100% CD Drawings v3  
3425-01-ED24 100% CD Specs v3  
Bid #718 Window Sill Reference Details

1) Who is responsible for the roof penetrations for the power feeding the rooftop Mechanical unit?

Answer: The contractor is responsible.

2) Is the rooftop receptacle required to be dedicated and if so from which panel?



# Ventura County Community College District

## PURCHASING DEPARTMENT

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**Answer:** The roof top receptacle does not need to be dedicated. See Ref. Nt. 7 / E-212 (shown near copy room door opening).

3) Is the acoustic tile above the drop ceiling remaining in place?

**Answer:** *The acoustic tile and its associated wood framing above the visible suspended tile ceiling is to be removed and secured around its remaining perimeter in the work areas.*

4) Will we have free access to any adjoining rooms from the "D" panel to the area of work?

**Answer:** You will have free access to the mechanical room where Panel D is located, you will need pre-approved access to the adjacent office spaces, if required. Work is intended to be completed outside of the building and not within those adjacent rooms.

5) Sheet E-112 Reference note 3 calls for conduit in the wall to feed the new receptacle. Can MC cable be used in place of EMT?

**Answer:** MC Cable may be used within existing walls. MC Cable shall be secured / supported in accordance with CEC 330.30.

6) Are the Low voltage/ Data equipment mounted to a back board that can be supported while the wall demolition and construction take place?

**Answer:** The wall and the low voltage/data equipment were revised to remain. See revised drawings.

7) At the walk through this morning, we were told Panel D was located in the entrance to a bathroom. On the prints it shows it in a different location. Can you verify which location is correct?

**Answer:** Panel D is located in the mechanical room at the northeast corner. Refer to the electrical plans.

8) When does the District hope to start construction for this project?

**Answer:** Once Notice to Proceed is issued, projected to start end of September or beginning of October 2025.

9) Is the District trying to get this on the Agenda for a September Board meeting?

**Answer:** Yes.

10) Is the roof currently under warranty? If so, please provide contact information for the Roofing Contractor/Manufacturer.

**Answer:** Yes, the ADM building is still under warranty through 2032-09-18. The system is Adhered Sarnafil G410-20 80 mil 10x100 ft White, installed by RMC Construction & Roofing, Inc. Refer to project number 9102, Warranty #143513.1. Local Sika Corporation rep contact is: Ken T. Konczal at Mobile: 805-276-0860 and email: [konczal.ken@us.sika.com](mailto:konczal.ken@us.sika.com).



# Ventura County Community College District

## PURCHASING DEPARTMENT

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11) Will The existing Testing Center and Testing Service Center rooms be occupied during construction? If so, will noise resistant temporary walls be required to cordon off the areas where the new partition walls will be constructed? Will any work during business/instruction hours be tolerated in those areas or will off-hours work be required there?

**Answer:** Refer to the special conditions, the Testing Center will be occupied during construction. All work in regard to loud noise will need to be coordinated during the evening off hours and/or weekends with written approval by the district.

12) Do we need to fill out the '\$ Value of Work' column 5 for submission?

**Answer:** Column 5 of the List of Subcontractors form is not required at the time of the bid submission, but The District reserves the right to request this information after the bid opening.

13) Where will we be able to have our laydown area?

**Answer:** Laydown area will be within the project limit of construction. Additionally, site laydown area can be provided during a limited time during demolition at the adjacent roundabout/parking stalls.

14) Where will worker parking be? Do we need to include any parking fees in our number?

**Answer:** Contractor parking will be at the east parking lot or the west parking lot. Virtual temporary parking permits will be issued with proper documentation at no cost.

15) Where will we be able to have our dumpster located?

**Answer:** Refer to #13. A 40CY dumpster will need to be coordinated for limited time and cannot remain there during the life of the project.

16) Per pg. 11 in special conditions, there are limitations on noise for during operations. Are we required to perform demo, framing, etc. during off hours?

**Answer:** Refer to #11.

17) Do we need to include new paint up to the line of ceiling above or the entire area (walls and ceiling)? Please clarify and provide the locations for any walls that need new paint.

**Answer:** All walls in project areas are to be painted. See room finish tags on floor and ceiling plans. Additional keynotes are added to clarify paint scope in lobby and testing center. Paint may terminate 12" above the lowest point of the ceiling in each room.

18) Do we need to include painting of any existing doors? If any, please provide which are needed.

**Answer:** There are no doors to be painted on the project.



# Ventura County Community College District

## PURCHASING DEPARTMENT

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19) Will The existing President's office and Conference room be occupied during construction? If so, will noise resistant temporary walls be required to cordon off the areas where the new partition walls will be constructed? Will any work during business/instruction hours be tolerated in those areas or will off-hours work be required there?

**Answer:** Yes, the President's office and Conference room will be occupied during construction. Demo and construction will need to be coordinated during evening off-hours and/or weekends with written approval by the district.

20) At existing conference room and president's office, the two windows are to be removed. Do we need to include painting of the entire rooms or just the wall around the windows? If the entire room gets painted, do we need to include the doors as well?

**Answer:** Yes, include finish paint of the south walls that house the windows only.

21) Is only the south wall of the testing service room gets painted per Key note 09 2116.G/A-101? Do we need to include the entire room? If the entire room, should we include the doors? Please clarify.

**Answer:** Only the south wall is to be painted.

22) The Testing Center, Copy Room, and Lobby are to have the existing flooring be removed per Key note 02 4116.L/A-101. However, the proposed floor plan doesn't show that we install new flooring. Please clarify.

**Answer:** The existing flooring in the lobby is to remain at the edges of the new walls outward. Notes on drawings revised.

23) The Architectural RCP sheet A-111 does not match the demo lighting floor plan sheet E-111 nor the new lighting floor plan sheet E-211. Please clarify and revise.

**Answer:** *A-111 revised. In Testing Services Room, "A" sheet indicates 2x2 lights, "E" sheets indicate 2x4 lights. The lights in this room are scheduled to remain for reuse regardless. In Lobby – east end with new hard lid soffit, bid installing (2) 2x4 lights as shown on E-211.*

24) The ceiling at the Testing Center needs to have some patchwork at the south wall area (light and portion of ceiling to be removed) per 2/A-111. Please provide spec of the existing ceiling tile that needs to be patched. Or should we assume to reuse the portion of tiles that are demoed?

**Answer:** Provide and install new ceiling tiles to match existing.

25) On 1/A-111, there is a callout of 26 0000.L at the Office 4 but no Key Note description. Please clarify.

**Answer:** Keynote revised.

26) Do we paint the entire exterior of the building? Key note 02 4013.AC/A-201 is not clear on the exact locations to include. 3/A-201 does not show to paint around the new windows but 1/A-



# Ventura County Community College District

## PURCHASING DEPARTMENT

201 does. Should we assume to paint all stucco below the awning, including the wing walls at both sides and soffit? Please clarify.

**Answer:** Notes to paint exterior facades removed. Patch/repair/paint and altered areas around window replacement to match existing.

27) Should we include plaster repair for the wing walls and awning soffit?

**Answer:** Yes, include plaster and trim repair.

28) Please provide flooring details. Details for new flooring, transition details from existing flooring to new, and threshold details.

**Answer:** See added details.

29) What size/spec is required for the office trailer. Are we only required to include one trailer in our contract? Where would we be able to keep the trailer on campus?

**Answer:** There is no need for a temporary office trailer.

30) Where would we be able to keep the worker restrooms on campus?

**Answer:** Temporary facilities and additional laydown will be located in the two 30-minute parking space located furthest to the west as noted in the image below.

### Temporary Facility Placement



31) Are there flanges on the exterior of the existing windows that are being removed?

**Answer:** Original building record drawings provided for reference only. It appears that there are flanges. The intention is to remove the plaster around the windows, remove the windows, replace the windows, and reconstruct the plaster and trim to match existing.

32) South Windows - Sheet A-101, Keynote- 02 4116.AY states to remove cripple wall under windows. However, sheet A-201 states to only remove those windows. Please advise on how to proceed.

**Answer:** Notes revised to remove cripple walls on east elevation only.

33) Do we need to put on a temp wall in the east lobby to back off our work area?



# Ventura County Community College District

## PURCHASING DEPARTMENT

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**Answer:** Yes, a temporary wall will protect access to the work area and reduce noise impacts to building occupants.

34) Are we only removing the portion underneath the window? See sheet A-201

**Answer:** See #32 above.

35) East Window - A-201 Keynote 02 4013.AD - notes to keep the plant-on furring and plastered sill. If we are removing the cripple wall are protecting the plant-on furring and plastered sill in place?

**Answer:** The intention is to demolish the cripple wall and reconstruct it so the plastered sill and plant on trim is seamless with the adjacent walls and windows that are not being removed.

36) Sheet A-201 Keynote 02 4013.AE - Remove plaster sufficiently to allow peeling back of WRB for lapping over window flashing; add SAWP MEMB, but are we not removing the wall?

**Answer:** Only cripple wall is to be removed. Head and jambs may require pulling back WRB as needed.

37) Can you provide wall elevations?

**Answer:** There will be no additional elevations drawings.

38) Do we put a temp fence along the whole south/east wall? Or just around the windows?

**Answer:** This is contractor's means and methods. The contractor is responsible for ensuring all openings are properly sealed and secured during the construction.

*End of Section*