



# Ventura County Community College District

## PURCHASING DEPARTMENT

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DATE: September 17, 2025  
TO: All Bidders  
FROM: Spencer Herson, Purchasing Specialist  
SUBJECT: Addendum 1 – Bid 720, Ventura College TR 16 Tenant Improvement Project

*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 The outdated pages must be replaced with any updated and/or changed pages when submitting your bid.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, September 22, 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, September 12, 2025. No further questions will be accepted.

1. Per SOW doc, item 3.1.12, references "attached RCP" however, we did not receive this. Please provide RCP. If not, please provide total SF of the ceiling.

**Answer:** There is no RCP. The total SF of the ceiling is 24' x 60'.

2. Per SOW doc, item 3.1.21, states to install new hardie board siding. Please provide the series type (board and batts, horizontal lap, vertical lap, etc.), trim and board size dimensions, and finish (cedar mill or smooth) we need to include. Please provide a complete spec for this item.

**Answer:** The Hardie board siding is a reference for the basis of design only. The intent of the SOW is to replace approximately 612SF of exterior cement siding to match existing vertical lap. Product selection is up to the GC but shall match the existing appearance



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and finish and meet exterior application requirements. Trim dimensions are to be confirmed by the GC.

3. Per SOW doc, item 3.1.6, states to install two (2) new Milgard windows. Please provide series, dimensions and specs for these to include.

**Answer:** Milgard retrofit windows are the Basis of Design. GC can bid any window manufacturer and design selection to match as a minimum, those items noted in the SOW 3.1.6. Contractor shall confirm size of opening for replacement window.

4. Per SOW doc, item 3.1.7 calls to install new blinds. Please provide spec (shade %, brand, etc.) to include.

**Answer:** No specific brand is required. GC shall provide cordless, faux-wood blinds for two windows. Basis of design for bidding is Arlo Blinds.

5. Where will we be able to store material, construction trailer, etc.? Please provide.

**Answer:** Construction storage and laydown will be provided upon award. No construction trailer is required or anticipated.

6. Is a construction office trailer required? If so, what size, interiors, tech, etc. is required?

**Answer:** See response to question 5 above.

7. Is it required to include column 5, \$ value of work for each contractor for the sub list? It states to fill out ONLY if required by the district. Please clarify.

**Answer:** This field is not required for this bid.

8. Are there any other plans sheet available besides the RCP? Please provide is so.

**Answer:** No plan sheets are provided for this project.

9. Per SOW doc, item 3.1.2, two (2) new doors are to be installed. Please provide all speeded hardware kits (color, material) and doors spec (brand, size, etc.) for all doors. It is noted that there is a basis of design for hardware, but will need to have more information for each door and their respective hardware.



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**Answer:** There is no specific basis of design for the doors. GC shall bid to provide and install doors meeting at a minimum, those items noted in 3.1.2 of the Scope of Work.

10. Per SOW doc, item 3.1.19, states to remove and dispose of ~612SF of existing siding. However, item 3.1.21, states to supply and install hardie siding for the roof edge and perimeter walls of the building. Do we remove and replace all the existing siding, or just 612SF? Please clarify.

**Answer:** Item 3.1.19 is to replace approximately 612SF of cement board vertical lap siding. The vertical trim and roof trim edging that must be removed to replace the 612SF is the only trim and edging to be replaced unless severely damaged materials dictate otherwise.

11. Per SOW doc, item 3.1.22, states to install new vents. Please provide detail and counts for all new vents to install.

**Answer:** GC to confirm quantity of vents to be installed. There is no basis of design specified. GC to bid replacing with items meeting at a minimum, those items noted in the Scope of Work.

12. Per SOW doc, item 3.1.18, state to install 6" rolled coved base. Please provide spec (color, brand, etc.) for this material.

**Answer:** Johnsonite rubber cove base - 76 Cinnamon.

13. Can you provide any as builts?

**Answer:** There are no as-builts for this facility.

14. Per SOW doc, item 3.1.14, shows a 15/16" grid. This spec is incorrect as the speced ceiling tile is made for a 9/16" grid. Please clarify.

**Answer:** Provide the ceiling tiles meeting the design intent that can be installed in a 15/16" grid.

15. Are there any noise requirements for this project? Are we required to perform demo, framing, etc. during off hours?



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**Answer:** There are no anticipated noise restrictions on this project however, we are anticipating ALL work to take place during the NORMAL business hours and thus, there may be instances where coordination to minimize impact to students will need to take place.

16. Per SOW doc, item 3.2, we need to include the install of new switches. Can you provide the spec for the existing interior wall panels?

**Answer:** We do not have the specifications for the existing interior wall plates. Standard size, single and double gang, plastic switch plates.

17. Can you please provide the spec for all light fixtures and controls?

**Answer:** LITHONIA LIGHTING Recessed Troffer: 31.6 W Max. Fixture Watt, 3500K, 4,000 lm, 2 Lamp T8. There is no low voltage lighting control system in this facility.

18. Where would we be able to keep the worker restrooms on campus?

**Answer:** The worker restroom can be placed adjacent to the building work is being performed. Provide a lock limiting unwanted access.

19. Where will we be able to access the water source for during construction?

**Answer:** Yes

20. Where is the existing panel for all necessary temp power hookup?

**Answer:** Temporary power will be provided from the interior of the building.

21. Where is the designated worker parking?

**Answer:** Parking during this project will be in the West Lot. A temporary parking permit will be issued upon award and will terminate upon completion of the project.

22. Is there a lead or asbestos survey report for the existing? Can you confirm that there are no contaminated materials?

**Answer:** There is not an asbestos survey for this facility. The facility was constructed after 1980 and thus, there are no known ACMs or LBP materials expected in the facility.



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23. Per SOW doc, item 3.1.8.1, states to perform a water test once windows are installed.

Please clarify what is required for this test.

**Answer:** A diagnostic test that simulates precipitation by spraying water at a specified rate and pressure typical of the Ventura County area onto the exterior of a replacement window to check for leaks, improper installation, or defective components.

24. Should we assume that all existing insulation is to remain? Please provide the spec of existing insulation.

**Answer:** Existing insulation will remain. The college does not have a specification for the existing insulation.

25. Per Special conditions, item 1.10, calls for work to be done to the HVAC system. Should we exclude any work on the HVAC system in our contract per the SOW doc?

**Answer:** There is NO work to be performed on this facility in this project.

*End of Section*