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ADDENDUM NO. 2

Project: Prop 68 Grant Repair and Restoration of Volcano Armory Hall Project No. 18-03-013

Issued: December 4, 2025

RFB Issued: November 10, 2025

Bid Due Date: December 11, 2025, 6:00 PM PST

This Addendum No. 2 is issued pursuant to California Public Contract Code §§ 20680–20683 and forms a part of the bidding documents. It shall be incorporated into the contract with the successful bidder. Bidders must acknowledge receipt of this Addendum in their bid proposal (e.g., on the Bid Proposal Form). Failure to do so may result in bid rejection.

The purpose of this Addendum No. 2 is to document all changes to the RFB and SOW which were implemented into the RFB package up to the version emailed on November 21, 2025 after the jobsite walkthrough. This Addendum does not describe the changes as described in Addendum No. 1. Many of the following changes were discussed during the November 21, 2025 jobsite walkthrough and included on the RFBs emailed out after the jobsite walkthrough.

The following changes are made to the RFB package:

1. ****Revisions to RFB Package, Section 3 (Bid Proposal Form):**** Changed the following:
 - Item #4: Replace vinyl flooring in specified areas with waterproof, commercial grade vinyl.
Quantity: Approx. 500 sq ft.
 - Item #7: Relocate thermostat; remove box, patch and paint over previous location
 - Item #11: Replace lights with LEDs

Quantity: 18 in main hall ceiling, 22 long 48" bulbs for 11 long fixtures-

- Item #12: Replace exterior lights with day/night sensors

Quantity: 4

- Item #13: Replace exit lights

Quantity: 5

- Item #15: Replace damaged switches, receptacles, etc.

(The descriptor damaged was added.)

- Item #16: Update wiring and outlets as needed in main hall

Quantity: 15 outlets

(Location added, in main hall)

- Item #17: Replace public bulletin boards with waterproof bulletin boards

Quantity: 2

- Item #18: Owner's Allowance for Repair of Dry Rot and Associated Structural Repairs (building exterior and associated ADA door dry rot)

Quantity: Lump Sum

\$25,000

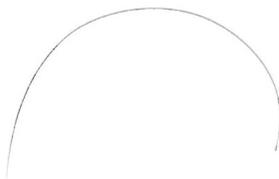
2. ****Revisions to RFB Package, Section 5 (SAMPLE PUBLIC WORKS CONTRACT AGREEMENT):****

Changed to the following:

Payments: Payments shall be made monthly based on percentage of work completed, as verified by the District representative, less five percent (5%) retention. Retention shall be released thirty-five (35) days after recording of Notice of Completion provided no stop payment notices or claims exist.

3. ****Revision to Statement of Work (SOW), Start Date:**** Changed the start date to:

On or about January 15, 2026



4. ****Revisions to SOW, Section 2 (Scope of Work):**** Changed to the following:

- Replace existing vinyl flooring approx. 500 sq ft. with new waterproof, commercial grade vinyl in kitchen, hallways, bathrooms, utility closet and office areas.
- Relocate thermostat to eye level, remove box currently located above thermostat and patch and paint previous thermostat location
- Replace damaged switches and receptacles, fan speed controls for ceiling fans and dimmers for recessed ceiling lights
- Replace public bulletin boards with waterproof bulletin boards

5. ****Revisions to SOW, Section 2 (Scope of Work):**** Added the following:

- The Contract includes a \$25,000 Owner-Controlled Allowance for the repair of concealed or additional dry rot and associated structural repairs discovered during the work (including but not limited to exterior walls, siding, framing, and areas around the rear ADA door). The Contractor shall include the full \$25,000 in the base bid. Allowance work shall only be performed upon written authorization (Field Directive or Change Order) by the District representative. Allowance work shall be paid on a time-and-material basis with receipts/invoices for materials and certified payroll for labor, plus Contractor mark-up not to exceed 15% total (10% overhead + 5% profit). Subcontractor mark-up is limited to 5%. Any unused portion of the allowance shall be credited to the District by deductive Change Order at project closeout.

6. ****Revisions to SOW, Section 4 (Timeline and Schedule):**** Added the following:

- ****Project Start Date:**** On or about January 15, 2026.

7. ****Revisions to SOW, Section 7 (Responsibilities) subsection b. (District Responsibilities):**** Added the following:

- Payments shall be made monthly based on percentage of work completed, as verified by the District representative, less five percent (5%) retention. Retention shall be released thirty-five (35) days after recording of Notice of Completion provided no stop payment notices or claims exist

No other changes are made to the RFB package at this time.

Questions regarding this Addendum must be submitted in writing to Alan Korematsu at AlanKorematsu@gmail.com no later than December 8, 2025.

Issued by:



Alan Korematsu

Project Manager

Volcano Community Services District

Date: December 4, 2025