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ADDENDUM NO. 1

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

Issued: December 2, 2025

RFB Issued: November 10, 2025

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

This Addendum No. 1 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 following changes are made to the RFB package:

1. ****Revision to Statement of Work (SOW), Section 2 (Scope of Work):**** Add the following new item:

- Temporary Fence Relocation and Adjacent Property Access: To facilitate exterior repairs (including but not limited to painting, dry rot repairs, and vegetation control), the Contractor shall obtain limited access to the two adjacent parcels owned by the Jay R. Dobler and Antoinette F. Dobler Trust (P.O. Box 140, Volcano, CA 95689). Access is granted under the conditions outlined in the attached letter from the Trust dated December 2, 2025, which include but are not limited to:

1. General Contractor and all Sub Contractors requiring Access to perform required Exterior work only, shall provide additionally Certificate of Insurance naming the Jay R. Dobler and Antoinette F. Dobler Trust as Additional Insured in the full amount of 2 million dollars for Liability.

2. Additionally, provide Certificates of Workman's Compensation Insurance as the Trust being Certificate Holders.
 3. Existing Temporary fence, Owned by the Trust may be relocated approximately 12 feet from the Property line to accommodate the required work. Note, additional panels may be required to be provided by the G.C. Temporary fence to be reset after completion of required work.
 4. All construction debris shall be cleaned up daily and removed from Trust Parcels.
 5. The existing Property Monuments shall be protected by G.C.
 6. Care shall be taken to protect area of existing Sand Filter and related items by G.C.
 7. Protection shall be provided by G.C. of existing Ornamental Fence on the Street side of the building during the work.
 8. Care shall be made of existing Plantings on South side of Armory.
 9. Prep work resulting in paint flakes shall be promptly cleaned up daily and removed from Trust Property.
 10. Absolutely NO MECHANIZED EQUIPMENT OR VEHICLES SHALL BE PERMITTED ON TRUST PROPERTY AT ANY TIME. NO EXCEPTIONS.
 11. G.C. to provide the Trust a copy of the Proposed Schedule prior to Commencement and updates as Necessary during the course of the Project.
 12. A Pre Construction meeting with the Trustee will be required Prior to Commencement of exterior work.
2. ****Revision to Statement of Work (SOW), Section 7 Responsibilities, subsection b. District Responsibilities (Scope of Work):**** Add the following new items:
1. VCSD to provide a Certificate of Insurance naming the Jay R. Dobler and Antoinette F. Dobler Trust as Additional Insured in the full amount of 2 million dollars for Liability.
 2. Existing exterior paint to be tested for lead and results of said testing be provided to the Trust.

The Trust will issue a Right of Limited Entry to VCSD and the Successful G.C. upon award. All work must comply with prevailing wage requirements, safety standards, and grant conditions. Costs associated with these requirements shall be included in the base bid for item #2: Prep, caulk, and paint building exterior; repair dry rot; not included in the \$25,000 allowance for dry rot.

Bidders are advised that the stipulations in the attached letter, particularly the requirements for daily cleanup of all construction debris and paint flakes (items 4 and 9) and the absolute prohibition on mechanized equipment or vehicles on Trust property (item 10), will result in added workload, including potential increases in manual labor, time, and safety measures for exterior work on the west and north sides of the building. Bidders should account for these factors in their proposals to ensure accurate pricing and feasibility.

2. ****Attachment:**** The full letter from the Jay R. Dobler and Antoinette F. Dobler Trust dated December 2, 2025, is attached hereto and incorporated by reference.

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 2, 2025