



Addendum #01

IFB No. 130887 – Building 4207 (Base Bid) & Building 4208 (Bid Alternate) Renovation
Camp Roberts - San Miguel, CA
8/5/2026 at 5:00 PM

08/4/2026

Please review the following addendum to IFB No. 130887.

1. Attachment 1 – SOW Rev 01
2. The bid due date remains unchanged.

Please note that no verbal information given will be binding upon the State unless such information is issued in writing as an official addendum.

Robert Hawkins
Contracting Administrator

Attachment 1

SOW Rev 01



Addendum #01

IFB No. 130534 – Building 7020 Renovation
Camp Roberts - San Miguel, CA
8/6/2026 at 5:00 PM

08/14/2026

1. Please confirm the CMD will not be paying for trash/ concrete disposal, rather the contractor is to include costs for all debris disposal in their bid and disposed of in accordance with all regulations. There will be no on-site dumping.
 - a. *Contractor will remove all C&D, ACM & LCM off site to the proper facility. No on post dumping. Contractor will provide all Labor and costs associated.*
2. Per the scope of work 7/13/26 it states to not remove diagonal braces. Per previous renovations it is my understanding the diagonal braces were removed in a sequence to avoid damage to the structure and replaced in kind as the braces are typically damaged. Please advise if braces are to be removed and replaced. Finish per drawings/specs.
 - a. *Braces are to be removed and replaced. Finish per drawings/specs.*
3. If the existing diagonal braces are left in place supporting the existing built-up beams, please confirm they are to be cut to allow for the drywall ceiling to tuck under the diagonal brace. Per the scope of work: "Trim knee braces at support posts that interfere with gypsum board landing against the support beams."
 - a. *CMD will allow the members to be cut.*
4. Per the scope of work, it states to remove furniture, reinstall at the completion of the project. Please confirm so that all bidders are bidding the same quantities for 15 months of storage.
 - a. *That is correct*
5. Please advise if the buildings have termites, or should they be tented and fumigated to start with a clean slate to ensure no active termites.
 - a. *They need to be tented and fumigated to start with a clean slate to ensure no active termites.*
6. Demolition drawing A1 does not depict the existing concrete stair in the latrine. Confirm the existing concrete stair is to be demolished as part of the latrine concrete demolition per keynote 6 and general note 1. Also a new concrete stair will be formed, reinforced and placed in the location noted on A3 note 16. Please confirm the reinforcing steel is to be drilled and epoxied into the existing stem wall.
 - a. *This is correct*

7. Drawing A3 note 16 calls for a new concrete landing and risers at the latrine and in the mechanical/laundry room. A.) Please confirm reinforcing steel is required in the steps. B.) Confirm the use of #4 rebar verticals and a horizontal mat along with nosing bars as required. C.) Please confirm the reinforcing steel is to be drilled and epoxied into the existing concrete slab on grade in the mechanical room and latrine.
- a. *This is correct*
 - b. *This is correct*
 - c. *This is correct*
8. With the removal of the slab on grade at the latrines, please confirm the new slab is to have a compacted sand base, with stego wrap 10 mil vapor barrier, and reinforcing as required.
- a. *Yes*
9. Keynote 6 on drawing calls for removing the existing slab on grade in the latrine and shower. It is our understanding based on talking to previous contractors the slab on grade varies in thickness from 8 to 12" and is filled with welded wire mesh.
- a. Please confirm existing slab thickness.
 - b. A new 4" slab on grade will be installed at the shower and the latrine per keynote 23 on A3. Please advise if we are to make up the elevation difference by adding sand or class 2 base to create a 4" slab on grade.
- a. *Contractor to field verify thickness of existing slab.*
 - b. *Correct the new slab will be 4" and yes contractor will be expected to make up any elevation differences.*
10. Drawing A1 calls for removing the slab on grade in the latrine and the shower. The wall dividing the latrine and the shower shows the slab and curb being removed, however per drawing A3 it shows the wall dividing the wall and shower to remain. Please confirm the following:
- a. The wall dividing the shower and latrine is to be removed so the concrete slab can be demolished in the area.
 - a. *The CMD does not dictate means and methods. If a contractor prefers to remove the wall and rebuild or leave it a demo around it that is up to the contractor.*
 - b. A new 6" tall curb with #4 reinforcing steel verticals and horizontal bars is to be added and tied into the new slabs in the shower and latrine.
 - a. *Per plans and specifications, the concrete shall have reinforcing steel.*
 - c. The new concrete curb is to have anchor bolts cast into the curb in order to fasten the new framed wall.
 - a. *Yes if the wall is removed. Please refer to the answer in part a.*
 - d. A new framed 2x wall with header will be framed.
 - a. *Yes if the wall is removed. Please refer to the answer in part a.*

11. When referencing drawing A3 at the shower room 102, a section of the trench drain is shown as noted per 1/A6. However, when referencing detail 1 this is a section of the shower walls and ceiling. It appears detail 2/A6 is correct.

a. Please Confirm.

Correct the appropriate detail is 2/A.

b. When referencing 2/A6, the trench drain section at the shower, please confirm #4 reinforcing steel is required to be installed around the perimeter of the trench drain as no reinforcing steel is currently called out.

#4 reinforcing steel is to be used.

12. Keynote 2 on drawing A2 calls for knock down frames at all existing interior doors. The door schedule on drawing A7 calls for 3'-0"x6'-8" doors. The existing door openings are 2'-8" wide so a 3'-0" door will not fit in the opening.

Please confirm the existing door openings are to be re-framed in order to accept the new size doors

Correct the existing door openings are to be reframed to accept a 3'-0" X 6'-8" door.

a. When reframing the openings please confirm they are to be properly framed with king studs, trimmers, and a 4x header appropriately sized to span the opening.

Correct.

b. Since the openings are being re-framed please advise if the CANG would like to install welded frames in lieu of the specified knock down frame at interior walls for durability.

Yes, contractors are to bid for welded frames

13. Keynote 8 on drawing A2 calls for replacing all exterior doors and frames and the opening is to be reframed.

a. Please confirm all exterior hollow metal frames are to be welded frames for durability.

Yes, contractors are to bid for welded frames

b. Also confirm keynote 8 applies to ALL exterior openings on the building.

Yes.

14. Door Number 6 calls for a 60-minute rated frame/door from the barracks to the laundry. In order to achieve a rated frame a knock down frame is not acceptable. Please confirm the use of a welded frame.

a. Yes.

15. When referencing drawing A2 keynote 13 calls for framing and installing semi recessed fire extinguisher cabinets. 2 fire extinguisher cabinets are shown on drawing A2 as note 13 typical. There are 4 locations for fire extinguisher cabinets, however, note 13 is only called out in two locations. Please confirm 4 fire extinguisher cabinets are to be provided. Also, per the response to Addendum 1 dated 4/15/26 Four (4) - 20 lb. fire extinguishers will be provided.

a. Provide fire extinguishers at the 4 existing locations.

16. Drawing A3 note 2 calls for providing 2x blocking at all mounts. Detail 7/A6 shows blocking required for handrails sim. Please confirm blocking is to be provided for all toilet partitions, mirrors, urinal screens, shelving, toilet accessories, toilet paper dispensers, behind doors at door knob height, etc.

a. Yes, blocking is to be installed at those locations.

17. Upon removing existing piping and other penetrations from the mechanical room, lighting above existing doors etc. the exterior siding will have holes/ damage remaining. Please confirm all existing unused penetrations will be made watertight, and the exterior siding will be replaced in kind with material furnished and installed by the contractor?

a. Confirmed.

18. When installing the new dryer vents through the exterior wall per note 38 on A4, and the thru-wall exhaust fans EF-1 and EF-2 as shown on M2, please confirm the through wall penetrations are to be flashed to ensure a watertight seal.

a. Yes, contractors are flash all thru-wall penetrations.

19. Drawing M3 calls for dryer vents per note 42. Please advise if the CMD supplied dryers will need the dryer vent penetration 1'-0" above the existing slab. During the site visit it was noted that the stem walls are on average about 2'-0" tall. Please confirm we are to include the cost of core drilling of the concrete stem wall for all dryer penetrations.

a. Place the dryer vents 6' above termination of stem wall.

20. When referencing drawing M2 and details 1 & 4 on M3, the return air duct and supply air ducts penetrate the exterior wall.

a. Please confirm the drywall in the mechanical room and metal and existing lead-based paint wood siding to the exterior are to be removed as necessary in order to create the duct penetrations.

Areas containing hazardous materials will need to be abated prior to commencing construction activities per the project scope.

b. The drawings do not indicate framing details, so please confirm the penetrations are to have a header installed with king and trimmer studs necessary to support the exterior wall.

Confirmed.

21. Detail 3 on M3 shows a typical bollard around the mechanical units, bollards at the tankless water heaters on drawings P1, and the supports for the tankless water heaters on detail 5 on P3. These details show concrete at the base of the bollard to be 1" up from existing grade. During the job walk the completed barrack looks like a different detail where the concrete at the base of the bollard was formed with a sonotube, edged and finished. The concrete at the base of the bollard is approximately 3" above adjacent grade. For consistency of previous barracks please advise if the bollard and water heater support details should be revised to be formed with sonotube and concrete set higher than the 1" as detailed in the current drawings.

a. Contractors to follow the detail provided on the plans.

22. Detail 1/M3 calls for a new 6" concrete pad with #4 @12" o.c. mechanical pad for AC-1. The drawings call for a 6'x8' concrete pad, however based on the field measurements during the job walk it appears the mechanical units are larger requiring a 7'x10' concrete pad. Please confirm the size of the concrete pad.

a. Contractors to determine concrete pad sized based on the unit that is submitted.

23. Detail 1/M3 calls for a new 6" thick concrete pad for the mechanical unit, please advise on the following:

- a. The pad is to be excavated down so the concrete sets about 3" above grade.
- b. The pad is to be ripped and compacted to 95%.
- c. Base is to be added if necessary to achieve compaction.

Concrete pad to minimum 6" and have minimum 8" aggregate base compacted to 95% relative compaction underneath the slab.

24. Detail 2 on E3 calls out a ¾" conduit to AC-1 for the thermostat. Please confirm the conduit will be installed underground similar to detail 1 on E3.

a. Confirm to the detail provided in the plan set.

25. Drawing M2 shows new steps from the barracks to the mechanical/laundry room. There will also be a 36x16 supply air duct in front of the stairs. Will there be enough head clearance to enter the mechanical room with the duct overhead?

a. Head Clearance needs to be field verified.

26. Drawing A3 note 16 calls for new stairs into the mechanical room. Please advise if handrails are to be added in the laundry room.

a. Contractor to provide handrails.

27. 3 washers and 3 dryers are shown in the mechanical/laundry room. Please confirm these will be government supplied, government installed equipment.

a. Camp Roberts will buy the washers & dryers

28. Detail 2 on E3 shows new washing machines in the mechanical/laundry room. Panel Schedule A note 2 calls for 3 – 20 amp 1p circuit breakers. The drawings do not indicate outlets for the washers, only the breakers. Please advise if we are to install outlets to each washer as required.

a. Washers will need outlets. Dryers will require 220 circuits also, no gas.

29. Drawing M2 at the mechanical/laundry room calls for repairing and replacing drywall as needed. Finish to a level 2 and paint with one coat of primer and 2 coats of paint. When referencing the finish schedule for the room it calls for all exposed drywall areas to be 5/8" water resistant dry wall taped & textured with a level 4 finish. Please confirm the mechanical/laundry room is to be a finished space as noted in the finish schedule, and the notes on drawing M2 are to be deleted regarding drywall finish.

a. Contractor to provide level 4 finish.

30. Elevation 1 on drawing A4 calls for the existing wood beam in the shower to be coated with polyurea. Please confirm the beam is to be wrapped in plywood then polyurea coating applied.

a. Confirmed.

31. Finish schedule of the mechanical room 103 on drawing A7 calls out notes W2 which is 5/* plywood on all elevations (North,south, east, west) The notes reference elevations for finish. When referencing A3 elevation 5 on A4 is the only elevation provided which depicts FRP 5'0"
- a. Please confirm this is like keynote 9. Which calls for white FRP with brushed anodized aluminum trim. No other elevations are shown in the mechanical/laundry room. Please advise if plywood and FRP are to be installed on all walls 5'-0" a.f.f.
- a. FRP is acceptable.*
32. Drawing A1 calls for note 2 to remove all existing finishes for the entire building including walls, flooring, and ceiling unless otherwise noted. Keynotes 13,20, 22 are specific to removing floor tiles, ceilings, and baseboards, tile & underlayment. At the barracks, please confirm all drywall, wood paneling, siding will be removed entirely and the walls will be exposed to studs.
- a. *All finished to be removed.*
33. At the mechanical room/ laundry room the demolition drawings on A1 do not specifically address removing all existing drywall from the walls and ceilings. A.) Please confirm the entire drywall ceiling is to be removed in order to install the new 2x4 blocking 12"o.c. as detailed on elevation 5 on note 13 on drawing A4, which will need to be added to support the new 2 layers of 5/8" GWB. B.) Also confirm all existing walls in the laundry will have the existing sheetrock removed as noted on general note 2 on drawing A1 – "Remove all existing interior finishes for the ENTIRE BUILDING including wall, flooring & ceiling unless otherwise noted."
- a. *Confirmed.*
34. Drawing M2 calls for repairing and replacing drywall as needed and provide a level 2 finish. Finish schedule on A7 calls W4 for all walls which is 5/8" water resistant gyp. Bd., taped & textured with a level 4 finish with semi gloss paint. Please confirm the mechanical room is to be finished as called out in the finish schedule on A7. Also confirm "repair replace" gwb is to be removed to studs and ceiling joists.
- a. *Confirmed.*
35. Drawings indicate existing framed walls have gwb & insulation at laundry as noted in the legend on drawing A2 and shown on drawing A3. Please confirm it is the CANG intent to remove the existing drywall and install new insulation in the west, east, & south walls.
- a. *Confirmed.*
36. When referencing drawing A3 and finish schedule A7, all walls in the mechanical/laundry room are to have FRP wainscot installed, (height varies). The existing stem walls in the mechanical laundry room have 2' tall concrete stem walls and the framed drywall wall is not set flush with the concrete curb so it is not possible to install the wainscot as depicted on plan view A3 & elevation 5 on A4. In order to achieve a uniform plane on the walls (north/west & east) it seems as though the existing concrete stem walls are to be furred with pressure treated nailers, and the framed walls are to be furred to flush out with the framed nailers over the concrete stem wall. Please review and advise if furring is to be added to the north, west and east walls.
- a. *CMD does not dictate contractor's means and methods for achieving the end product.*
37. Please confirm the north wall at the mechanical/laundry room will have new drywall and add insulation at the exterior wall in order to complete the building envelope.
- a. *Confirmed.*

38. Note 45 on A3 calls for a new furred wall for the south wall. When referencing elevation 5 on drawing A4 it shows the bottom of the furred wall to sit on a vertical 2x. As noted in previous RFI's the existing concrete stem wall is close to 2' tall, not 6" as depicted in the drawings. A.) For waterproofing purposes please confirm a 6" wide x 6" high concrete curb is to be formed and cast in place with anchor bolts set in place to fasten the new furred wall. B.) Also confirm if the curb is added, the existing slab on grade is to be roughened and #4 dowels will be drilled and epoxied 16" o.c. with a continuous horizontal # 4 bar installed.

a. Confirmed.

39. Mechanical drawing M3 calls for the 4" round dryer duct to route in the ceiling and wall. Detail 2 on P3 calls for routing the 3/4" gas piping in the ceiling. Please advise if all ducting and piping are to be routed to cover in walls and ceilings as much as possible?

a. Yes.

b.No gas lines required inside, dryers to be electric due to venting of gas appliances near the fresh air intake of HVAC

40. Please advise if all existing electrical and new conduits are to be installed in the laundry room are to be installed in wall and above ceiling in order avoid exposed conduits in a finished space.

a. Yes

41. The entry doors 1 & 2 will need to be re-framed to receive the new hollow metal frames since the new door & frame will not fit in the existing rough openings. Upon installation of the new doors and repairing the siding, the existing downspouts over the porch entry become in conflict with the door when swinging open. Please advise if the CANG would like the downspouts to be removed and re-routed to avoid conflicts with the new door swings?

a. Yes

42. Per the scope of work the contractor is to disassemble, remove, and existing furniture and store into contractor provided non stackable, lockable, weatherproof containers. (Sea train 20' to 40' type) Confirm all contractors to bid storage of government owned furnishings in contractor provided sea trains only.

a. Ok. Contractor to provide the location of the connex on the Site plan

43. Please confirm that this project needs to comply with the "Buy American Act" – ALL MATERIAL, Including but not limited to all nails, bollards, handrails, other fasteners, electrical materials, plumbing materials, hollow metal, finishes etc. are to be made in the USA and furnished for this project as required.

a. Please confirm as noted in the scope of work, all insulation in walls and the blown in insulation in the ceilings are to be removed and properly disposed of.

B. Also confirm, new insulation material is required and existing is not allowed to be re-used.

a. Yes

b. Yes to all.

45. There is an existing building automation system in place, please advise if the existing conduits inside the mechanical room are to be removed, and re-routed in wall and ceilings in order to cover as required. Once removed and re-routed confirm the system is to be re-connected and re-operational.

a. Yes

46. Details 1 & 2 on drawing P1 show the demolition and point of connection for the sewer and waterlines 48" away from the building. There are existing concrete V-gutters and sidewalks in place.

a. Please confirm the contractor is to include costs for demolition to cleanly sawcut the concrete sidewalk and V-gutter and disposed of as required in order to complete the utility tie-ins.

a. Yes

b. Once the concrete is removed please advise if the concrete walkway and v-gutter is to be replaced in kind. Doweled into existing as required.

a. Yes

47. The scope of work states there is lead based paint and possible Asbestos Containing Material within each building. Will the CANG provide the LBP and ACM reports for the contractor's use?

a. DPW has no reports for these buildings, all painted wood is assumed LBP, wood window glazing putty and all mastic assumed ACM.

48. Detail 5 on A6 calls for recessed janitorial storage shelving and only shows 2 adjustable stainless steel shelves. Please advise if the intent is for the entire cabinet to be fabricated out of stainless steel including the shelving?

a. Yes

49. There are existing 6x6 posts and beams on level 1 and 4x4 posts and beams on level 2 along with knee braces throughout the barracks. These members have large splits, holes, nails, gouges, knots, and marking carved into the wood. Please advise if the existing wood members are to be prepped for paint by filling in the imperfections noted above in order to provide a smooth uniform appearance for a finish product?

a. Yes

50. Finish schedule on A7 calls for the walls in the latrine and mechanical room to be "Arizona heat", Doors and frames will also be painted the same color as the walls, "Arizona Heat", and the ceiling in the latrine, shower, & mechanical room/laundry are to be "white shadow" semi-Past projects have had the walls & ceilings painted the same color of "Swiss Coffee" and all doors/frames & trim to be "Bison Beige". Please advise.

a. Arizona Heat & White Shadow are the colors.

51. Drawing A3 note 29 calls for a framed in plumbing vent in the corner toilet stall of the latrine. The scope of work calls for the re-routed vent pipe to be wrapped with drywall and finished to match. The sewer isometric on detail 1 on P2 shows this 4" vent to route through the second level and penetrate through the roof. Please advise if the exposed 4" vent through the second floor shall also be framed in and finished with FRP wainscot and drywall as called out in the scope of work and similar to note 29 on A3.

a. Yes

52. Section 1 on A5 calls out note 20 on the level 2 ceiling which is ½" lightweight drywall.

a. Please advise if the ½" lightweight drywall is to be installed on the level 1 ceiling as well. Due to the use of ½" lightweight drywall on the ceilings as noted in 18 on drawing A5 confirm 2x blocking is to be required for the additional number of fasteners and 100% edge nailing required to support the lightweight drywall.

a. Yes

b. Please advise if we are to provide drywall and plywood backing for edge nailing at the transition between plywood for the wainscot and drywall at the perimeter chair rail located throughout the building?

a. Yes

c. Also advise if we are to provide backing at corner intersections, top of wall to ceiling, intersections adjacent to the knee braces at the ceilings and walls as the original framing for the barracks was never built for drywall so there is a tremendous amount of missing backing. Please advise.

a. Yes

54. When referencing typical window section 5 on drawing A5 note 1 is called out – which is new 5/8" drywall over the existing 2x framing. Note 13 calls for FRP wainscot over 5/8" CCX struct 1plywood. Please confirm note 1 is incorrect at section 5 on drawing A5 and the typical wall construction of the barracks should be completed as called out on Note 13 drawing A5.

a. Correct

55. There are damaged exterior gable end vents at the barracks which appear to allow pigeons to roost in the attic. Please advise if these vents are to be replaced in the scope of work in this project. If so advise if they are to be removed, new ones re-built, and painted.

a. Replace damaged exterior gable vents to match other buildings that were previously replaced.

56. Detail 2 on drawing A5 calls for 2x baseboard & chair rail as called out on notes 14 & 16.

a. Please confirm all baseboard and chair rail is to be kiln dried material?

b. Also confirm that knots and imperfections in the wood are to be repaired and filled prior to paint.

a. Yes kiln dried materials, no imperfections allowed in finished paint.

57. Note 15 on drawing A5 calls for 1x4 select CLEAR pine window trim. Please confirm this is to be prepared, nail holes infilled, caulking completely to adjacent surfaces and painted as called out on note 4 drawing A6.

a. Confirmed

58. Note 15 on drawing A2 shows a corner guard at the first and second floor in one location. Please advise if corner guards are required at every exposed outside corner throughout the barracks.

a. Confirmed

59. Please confirm unexploded ordinance training will be required for supervisors/employees for remodeling the barracks.

a. Yes.

60. Please confirm environmental training will be required for supervisors/employees for the scope of work to remodel the barracks.

a. Yes.

a. Please confirm in accordance with base security requirements, all suppliers, vendors, subcontractors, employees, - anyone accessing the base will need to be pre-approved by the base military police.

a. Yes everyone must pass SECFOR checks before allowed on post. Real Id is required.

b. Confirm the contractor is to provide the base a List of employees with a copy of their driver's license forwarded to security by separate responsible party from contractors office (not onsite supervision) in order to access the base.

a. Yes, real ID's are required.

b. DPW Response: Yes personnel list to be submitted by CM, no personal information such as drivers' license number are to be included.

c. Also anyone entering the base is to provide proof of up to date vehicular insurance and a federally approved form of identification in order to access the base.

a. Yes

61. Please confirm all new framed wall

Is are to have fire blocking installed as per building code.

a. Contractors shall conform to the 2025 CBC.

62. Note 4 on drawing E1 calls for the removal of all existing fixtures, switches, outlets, and associated wires and conduits to be removed completely. Please confirm this note is to apply to ALL rooms throughout the barracks.

a. Correct and switched to be rocker type.

63. On the second floor of the barracks Notes 1 & 19 on drawing A2 call for a soffit to cover the ductwork traveling from the first floor mechanical room shaft to the second floor ceiling. Please confirm a new wood framed soffit, covered and finished with drywall is to be provided to conceal the ductwork.

a. Yes.

64. Elevations 2 & 3 of the latrine on drawing call for note 34 for the installation of privacy film on the existing windows. Elevation 2 on drawing A4 does not call for new privacy window film on one of the shower windows (room 102), however Window Film is called out per note 37 on A3 for one of the two shower windows.

a. Please advise if both shower windows are to have privacy window film per note 37.

a. Yes

66. On previous projects other contractors have utilized Owner Operators in order to perform the Owner Operator is to be paid the appropriate prevailing wage for the trades being performed. Also confirm the Government will monitor and enforce the State Prevailing Wage Regulations.

a. This is a prevailing wage job and the Department of Industrial Relations performs the monitoring and enforcement of this requirement.

67. Per the electrical specifications there is no mention for the use of metallic clad cable (MC) nor romex. The specifications call for all electrical rough in of walls and ceilings with EMT (electrical metallic tubing). Due to the existing stud spacing of 16" o.c. and level 1 ceiling spacing of approximately 12" o.c. there will be numerous pieces of conduit and many couplers. Please confirm all in wall and in ceiling rough in is to bid in accordance according with the specifications.

a. No MC cable or romex allowed, all wires to be in metal conduit.

68. When referencing Mechanical drawing M2, fire smoke dampers are called out at the mechanical shaft from the mechanical room at levels 1 & 2. Furthermore, the drawings are calling for a 1 hour rated shaft as noted in the symbols on the legend at level 2. This will require sheetrock on the inside of the shaft on 3 sides. Leave one side open to install ductwork, then install a skid wall that is put in place to close in the shaft to complete the fire rating. Please advise if fire dampers and a rated shaft assembly is necessary?

a. Yes

Robert Hawkins
Contracting Administrator