

**AUBURN AREA RECREATION AND PARK DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS AGENDA  
THURSDAY, JULY 31, 2025, 5:30 PM  
CANYON VIEW COMMUNITY CENTER, BOARD ROOM  
471 MAIDU DRIVE  
AUBURN, CA**

Materials related to an item on this Agenda submitted to the District after distribution of the agenda packet are available for public inspection by contacting the District Administrator at [kmuscott@auburnrec.com](mailto:kmuscott@auburnrec.com) or by calling (530) 537-2186 (M-F).

The public may participate in the meeting in-person or through Zoom. The link for this meeting is <https://us06web.zoom.us/j/89434276249>. The public can use this link and/or call **1 669 900 6833** Webinar ID: 894 3427 6249 participate.

People using the Zoom website will be able to see and hear the Board, and the Board will be able to hear the public. The Board will not receive any visual/video from the public. This is done to avoid inappropriate visual content at the meeting.

Questions and comments can be sent via email to the District Administrator no later than one hour before the meeting. These emails will be read aloud at the meeting and responded to accordingly. Emails can be sent during the meeting, and staff will work to ensure that all are read, however the best way to have your comment heard is through the Zoom meeting or the associated phone number.

If you are a person with a disability and need an accommodation to participate in the District's programs, services, activities and meetings, contact Kahl Muscott at (530) 537-2186 or [kmuscott@auburnrec.com](mailto:kmuscott@auburnrec.com) at least 48 hours in advance to request an auxiliary aid or accommodation.

**1.0 CALL TO ORDER**

**Roll Call**

Ainsleigh \_\_\_\_\_ Lynch \_\_\_\_\_ Gray \_\_\_\_\_ Holbrook \_\_\_\_\_ Ingle \_\_\_\_\_

**2.0 AGENDA REVIEW, CHANGES, AND APPROVAL**

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_  
Ainsleigh \_\_\_\_\_ Lynch \_\_\_\_\_ Gray \_\_\_\_\_ Holbrook \_\_\_\_\_ Ingle \_\_\_\_\_

**Roll Call Vote**

- 3.0 PUBLIC COMMENT** – This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Board of Directors. After you are recognized by the Board Chairperson, please come to the lectern and state your name, and address for the record (optional). There is a time limitation of three minutes.

#### 4.0 NEW BUSINESS

##### 4.1 Resolution #2025-22: ARD Recreation Park Gym Roof Replacement Project-Award of Contract

Shall the Auburn Recreation District Board of Directors authorize and approve Resolution #2025-22, a resolution awarding a contract for the ARD Recreation Park Gym Roof Replacement Project to PnP Construction Inc?

#### ADJOURNMENT

AUBURN AREA RECREATION AND PARK DISTRICT  
This agenda is hereby certified to have been posted as follows:

July 29, 2025  
Date

4:00 pm  
Time

Cathy Wapner  
Clerk to the Board

## **4.1 Cover sheet – Resolution #2025-22: ARD Recreation Park Gym Roof Replacement Project-Award of Contract**

**ARD Board of Directors Special Meeting July 31, 2025**

### **The Issue**

Shall the Auburn Recreation District Board of Directors authorize and approve Resolution #2025-22, a resolution awarding a contract for the ARD Recreation Park Gym Roof Replacement Project to PnP Construction Inc?

### **Background**

The ARD Recreation Park gym roof failure was discovered in October 2024 and emergency shoring/bracing was installed in the interior of the gym in November 2024. Working with the ARD insurance team, an engineer was selected to prepare construction drawings for the replacement project in March 2025. Project was put out to bid in June 2025. Eighteen companies (nine General Contractors, nine subcontractors) attended the mandatory pre-bid meeting on 7/8/25. Six bids were received and opened on 7/29/25. PnP Construction Inc. submitted the lowest bid in the amount of \$659,774.00.

### **Recommendation for the Board of Directors**

Staff recommends that the Board of Directors authorize and approve Resolution #2025-22 awarding the low bid of \$659,774.00 to PnP Construction Inc.

### **Fiscal Impact**

Fiscal impact of the approval of the contract with PnP Construction Inc. is \$659,774.00 plus a 5% District controlled contingency of \$32,988.70 for a total of \$692,762.70. These funds will be reimbursed to the District by the insurance provider.

### **Attachments**

Resolution #2025-22

Copy of low bid received with Copy of bid results

RESOLUTION NUMBER 2025-22

A RESOLUTION OF THE GOVERNING BOARD OF DIRECTORS OF THE  
AUBURN AREA RECREATION AND PARK DISTRICT AWARDING CONTRACT  
FOR THE ARD RECREATION PARK GYM ROOF REPLACEMENT PROJECT

WHEREAS, the Recreation Park Gym roof failed due to weight of previously installed solar panels and

WHEREAS, ARD has worked closely with it's insurers on this claim and

WHEREAS, the Auburn Area Recreation & Park Districts Engineers Estimate for the project was \$662,000.00 and

WHEREAS, the Auburn Area Recreation & Park District opened formal bids for the project on 7/29/25 and the authorized low bid was received in the amount of \$659,774.00

THEREFORE, the Auburn Area Recreation & Park District Board of Directors does hereby resolve the following:

That the Auburn Area Recreation & Park District awards the ARD Recreation Park Gym Roof Replacement Project to PnP Construction Inc. based on the lowest total bid sum of \$659,774.00

The District Administrator is authorized to enter a contract for the ARD Recreation Park Gym Roof Replacement Project with PnP Construction Inc. for the total bid of \$659,774.00 and approves a 5% District controlled contingency of \$32,988.70 for a total of \$692,762.70.

APPROVED, PASSED, AND ADOPTED ON JULY 31, 2025 by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

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Sue Ingle  
Chairperson to the Board of Directors

ATTEST:

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Clerk to the Governing Board

PROJECT TITLE: RECREATION PARK GYM ROOF REPLACEMENT PROJECT

BID OPENING DATE/TIME: 7/29/25 3:00 PM

LOCATION: ARD DISTRICT OFFICE BOARD ROOM, 471 MAIDU DR. AUBURN CA 95603

BIDDING COMPANY NAME:	AT1 RESTORATION	PRO BUILDERS	PVP CONSTRUCTION	BELZ CONST.	CREATIVE PROPERTY GENERAL
BID BOND ATTACHED (10% of BID)	yes	yes	yes	yes	yes
RECEIVED ADDENDA?:	Blank NOT NOTED	yes	yes	yes	yes
BID SIGNED?:	yes	yes	yes	yes	yes
BASE BID TOTAL:	1,581,549.15	888,000.	659,774. <sup>00</sup>	700,000. <sup>00</sup>	683,905. <sup>00</sup>
ALT. #1	—	—	—	—	—
ALT #2:	—	—	—	—	—
TOTAL WITH ALTS:	—	—	—	—	—

★

PROJECT TITLE: RECREATION PARK GYM ROOF REPLACEMENT PROJECT  
BID OPENING DATE/TIME: 7/29/25 3:00 PM  
LOCATION: ARD DISTRICT OFFICE BOARD ROOM, 471 MAIDU DR. AUBURN CA 95603

BIDDING COMPANY NAME:	Michael Roberts Contract					
BID BOND ATTACHED (10% of BID)	yes					
RECEIVED ADDENDA?:	yes					
BID SIGNED?:	yes					
BASE BID TOTAL:	738,615.30					
ALT. #1	—					
ALT #2:	—					
TOTAL WITH ALTS:	—					

AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA

**PROPOSAL**

For the construction of the

**RECREATION PARK GYM ROOF REPLACEMENT PROJECT**

P N P  
CONST.  
LOW  
BID

To the Auburn Area Recreation and Park District:

The undersigned declares that they have examined the locations of the proposed work, that they have examined the specifications, and all the contract documents, and hereby proposes to furnish all materials, labor, equipment, and perform all the work in strict accordance with said specifications, and contract documents in consideration of the attached Bid Schedule.

The undersigned further agrees that, upon written acceptance of this bid, they will within **Fifteen (15) Calendar** days of receipt of such notice execute a formal contract agreement with the District, with necessary bonds and certificate and standard form endorsement of insurance. They also agree that, in the case of default in executing the contract, the proceeds of the check or bond accompanying his bid shall become the property of the District. The Contractor acknowledges this is a prevailing wage job subject to California Labor Code 1770 – 1780.

**The undersigned agrees that, if awarded the contract, they will commence the work upon written Notice to Proceed and shall diligently prosecute the same to completion before Friday, November 28, 2025.**

Bids shall be submitted for the entire work.

The Auburn Park and Recreation District will award the contract, if at all, to the lowest responsible bidder with the lowest Base Bid OR lowest Grand Total (per the sole discretion of the District) as may be shown on the Bid Schedule.

The bidder shall set forth a total for each item, and for each lump sum work a total for the item, all in clearly legible Arabic figures on the attached Bid Schedule in the respective spaces provided for this purpose.

The award of the contract, if it is awarded, will be to the lowest responsible responsive bidder whose bid complies with the requirements set forth herein. The determination of the lowest bid will be evaluated based upon each bidder's Grand Total amount, which is the total sum of the project.

Quantities, if shown on the Bid Schedule are approximate only, being given as a basis for the comparison of bids, and the District does not expressly or by implication agree that the actual amounts of work will correspond therewith and reserves the right to increase or decrease the amount of any portion of the work or to omit portions of the work as may be deemed necessary

or advisable. Additions to or subtractions from any quantities shown in the Bid Schedule will be compensated for in the manner specified relating to changes in the work.

Bidder acknowledges receipt of the following addenda:

Addendum #01, dated July 11<sup>th</sup>, 2020 (Enclosed copy)

Addendum #02, dated July 21<sup>st</sup>, 2020 (Enclosed copy)

0/20/20  
Date

PNP Construction, Inc.  
Name of Firm

Contractor's License:

100 Crother Road, Applegate, CA 95703  
Business Address

a. Class: A & B

b. Number: 806848

c. Expiration Date: 04/30/2026

(530) 885-9360  
Phone Number

Shawn Eric Payne  
Printed Name of Responsible Official

d. DIR#: 1000004672

CA. Division of Industrial Relations Registration Number

  
Signature of Responsible Official



*PNP CONST.*  
*SUBCONTRACTORS*

AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA

*P1 of 2*

**DESIGNATION OF SUBCONTRACTORS**

The following list of subcontractors is submitted with the proposal and made a part thereof.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the contract, they shall be deemed to have agreed to perform such portion of work themselves and shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work for which no subcontractor was designated in the original bids shall only be permitted in cases of public emergency or necessity, and then only after receiving written approval from the District.

The name and location of the shop or office of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the project and that portion of the work to be performed by the subcontractor is as follows:

1. NAME: Cal Inc. License #: 657754 / DIR #: 1000003209  
ADDRESS: 2040 Peabody Road, Vacaville, CA 95687  
CONTRACT ITEMS: Lead Abatement AMOUNT: \$24,410.00
2. NAME: JD2 License: 674925 / DIR #: 1000003054  
ADDRESS: 450 Nevada Street, Auburn, CA 95603  
CONTRACT ITEMS: Joist Framing AMOUNT: \$62,500.00
3. NAME: ALCAL Specialty Contracting, Inc. License: 815286 / DIR #: 1000000315  
ADDRESS: 4201 Sierra Point Drive, Suite 101, Sacramento, CA 95834  
CONTRACT ITEMS: Insulation AMOUNT: \$58,670.00
4. NAME: Barth Roofing License #: 760030 / DIR #: 1000001384  
ADDRESS: 4384 W. Pine Haven Court, Tracy, CA 95304  
CONTRACT ITEMS: Roofing AMOUNT: \$38,400.00

AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA

P 2 of 2

**DESIGNATION OF SUBCONTRACTORS**

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Subletting or subcontracting of any portion of the work for which no subcontractor was designated in the original bids shall only be permitted in cases of public emergency or necessity, and then only after receiving written approval from the District.

The name and location of the shop or office of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the project and that portion of the work to be performed by the subcontractor is as follows:

1. NAME: Applied Finishes License #: 1022434 / DIR #: 1000046553  
ADDRESS: P.O. Box 481, Chico, CA 95927  
CONTRACT ITEMS: Painting AMOUNT: \$ 24,430.00
2. NAME: Diamond Electric License #: 1062433 / DIR #: 1000957728  
ADDRESS: 233 Technology Way, Suite 6, Rocklin, CA 95765  
CONTRACT ITEMS: Electrical AMOUNT: \$ 121,995.00
3. NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACT ITEMS: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_
4. NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACT ITEMS: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_

# RECREATION PARK GYM ROOF REPLACEMENT PROJECT

## BID SCHEDULE

No.	Item of Work	Quantity	Unit	Unit Price	Item Total
1.	MOBILIZATION (INCLUDING REQUIRED TEMP CONSTRUCTION FENCING), BONDS, & INSURANCE	1	LS	\$16,900. <sup>00</sup>	\$16,900. <sup>00</sup>
2.	REMOVAL, STORAGE, PROTECTION AND RE-INSTALLATION OF EXISTING SOLAR PANELS, INTERIOR LED LIGHTS AND RELATED APPURTANENCES	1	LS	\$86,000. <sup>00</sup>	\$86,000. <sup>00</sup>
3.	DEMOLITION AND DISPOSAL OF EXISTING ROOF, ASSOCIATED STRUCTURAL AND RELATED ITEMS. NOTE: LEAD BASED PAINT AT EXTERIOR SOFFIT, FASCIA, AND RAFTER TAILS.	1	LS	\$100,299. <sup>00</sup>	\$100,299. <sup>00</sup>
4.	REMOVAL OF EXISTING SHORING & FLOOR PROTECTION (AT APPROPRIATE TIMES) AND STOCKPILING FOR OWNER SALVAGE	1	LS	\$4400. <sup>00</sup>	\$4400. <sup>00</sup>
5.	DISCONNECTON & RE-CONNECTION OF ELECTRIC UTILITIES WITH SPECIFIED IMPROVEMENTS	1	LS	\$66,800. <sup>00</sup>	\$66,800. <sup>00</sup>
6.	INSTALLATION OF NEW ROOF SYSTEM INCLUDING STEEL TRUSSES, WOOD FRAMING, INSULATION, ROOFING MATERIALS, GUTTERS/DOWNSPOUTS AND RELATED MATERIALS	1	LS	\$392,889. <sup>00</sup>	\$392,889. <sup>00</sup>
				<b>BID TOTAL:</b>	\$699,774. <sup>00</sup>

Quantities, if shown on the Bid Schedule are approximate only, being given as a basis for the comparison of bids, and the District does not expressly or by implication agree that the actual amounts of work will correspond therewith and reserves the right to increase or decrease the amount of any portion of the work or to omit portions of the work as may be deemed necessary or advisable. Additions to or subtractions from any quantities shown in the Bid Schedule will be compensated for in the manner specified relating to changes in the work.

**AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA**

**DESIGNATION OF SUBCONTRACTORS**

The following list of subcontractors is submitted with the proposal and made a part thereof.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the contract, they shall be deemed to have agreed to perform such portion of work themselves and shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work for which no subcontractor was designated in the original bids shall only be permitted in cases of public emergency or necessity, and then only after receiving written approval from the District.

The name and location of the shop or office of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the project and that portion of the work to be performed by the subcontractor is as follows:

1. NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACT ITEMS: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_
2. NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACT ITEMS: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_
3. NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACT ITEMS: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_
4. NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACT ITEMS: \_\_\_\_\_ AMOUNT: \$ \_\_\_\_\_

AUBURN AREA RECREATION AND PARK DISTRICT

STATE OF CALIFORNIA

**NONCOLLUSION AFFIDAVIT TO ACCOMPANY PROPOSAL**

Shawn Eric Payne, being first duly sworn, deposes and says that he or she is President of PNP Construction, Inc., the party making the foregoing bid, that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date

6/23/25

PNP Construction, Inc.

Name of Company

100 Crother Road, Applegate, CA 95703

Business Address

(530) 885-9360

Phone Number

Contractor's License:

a. Class: A & B

b. Number: 806848

c. Expiration Date: 04/30/2026

Shawn Eric Payne

Name of Responsible Official

Signature of Responsible Official

AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA

**BIDDER'S BOND TO ACCOMPANY PROPOSAL**

KNOW ALL MEN BY THESE PRESENTS,

That we, PNP Construction, Inc., as  
Principal, and Great American Insurance Company, a corporation authorized to  
transact a general surety business in the State of California, as Surety, are held and firmly bound  
unto AUBURN AREA RECREATION AND PARK DISTRICT (hereinafter called the Obligee)  
in the full and just sum of **(10% of bid amount)**  
Ten Percent of the Amount Bid dollars, (\$ 10% of Bid ) for  
the payment whereof in lawful money of the United States, we bind ourselves, our heirs,  
administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said PRINCIPAL has submitted the accompanying bid for:

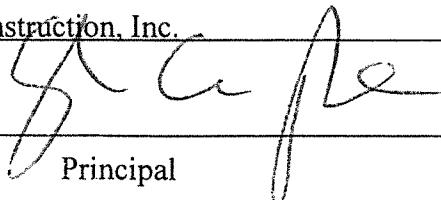
Auburn Recreation Park Gym Roof Replacement Project

NOW, THEREFORE, if the said contract be timely awarded to the Principal and the Principal  
shall, within such time as may be specified, enter into the contract in writing, and give bond,  
with surety acceptable to the Obligee for the faithful performance of the said contract, then this  
obligation shall be void; otherwise to remain in full force and effect.


Signed and Sealed this 15th day of July 2025.

Date                      Month                      Year

PNP Construction, Inc.

  
Principal

Great American Insurance Company.

  
Attorney-in-Fact Lynnette Long

# GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than FIFTEEN

No. 0 22704

## POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
JILL KEMP	ALL OF	ALL
BARBARA DUNCAN	LOUISVILLE, KENTUCKY	\$100,000,000
MARK A. GUIDRY		
LYNNETTE LONG		
SUSAN RITTER		
THERESA HINTZMAN		
AMY SMITH		
LEIGH MCCARTHY		
MELISSA RAY		
ELIZABETH KILLE		
MICHAEL OCASIO		
CAROLINE COURTENAY		
SUZANNA KNIGHT		
KELSY HOAGLAND		
NATASHA RICHARDSON		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 28TH day of MAY, 2025

Attest

GREAT AMERICAN INSURANCE COMPANY



Assistant Secretary

*My L C B*

*John K Webster*  
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 28TH day of MAY, 2025

JOHN K. WEBSTER (877-377-2405)

, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2030

*Susan A Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

## CERTIFICATION

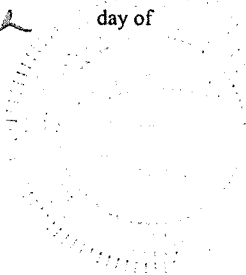
I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this

15th day of

July

2025



*My L C B*  
Assistant Secretary

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

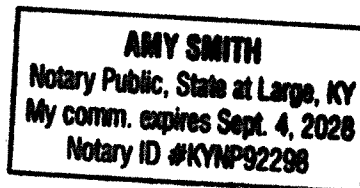
State of Kentucky  
County of Jefferson )

On July 15, 2025 before me, Amy Smith, Notary Public  
(insert name and title of the officer)

personally appeared Lynnette Long, Attorney-In-Fact for Great American Insurance Company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)





**AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA**

**RECREATION PARK GYM ROOF REPLACEMENT PROJECT**

**ADDENDUM #1**

**NOTE: THERE WILL BE ANOTHER ADDENDUM TO PICK UP  
ADDITIONAL BID RFI'S, PERMIT COMMENTS AND DRAWING  
REVISIONS.**

**DATE: JULY 11, 2025**

This addendum shall be considered part of the bid documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original, this addendum shall govern and take precedence.

**Bidders are hereby notified that they shall note receipt of this and all addenda in their proposals and make any necessary adjustments in their bids as a result of this and all addenda.** It shall be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

The bid documents are modified/clarified as follows:

- 1. BID DATE EXTENSION TO 7/29/25 3:00PM:** The bid date has been pushed out two weeks to Tuesday, July 29 at 3:00 pm.
- 2. DEADLINE FOR BID QUESTIONS 7/18/25 3:00PM:** The deadline for bid questions is Friday, 7/18/25 at 3:00 pm.
- 3. AS-BUILTS & ATTIC PICTURES:** There are no as-builts of the gym available but here is a link to the 3-dimensional Holobuilder Report images of the gym exterior, interior and attic space:  
<https://app.holobuilder.com/app/?p=da4b1c3f-9bba-4a58-904e-686eb5574131&m=player&s=1731619203834&d=278w>
- 4. NO FIRE SPRINKLERS:** Details in the drawings show/imply fire sprinklers but they are not in the scope of work or required by the building department.
- 5. EXISTING GYM CEILING NOT REPLACED:** The existing roof assembly has a ceiling but it is not being replaced. New design will be open view to the trusses.
- 6. DEMOLITION/LEAD PAINT REMOVAL:** Roof overhang beige paint contains lead and is described in the 11/20/24 Testing Report by NORCAL Environmental Mgmt. Inc. This report (and asbestos report showing none) are already part of the bid documents. The roof overhangs and any adjacent loose/flaky lead paint shall be cut off, bagged, removed, and properly disposed as one of

the early items of work. Contractor shall provide a copy of the Disposal Manifest to the owner/district.

**7. PAINTING:** Interior and exterior walls (excluding custom mural on north exterior wall) that tie into the new roof system plus all new exterior overhangs fascia, trim, rafter tails and gutters shall be painted. Colors to match existing.

**8. SERVICE/WARRANTY AGREEMENT ON EXSITING SOLAR SYSTEM:** There is no such agreement present that will conflict with contractor removing and replacing the existing system.

**9. FENCED CONSTRUCTION MOBILIZATION/LAYDOWN AREA:** The district will work with the awarded contractor to provide as much area in the upper parking lot as possible for contractor use including space for stockpiling shoring lumber and solar equipment/gym light storage.

**10. "EXCESS" INSURANCE POLICIES/LIABILITY LIMIT REQS:** Excess insurance policies are acceptable towards the \$2mil occurrence coverage requirement.

**11. PARKING LOT/PAVEMENT PROTECTION:** In addition to the provisions contained in the protections Coordination Note on the drawings cover sheet, the contractor shall provide means necessary to protect all paving surfaces from damage by cranes or other equipment.

**12. COMMUNITY CENTER EMPLOYEE & RECREATION PROGRAM ACTIVITIES:** The district would like to maintain existing employee and recreation program activities in place to the greatest extent possible but will work with the awarded contractor on this issue to help ensure safety.

**13. RE-MOUNTING EXSTING GYM LIGHTS:** Contractor shall make provisions in their bid to re-mount the existing gym lights in a fixed position onto the new gym trusses after removal and storage. Awarded contractor to provide shop drawing of proposed method.

**END OF ADDENDUM**

Enclosures: None.

**AUBURN AREA RECREATION AND PARK DISTRICT  
STATE OF CALIFORNIA**

**RECREATION PARK GYM ROOF REPLACEMENT PROJECT**

**ADDENDUM #2**

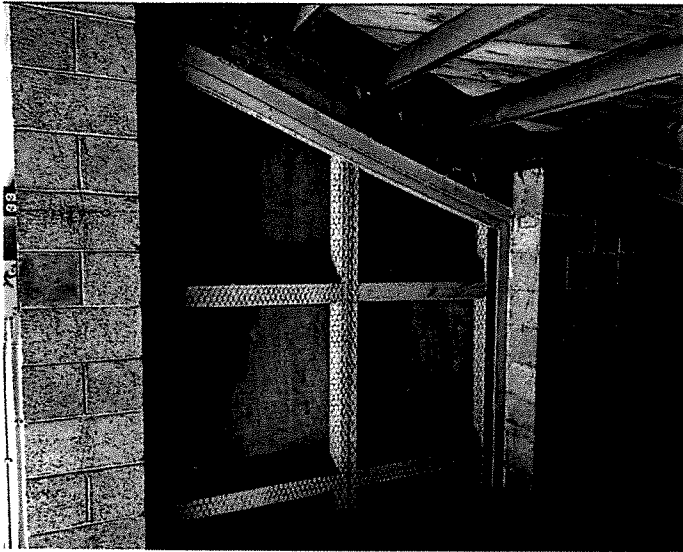
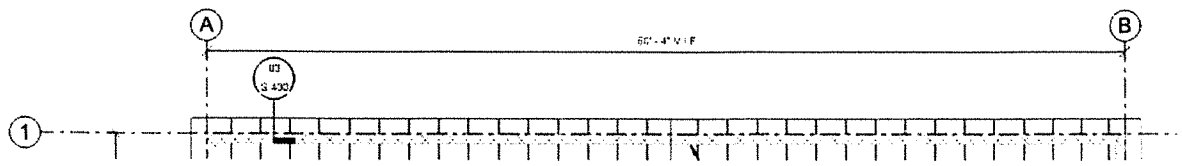
DATE: JULY 21, 2025

This addendum shall be considered part of the bid documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original, this addendum shall govern and take precedence.

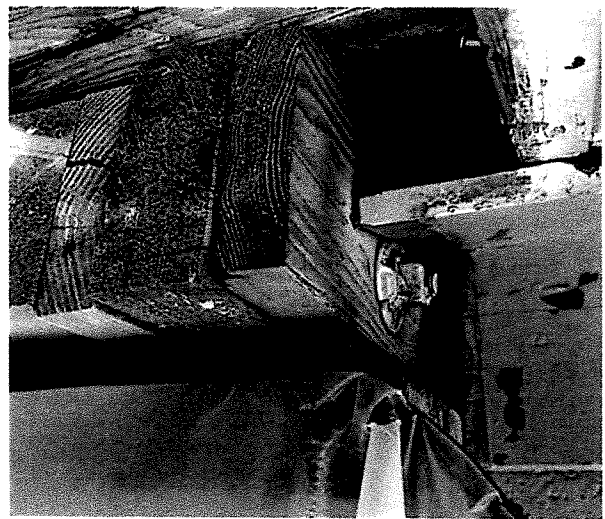
**Bidders are hereby notified that they shall note receipt of this and all addenda in their proposals and make any necessary adjustments in their bids as a result of this and all addenda.** It shall be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

The bid documents are modified/clarified as follows:

- 1. SOLAR PANEL WORK-NO PERMIT:** There is no separate permit required to remove and re-install the existing solar panels.
- 2. SOLAR PANEL WORK-NO RAPID SHUTDOWN:** There is no rapid shutdown device required when the existing panels are re-installed. The panels were originally permitted and installed prior to this being a code requirement. Regarding the existing solar panel rail attachments, since there is no way to know how many of these will be damaged and need replacing, this will need to be determined during construction and covered by change order.
- 3. ROOFING SURFACE/TYPE:** Roof surfacing shall be laminated composite shingles. Color TBD during submittals process. There is no ice shield required four feet up from the gutters.
- 4. UPDATED DRAWING SET:** Please refer to attached updated drawing set "Permit/RFI Response Set 7-21-25" as the new, current drawing set.
- 5. MISC RFI QUESTIONS/ANSWERS:** Please see Pre-Bid RFI Questions and answers below:
  1. The roof connection to the existing CMU block at both of the gable ends (walls where the attic entry door is and the new fans go) is unclear. Can the engineer provide a cross section or detail here? Linchpin – The connection at the gable ends is per detail 03/S-400. Please provide additional information regarding the unclear nature so I can address the concerns. The intent is for the gable ends to be constructed similar to the existing conditions. (Please see attached site visit photo below)



2. Scope of work says the project included insulation. What type of insulation is to be used and where is it to be located? Answered by Aaron with Sugarpine on 7/15 SEE REVISED DRAWING SET
3. Detail 9 on S-400 shows new trusses welded to new 1/2" steel plate. Please provide plate/CMU anchorage detail. Linchpin – The existing conditions show a bearing plate at the pilasters. However, the condition of the plate and anchorage could not be determined. Therefore, the new bearing plate detail was added to be handle the condition if the bearing plate must be replaced. It is preferable from a constructability and cost aspect to utilize the existing bearing plate. If possible, once the roof and framing are demo-ed, coordinate with the Linchpin regarding the existing bearing plate and anchorage to determine adequacy. For the purpose of bidding assume a pl 1/2x6"x 14" wide bearing plate with (2) 3/4" diameter post installed threaded rod with epoxy.



4. Detail 4 on S-400 states, "CONTINUOUS EDGE NAILING (CEN) WHERE REQUIRED PER PLAN. SEE DETAIL B AT BLOCKED DIAPHRAGM" Detail B shows 3 x 4 panel edge blocking. The roof plan on sheet S-201 does not reference detail 4 on S-400. Is panel edge blocking required at all panel edges? Linchpin – yes panel edge blocking is required at all panel edges.
5. Detail 3 on S400 calls for a "CMST12 X 7'-0" w/ 16d ALL HOLES STRAP AT EACH 4x BREAK." It appears that the new CMST12 strap is centered over the new trusses at the truss/purlin connection. What 4x is the note referring to? Please note that the center-to-center nail hole dimension on the CMST12 is 1-1/2", and the specified purlins are 1-3/4" wide. It would be extremely difficult, if not impossible to install the specified CMST12 strap with two 16d nails in the 1-3/4" wide LVL purlin. Please clarify.
6. With the above, is Detail 3 on S400 typical at all truss/purlin connections? Or, is it only at Lines 2 & 6? Linchpin – yes at every rafter break.
7. Detail 3 on S-400 references a "subfascia". Is it the intent of the design drawings to have a secondary main fascia installed over the "subfascia" ? If so, please provide a size and species of wood to be used for the main fascia. Linchpin – a secondary fascia is not required
8. The plans show a 200 AMP panel but the (E) panel has undersized feeder wire and the sweep into panel would need to be upsized to 2 inches. Sugarpine: Plans note: CONTRACTOR SHALL TRACE FEEDER TO UPSTREAM DISTRIBUTION SOURCE, AND IDENTIFY FEEDER OVERCURRENT PROTECTION DEVICE AND PANEL DESIGNATION. MEASURE FEEDER GAUGE. PROVIDE AND INSTALL A (N) KEY-LOCKABLE, 30-POSITION, NEMA 1, MAIN CIRCUIT BREAKER PANELBOARD WITH AMPACITY NO LESS THAN THE UPSTREAM OVERCURRENT PROTECTION DEVICE AMPERE RATING.  
Per the plans, the contractor needs to check the breaker rating and wiring size relative to that, then provide a panel that is rated at least the same or higher than the breaker. The intent is to replace the panel only and not to upsize the breaker nor the feeder. The feeder and raceway should only be upsized if the existing wire gauge is undersized for the existing circuit breaker.
9. Verify type of insulation and whether or not skyrim will be used. Need details on plans. – See Mechanical plans for insulation requirements.
10. Gable end ventilation fans - show details on plans. Note - does the full-height CMU block wall at the gable end get cut to allow for the whole house fan installation? Need more detail or clarification. Linchpin – vents shall utilize existing CMU wall opening. New openings not required.
11. Gable end cross section and details showing connections how outriggers for overhang and truss along gable will look. Will the trusses at each gable end be removed? Please revise plans and clarify. Linchpin – See updated S-400
12. Need more Bearing plate detail at pilaster PL1/2x6. Connection? Linchpin – See response to RFI above

## **END OF ADDENDUM**

Enclosures:

Updated Drawing Set Dated 7-21-25