



Public Works Department

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ADDENDUM NO. 2

DATE: September 3, 2026

TO: Qualified Bidders List
Sebastopol Library Building Rehabilitation Project

FROM: Oriana Hart, Public Works Director 

SUBJECT: Bidders' Questions Addressed
Revised Bid Schedule Removing Moisture Proofing.

Attached to this Addendum is Attachment 2, City Responses to Bidders' Questions through September 3, and the Qualified Bidder List.

Please sign this addendum in the space provided below, and include the signed copy in its entirety, along with any attachments, with your bid documents.

Note that bids submitted without signed copies of all Addenda may be considered non-responsive and may be rejected.

THE UNDERSIGNED HAS RECEIVED AND READ THIS ADDENDUM

Contractor

Signature

Name (Printed)

Date

Attachment A - Bid Schedule

Bid Item	Unit(s)	Unit Price	Extended Price
Mobilization/Demobilization	1 LS		
Exterior Dryrot Wall Repairs	250 SF		
Exterior Brick Replacement	250 SF		
Interior Reconstruction (Insulation, Sheetrock, Paint)	4000 SF		
Trim ¹	400 LF		
Baseboard ²	400 LF		
Protection of Library Materials During Construction and remove isolation chambers at end.	1 LS		
Total			

* 1 Approx 80% or 320LF of the original 1x12 Dark Oak Trim was saved this item is to reinstall and match remain (80 LF). (Attachment 2)

** 2 Match existing baseboard 1 x 2 Dark Oak baseboard (Attachment 2)

CITY RESPONSES (R) TO BIDDERS' QUESTIONS(Q) THROUGH 9/3/2026

Q1: What interior finish does the City want on the interior walls?

R1: Painted sheetrock with an orange peel texture finish.

Q2: Is there a designated staging area?

R2: Yes. Contractors may use the area to the east of the building, as well as the 20-minute parking stalls located in the upper parking lot.

Q3: Was the existing interior trim saved during remediation?

R3: The existing interior trim is 1x12 dark oak trim. Assume that approximately 80% (320 LF) of the existing trim was salvaged and can be reinstalled. The remaining 20% (approximately 80 LF) will need to be purchased to match the existing trim and installed. See Attachment 2.

Q4: Was the baseboard saved during remediation?

R4: No. Assume all baseboard will need to be purchased and installed. The existing baseboard is 1x2 dark oak. See Attachment 2.

Q5: Will the wall isolation from the remediation remain in place during construction?

R5: Yes. The isolation chambers established during remediation will remain in place during reconstruction and are intended to protect the Library materials. The Contractor shall evaluate the adequacy of the existing isolation measures and determine whether additional protection is necessary. The Contractor shall remove the isolation chambers upon completion of the reconstruction work.

Q6: Would the City consider extending the project duration, given that the structural dry rot repairs will be more time-consuming?

R6: Yes. The project schedule has been revised to allow 45 working days for completion.

Q7: Would the City consider a waterproofing solution from the exterior of the building?

R7: Yes. The bid schedule and project description have been revised to include exterior moisture protection over the brick veneer across the entire exterior of the building.

Q8: Please clarify which documents are to be included with the bid packet. Do you only need “Attachment A – Bid Schedule”?

R8: Bidders shall submit the completed Attachment A – Bid Schedule R1 with their bid. Attachments B, C, and D are included in the bid package for the Contractor’s review and are not required to be submitted with the bid. Addendum No. 1 must be signed and submitted in its entirety with the bid, including all attachments.

Q9: Is a bid bond required?

R9: No, a bid bond is not required. A 100% labor and materials payment bond is required from the successful Contractor prior to beginning the Work.

Q10: Does this project include provisions for liquidated damages?

R10: No. The current contract documents do not include a liquidated damages provision. The project duration is 45 working days.

Q11: Is there a specification of the materials to be utilized for the brick veneer waterproofing? Seeking more detail on the product to be used.

R11: The City is removing the moisture-proofing work from this phase of the remediation and will instead pursue it as part of a more comprehensive future exterior remodel and drainage project. See the revised Bid Schedule.