

Invitation to Bid

Date: March 9, 2026 **Bid Date:** Tuesday, April 7, 2026 at 2:00 PM

Project: Keyes Elementary School Modernization
Location: 4400 Maud Ave. Keyes, CA 95328

Estimator: James Hill
Email Bids To: estimator@ctbrayton.com or
jhill@ctbrayton.com

Project Coordinator: Harlee Levin
Phone: 209-838-7388 **Fax:** 209-838-3960

DESCRIPTION: Lease Leaseback Project. CT Brayton & Sons is the awarded General Contractor seeking **Sub Bids Only**. The project scope is outlined below. Bidders to provide breakout of base bid and ADD ALT's #1, 2 and 3 on their proposal form.

- **BASE BID:**
 - Modernization of existing Multipurpose Building includes selective demo, framing adjustments/repairs, new MEPs, drywall and finishes throughout.
 - Site work includes underground utilities, grading, site concrete, paving, new playground equipment, striping, two (2) new PC fabric shade structures, new fencing and landscaping.
- **ADD ALTERNATES:**
 - Add Alt #1: Replace existing windows with new windows/frames, wall infill and necessary finish repairs at Buildings A and B.
 - Add Alt #2: Replace roofing at portable buildings noted.
 - Add Alt #3: Replace existing siding and exterior paint at portable buildings noted.

Engineer's Estimate: \$7.5M

Pre-bid Job walk: Wednesday, 3/25 at 2:00 PM
Location: Keyes Elementary School - 4400 Maud Ave. Keyes, CA 95328

Plans and Specs can be reviewed at the local Builders Exchanges or on our Website at www.ctbrayton.com under "Bidding".

Please submit all bid proposals, questions and RFI's to estimator@ctbrayton.com or jhill@ctbrayton.com. Bid proposals emailed elsewhere may not be received in time to be considered.

All Bidders must review the attached insurance requirements and include any additional costs in their cost proposals.

Carb Compliance: This project requires all subcontractors to hold valid CARB Certificates of Reported Compliance ("CRCs"). Subcontractors will need to provide their valid certificates at the time of award and present renewal certificates as needed throughout the project. For more information go to the California Air Resources Board's "Off-Road Zone" website at <https://ww2.arb.ca.gov/our-work/programs/truckstop-resources/truckstop>. On this website, go to DOORS Resources (Diesel Off-Road Online Reporting System) to obtain a CRC.

PLEASE INCLUDE YOUR DIR REGISTRATION NUMBER AND CONFIRM YOU CAN MEET AB-566 / SB-693 SKILLED AND TRAINED WORKFORCE REQUIREMENTS WHEN SUBMITTING BID.

DIR Registration requirements for all Public Works projects (SB854). The requirement to only use registered contractors and subcontractors on public works projects applies to all projects awarded on or after April 1, 2015.

- a. All sub-tier subcontractors must be DIR registered contractors at all times during performance of the Work; and
- b. Prospective subcontractors may only solicit sub-bids from and contract with lower-tier subcontractors who are DIR registered contractors.

AB-566 / SB-693 Skilled and Trained Workforce Requirements:

All subcontractors of any tier must comply with the requirements set forth in Education Code section 17407.5, including providing an enforceable commitment that all Subcontractors of any tier will use a “**Skilled and Trained Workforce**” as defined in Public Contract Code 2601(d). All Subcontractors are to carefully review all requirements set forth in Public Contract Code 2600-2603 before bidding the project.

Subcontracts will awarded by the “Best Value Subcontractor Selection” process.

All responsive bidders will be scored according to the following format.

Best Value Subcontractor Selection: The following items will be graded on a point basis as indicated. Higher scores indicate a higher level of compliance in the opinion of the scorer. One scorer will be chosen to represent the Owner, Architect, and C.T. Brayton & Sons, Inc. The Subcontractor with the highest score will be considered the ‘Best Value’ and awarded a Subcontract accordingly.

- 15 Points Price
- 10 Points Similar Projects (Includes experience with Architect, Owner, GC)
- 8 Points Demonstrated ability to meet the Insurance Requirement (COI) and Safety
- 7 Points Bonding Capacity
- 5 Points Local Business Participation
- 5 Points Manpower / Capacity to perform / “Skilled and Trained” workforce compliance

50 Points Maximum Possible Score per Scorer.

All work performed on this project which falls under the recognized jurisdiction of the Carpenter’s Master Agreement for Northern California shall be performed by Union Carpenters.

This project is Prevailing Wage. Seeking DVBE Subcontractor/Supplier Participation.

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All subcontractors must be bondable.  
Premiums will be paid by C.T. Brayton & Sons, Inc.  
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EQUAL OPPORTUNITY EMPLOYER

ATTACHMENT 2A
Keyes Elementary School - Modernization

SEND TO YOUR INSURANCE BROKER OR CARRIER

Please furnish C. T. Brayton & Sons, Inc. (CTB) with the following:

ACORD Certificate of Liability Insurance, sample attached.

Thirty (30) days Notice of Cancellation Endorsement on all insurance policies.

Workers' Compensation and Employer's Liability

Separate Certificates of Liability Insurance for Workers' Compensation and Employer's Liability insurance including Waiver of Subrogation Endorsement in favor of CTB and the contract owner.

Longshore & Harbor Workers' Compensation Act and Jones Act coverage on any maritime exposure, if applicable.

Commercial General Liability

Subcontractor and its' subcontractors shall carry an Occurrence form Commercial General Liability policy (Insurance Services Office, Form CG 00 01 or equivalent) with the minimum limits of liability as follows:

\$1,000,000 Each Occurrence (Combined single limit for bodily injury and property damage)

\$1,000,000 Personal and advertising injury liability

\$2,000,000 Aggregate for products-completed operations and such coverage shall be maintained (until all statutes of limitations or repose, whichever is longer, for the subcontractors work has lapsed) inclusive of additional insured provisions, in all future renewals of the coverage.

\$2,000,000 General Aggregate. The General Aggregate limit of liability shall apply separately to this project. If the General Aggregate limit of liability does not apply separately to this project, then the minimum General Aggregate shall be \$5,000,000.

Additional Insured Endorsement and primary and non-contributory insurance language using Form CG 2010 (11/85) version, or the combination of CG 2010 1001 and CG 2037 1001 or an equivalent form(s), naming C.T. Brayton & Sons, the Owner(s) and their respective officers, directors and employees as additional insureds. Coverage afforded to the additional insured(s) shall be at least as broad as the coverage afforded the first named insured. See attached sample additional insured endorsement. ISO Form CG 2033 is not an equivalent form and thus not acceptable.

General Liability Coverage shall not contain any provision or definition which would exclude coverage for claims brought by employees of any subcontractor or lower tier subcontractors.

Mold, Mildew or Fungus. If excluded under the Commercial General Liability, subcontractor must assure CTB that this exposure is covered within other policies of insurance and provide evidence of that policy.

Automobile Liability

\$1,000,000 Combined Single Limit including coverage for all owned, hired and non-owned vehicles.

If hazardous or regulated substances or hazardous or regulated wastes are involved in the Work, the limits of liability shall be \$5,000,000 combined single limit and the policy shall include Endorsement MCS-90. Said insurance shall name CTB, the contract owner and their respective officers, directors, and employees as additional insureds.

Umbrella or Excess Liability

If an Umbrella or Excess Liability policy is used to meet the limits of liability required by this agreement or are carried by subcontractor, said coverage shall be following form of the underlying primary policy and shall meet the additional insured and primary insurance requirements identified above.

To the extent subcontractor maintains insurance with limits greater than these minimum required amounts stated herein, such higher limits shall be the required minimum limits and shall be available to the additional insureds with respect to any of subcontractor's liability obligations hereunder.

Aircraft Insurance

If the Subcontractor or its' Subcontractors use any owned, leased, chartered or hired aircraft of any type in the performance of this contract, they shall maintain aircraft liability insurance in an amount of not less than \$5,000,000 per occurrence including Passenger Liability and coverage for damage to cargo (on hook) and shall name CTB and Owner(s) and their respective officers, directors, and employees as additional insureds.

Professional Liability Insurance

Where the Work includes professional engineering, architectural, design-build, or design assist services a professional liability insurance policy covering errors and omissions arising out of professional acts, including contractual liability coverage, and shall be maintained by Subcontractor/Subconsultant or their Sub-subcontractors/Sub-subconsultants with minimum limits of liability of \$1,000,000 per event of loss. Such policy shall include Extended Reporting coverage for a minimum of 3 years or time to satisfy all required statutory periods, whichever is longer, applicable to design services that are part of this Agreement. Evidence of coverage shall indicate a retroactive date or prior acts date not later than the date such services began.

Hazardous Materials and Pollution Liability

If Subcontractor or their Subcontractors are either required to perform remediation of hazardous materials (such as asbestos containing materials, contaminated soil, PCB's, lead paint, etc.), or if their operations create an exposure to hazardous materials or substances, they must, in addition to the above requirements, maintain a "Contractor's Pollution Liability" policy with minimum limits not less than \$1,000,000 per claim and not less than \$2,000,000 annual aggregate for bodily injury, property damage, environmental damage and claim expenses arising at or emanating from the project that is subject of this Agreement. Such policy shall name CTB, Owner(s), and their respective officers, directors, and employees as additional insured. If on a claims-made basis a minimum of 10 years completed operations and extended reporting must be maintained.

Property/Builder's Risk Insurance

Subcontractor shall insure, through an installation floater form of policy, his work and materials from damage or loss until final acceptance by Owner. Such insurance shall include the Subcontractors' work stored off the site or in transit. In addition Subcontractor shall procure and maintain at its own expense property and equipment insurance for loss or damage to their own tools and equipment. Such insurance shall also apply to any of Owners or CTB property in the care, custody or control of subcontractor and include Owner and CTB, their agents, directors, officers, and employees as additional insured, and waive subrogation as against Owner and CTB and their agents, directors, officers, and employees. All deductibles shall be the responsibility of Subcontractor.

All Policies shall contain a provision requiring the insurance carriers to waive their rights of subrogation against the Owner, CTB and all other indemnities named in the contract.

By requiring insurance herein, CTB does not represent that coverage and limits will necessarily be adequate to protect Subcontractor and such limits shall not be deemed as a limitation of Subcontractor's liability under the indemnities granted to CTB in this Subcontract Agreement.

Neither the forbearance, nor omission by CTB to require proof of all provisions of this insurance from Subcontractor will be deemed as a waiver of CTB's rights or Subcontractor's obligations regarding the provisions of insurance in this Subcontract Agreement.

Subcontractor shall provide a Certificate of Liability Insurance along with additional insured endorsement(s) for a minimum of one (1) year following project completion and subsequently will be provided upon written request of CTB.

Note: Payments *will be withheld* until all of the above requirements are met.

ATTACHMENT 2A.1

INSURED: ABC COMPANY
POLICY NUMBER: 5ACO444333
INSURANCE COMPANY: Firemans Fund

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CG 20 10 11 85

ADDITIONAL INSURED-OWNERS, LESSEES OR CONTRACTORS (FORM B)

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

C.T. BRAYTON & SONS, INC.
its Officers, Agents and Employees
1804 Jackson Avenue
Escalon, California 95320

Keyes Union School District
its Board and each member thereof, its officers, employees,
agents, and designated volunteers,
4801 Lucinda Avenue
Keyes, CA 95328

(REQUIRED VERBAGE)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

PROJECT: Keyes Elementary School
4400 Maud Avenue
Keyes, CA 95328

(PRIMARY INSURANCE)

IT IS FURTHER AGREED THAT SUCH INSURANCE AS IS AFFORDED BY THIS POLICY FOR THE BENEFIT OF THE ABOVE ADDITIONAL INSURED(S) SHALL BE PRIMARY INSURANCE AS RESPECTS TO ANY CLAIM, LOSS OR LIABILITY ARISING OUT OF THE NAMED INSURED'S OPERATIONS, AND ANY OTHER INSURANCE MAINTAINED BY THE ADDITIONAL INSURED(S) SHALL BE EXCESS AND NON-CONTRIBUTORY WITH THE INSURANCE PROVIDED HEREUNDER.

(CANCELLATION CLAUSE)

IT IS UNDERSTOOD AND AGREED THAT THIS POLICY WILL NOT BE AMMENDED, MODIFIED, CANCELLED, LIMITED, OR ALLOWED TO EXPIRE WITHOUT RENEWAL UNTIL AFTER THIRTY (30) DAYS WRITTEN NOTICE HAS BEEN GIVEN TO C.T. BRAYTON & SONS, INC.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

ENDORSEMENT EFFECTIVE DATE: December 31, 2025

ACORD CERTIFICATE OF LIABILITY INSURANCE	OPID PR CTB CO-5	DATE (MM/DD/YY) 01/01/2026
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PRODUCER The Highway Group 1313 Mocking Bird Lane Munster, CA 94555 Attention: John Smith 209/ 555-1234 Fax 209/ 555-9876	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. INSURERS AFFORDING COVERAGE
INSURED ABC COMPANY 2424 Explosive Lane Cannon, New Mexico 77229	INSURER A: General Liability Insurance Co. Name A+ XV INSURER B: Automobile Liability Insurance Co. Name A+ XXV INSURER C: Workers' Compensation Insurance Co. Name A X INSURER D: INSURER E:

COVERAGES
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YY)	POLICY EXP DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	Y	Y	GLCO444333	12/31/25	12/31/26	EACH OCCURRENCE \$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						GENERAL AGGREGATE \$2,000,000
	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR						PRODUCTS- COMP/OP AOC \$2,000,000
							PERSONAL & ADV INJURY \$1,000,000
							FIRE DAMAGE (Any one fire) \$ 50,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one Person) \$ 5,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						

B	AUTOMOBILE LIABILITY	Y	Y	ALCO444333	12/31/25	12/31/26	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						
	<input type="checkbox"/> SCHEDULED AUTOS						
	<input checked="" type="checkbox"/> HIRED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> NON.OWNED AUTOS						
	<input type="checkbox"/>						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/>						

	<input type="checkbox"/> UMBRELLA						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS						AGGREGATE \$
	<input type="checkbox"/> OCCURRENCE						
	<input type="checkbox"/> CLAIMS-MADE						
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						

C	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	N/A	Y	WCCO444333	12/31/25	12/31/26	<input checked="" type="checkbox"/> WC STATUTORY LIMITS OTHER
							E.L. EACH ACCIDENT \$1,000,000
							E.L. DISEASE - EA EMPLOYEE \$1,000,000
							E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
PROJECT: Job #1592 Keyes Elementary School - Modernization, It is agreed that C.T. Brayton & Sons, Inc. and its officers, agents and employees and Keyes Union School District, its Board and each member thereof, its officers, employees, agents, and designated volunteers are named Additional Insured per the attached endorsement(s) and such insurance shall be primary and non-contributory. Workers Compensation shall include a "Waiver of Subrogation" endorsement in favor of Certificate holder and Owner(s).

Policies contain a 30 day notice of cancellation and a 10 day notice of cancellation for non-payment of premium.

C.T. BRAYTON & SONS, INC. 1804 Jackson Avenue Escalon, CA 95320	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS ALM40RIZED REPRESENTATIVE <p style="text-align: right;">John Smith</p>
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