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October 14, 2025

To Prospective Bidders:

**SANTEE COMMUNITY CENTER
CIP 2018-31**

ADDENDUM NO. 2

This Addendum No. 2 (11 page(s) in total) forms an essential part of the contract documents by revising the following:

2A CONTRACT DOCUMENTS

2A-1 00100 – NOTICE INVITING BIDS

Revise the first sentence to reflect a revised bid opening time of 2:00PM on October 29, 2025:

The City of Santee ("City") will receive sealed bids for the Santee Community Center at the Office of the City Clerk, Santee City Hall, Building 3, 10601 Magnolia Avenue, Santee, California 92071, no later than 2:00 pm on October 29, 2025, at which time or thereafter said bids will be opened and read aloud. Bids received after this time will be returned unopened.

2A-2 00440 – LIST OF SUBCONTRACTORS FORM

Revise the last sentence to reflect the revised Self-Performance requirements:

The Contractor shall perform with its own organization, Contract Work amounting to at least 15% of the Total Bid.

2B SPECIFICATIONS

No changes in this addendum.

2C DRAWINGS/EXHIBITS

No changes in this addendum.

2D RFI RESPONSES

The following items are responses to received RFI's for the project since the posting of Addendum 1:

- 2D-1 Question: In the bid documents, Phase 1, the YMCA parking lot work, is assigned 80 days. Phase 2, the Community Center and surrounding site work is assigned 300 days, for the total project duration of 380 days, which appears optimistic. Note this was confirmed at the Pre-Bid Meeting to be 380 working days, not calendar days.

Please provide the schedule used to arrive at the contract duration.

Response: The total project duration is a total of 380 working days. The Phase I Improvements shall be completed within 80 working days from the issuance from the notice to proceed as referenced in Specifications Section 00750 - Special Conditions Item 2(a). The contract duration was determined based on experience with projects of similar size and scope.

- 2D-2 Question: Please confirm the 12' tall temporary construction noise barrier referenced in Article 10 of the Special Conditions is to be in place from the start of construction through project turnover to the City, and the noise barrier is in addition to the temporary construction fencing.

Response: The noise barrier shall be installed per the requirements of Specification Section 00750 - Special Condition Item 10 and as further described in the mitigation measure MM-NOI-1 of Attachment F - Draft Mitigated Negative Declaration. A system that meets the requirements of both the noise barrier and the construction fence is permitted.

- 2D-3 Question: Please confirm the services called out for the Geotech, Archeologist, Paleontologist, Biologist, and Native American Monitor, as well as site survey, are all part of the Contractor's cost.

Response: Confirming all listed services are required to be provided by the Contractor, at the Contractor's cost. This will be further clarified in Addendum 3.

- 2D-4 Question: Please confirm that obtaining approvals for deferred submittals are the responsibility of the Contractor. Deferred submittals include: Fire alarm system, fire sprinkler system, Inergen fire suppression system, the curtain wall system, the Nanawall system, the EV charging system, the photovoltaic system, the elevator guard rail system and the storefront system.

Response: A comprehensive list of deferred submittals shall be found in Section 00750 – Special Conditions. In addition to the items listed in this RFI, the Contractor is responsible for submitting a Commissioning Plan for the building, as per section 00750 – Special Conditions, Item 5 subsection J.

2D-5 Question: Please confirm that costs for permitting for the emergency generator/APCD, the diesel tanks emergency generator/DEHQ, the commercial kitchen/DEHQ are responsibility of the Contractor

Response: The City will pay all County of San Diego Department of Environmental Health permit and inspection fees required for the recycled water inspection and cross connection testing, and all permit and inspection associated with the Food and Housing Division for kitchen equipment and operations. See Project Specification Section 00750 – Special Conditions, #17, Item C for additional information.

The Contractor is responsible for all costs associated with preparing the necessary permit documents, permit fees, inspection fees, hazardous materials business plan and inspections necessary for a fully operational emergency generator and associated integrated above ground diesel tanks.

However, The city will pay for all permit and inspection fees associated with the Food and Housing Division as it relates to the Kitchen equipment. (Section 00750 – Special Conditions, Item 17, subsection C2)

2D-6 Question: The drawings list the kitchen as a commercial warming kitchen. Ther Permitting section on the Pre-Bid Meeting Agenda called out a permit requirement for commercial kitchen. Please clarify.

Response: The use of the kitchen is intended as a commercial warming kitchen, and the equipment is commercial grade.

2D-7 Question: Please provide clarification for Article 13 Rock Removal in the Special Conditions

Response: The intent of Article 13 is to advise bidders that rock may be present on site requiring removal by mechanical or chemical expansion methods. While the Contractor is responsible for determining means and methods for removing such rocks, the City will not consider the rock a changed site condition unless the Contractor can demonstrate the rock encountered cannot be removed using mechanical means as indicated in Article 13, Subsection A. The Contractor may use any equipment including equipment larger than indicated in Subsection A.

2D-8 Question: Please provide clarification of the following Special Geotechnical Notes #1 on Sheet C1.3 and the same note in Section 312300 Earthwork, including what specifically is meant by plans and design calculations and ground improvement design package since this is not a design-build project, and QC procedures to confirm the design bearing capacity and liquefaction potential meet the design intent.

Ground Improvement: Ground Improvement Specialty contractor shall submit plans and design calculations prior to construction for approval. The plans shall be reviewed by the Geotechnical Engineer of record for concurrence that they meet the design intent noted in the project geotechnical report. The ground improvement design package shall include Quality Control procedures to confirm the design bearing capacity and liquefaction potential meet the design intent. The Quality Control procedures shall include an indicator Modulus Test (MT) program and a ground improvement test section to indicate subsurface improvements by including pre- and post-improvement borings and/or CPTs along with liquefaction analyses to indicate that the post-ground improvement meets the design intent.

Response: As directed by notes on C1.3 and S0.01 (note 3 under "Soil (Ground) Improvements"), Contractor's Ground Improvement Specialty Contractor shall prepare plans and design calculations for review and concurrence by the Project Geotechnical Engineer prior to implementation of related ground improvements beneath the proposed structure.

2D-9 Question: It looks like there is an Elevator on this project but no spec is provided. Please clarify if the elevator is part of the project and if so please provide a specification for the elevator.

Response: The Project Specifications for the elevator were provided in Addendum 1.

2D-10 Question: Details on Concrete bench on A10.91 call for ¼" SS flat bar and 3 ½" wood slats. Please provide the width of the flat bar and the spacing.

Please provide the species of wood slat and if there is any finish on the slats.

Response: Detail updated to clarify this in Addendum 2.

2D-11 Question: For spec section 10 22 39 Folding Panel Partitions: Please clarify are pocket doors required? (2.08 in the Specs section references storage pocket door, but none are being shown on the floor plan Drawings.)

Response: No pocket doors are required.

2D-12 Question: For spec section 10 22 39 Folding Panel Partitions: Please clarify are pass-through doors required at each opening for egress purposes?

Response: No pass through doors are required in folding partitions.

2D-13 Question: For spec section 10 22 39 Folding Panel Partitions: Detail 3/A10.52 is calling for a Pre-Finished Perforated steel shaped riser – Painted. Other stairs are calling for an Aluminum perforated panel. Please clarify are these panels Prefinished or Painted and are they aluminum or steel.

Response: Risers to be pre-finished steel. Detail to updated in future Addendum.

2D-14 Question: I have a few projects I am bidding locally that have a CAL WUI requirement. It is a California Wildland-Urban Interface requirement referencing hardening of structures and landscape for fire resistance. One item specific to my trade is the requirement of tempered glazing at the exterior lite. This is something we have always done regardless. Tempered glass is safer for our crews and is required at a generous amount of most locations anyway. I need to dig into the specifications of your project a bit more to see if it is going to be a requirement. Looking at the amount of rated glass on the original documents I thought it might be a requirement worth asking about.

Response: This project does not have a WUI requirement.

2D-15 Question: Keynote 5.18 on A5.11 is calling out details 9 & 10 on A10.82. One detail is for a lighted letter sign and the other does not show lighting. Please clarify which signs are lighted and which are non-lighted

Response: Confirming this is correct.

2D-16 Question: Keynote 10.52 on A5.11 does not call out any details.

Response: Detail reference not required; note provides all necessary information.

2D-17 Question: Please provide a detail for the address numbers.

Response: Refer to typical signage details on A10.82.

2D-18 Question: Please clarify which signs are lighted and which are non-lighted

Response: Provide lighting for "Santee", lighting not required for other signage.

2D-19 Question: Detail 1/A5.11 has a call out for standing seam roofing on the vertical surface (Keynote 7.04). Other details have a call out for MR-1 for this area. There are no legends for MR-1 and no finish schedule for MR-1. Please provide a spec and drawing legend for the MR-1 item.

Response: MR-1 refers to standing seam roofing. Refer to specification 07 41 13.16.

2D-20 Question: The structural drawings mention special inspections to be provided by the Owner. Article 27 states Geotechnical testing to be paid for by the Contractor. Article 27 also states Special Inspection & Testing to be paid for by the City.

Please clarify and confirm, all Inspections and Testing for this project will be provided by the Owner.

Response: The Contractor is responsible for providing State of California licensed 3rd party geotechnical testing and compaction testing and all costs associated with geotechnical and compaction testing. The City is responsible for the costs of Special Inspection as required for the Building only.

2D-21 Question: Spec Section 00750, Special Conditions, Item D requires a 25-year solar generation performance warranty and a 10-year panel, inverter, and installation warranty "to be provided by the Contractor." Please confirm the City's intent is for the 25-year performance warranty and 10-year panel/inverter warranties to be provided by the manufacturers and assigned to the Owner, with the Contractor's direct obligation limited to the standard one-year workmanship warranty under the construction contract.

Response: Yes, that is the intent.

2D-22 Question: On Sheets A3.11A, A3.11B, and A3.21, the legend indicates motorized roll-down shades with a dashed line. However, no dashed lines appear on the reflected ceiling plans. Could you please clarify which windows are intended to receive motorized shades?

Response: Provide motorized roller shades for main event space over openings 101A & 101B.

2D-23 Question: Plan Sheet C1.3, Grading Note 13 calls for "Construct Seat Wall Per Landscape Plans". We were unable to find any details for these seat walls in the Landscape or Architectural Drawings. Please provide a detail, color and finish for these seat walls.

Response: Refer to detail 18/A10.01 for concrete bench detail.

2D-24 Question: Sheet A1.21 shows the concrete paving in three shades of gray, suggesting the paving has different finishes and or colors. We were unable to find any references to paving color and finish in the plans. Specification Section 32 13 13 Site Concrete calls for paving to be Medium Salt Finish. Please provide clarification on the color(s) and finish(es) of the concrete paving.

Response: To be addressed in Addendum 3.

2D-25 Question: Sheet S0.01, Note 10, of Foundations heading calls for Contractor to provide for dewatering of excavation. Since the exact nature or extent of dewatering is not known, please provide guidance on a metric for the quantity or dollar amount of dewatering.

Response: This project is adjacent to the Woodglen Vista Creek which conveys drainage waters to the San Diego River. A geotechnical report was prepared and is attached to the specifications as Attachment A for reference. Contractors should evaluate the plans and site at the depths of footings and foundations for potential ground water requiring dewatering. Bidders are advised that the water surface elevation of the creek can reach up to 1 foot of the top of the bank which may affect ground water elevations at the adjacent soils.

2D-26 Question: Are pocket doors required? (2.08 in the Specs section references storage pocket door, but none are being shown on the floor plan Drawings.)

Response: Refer to response to RFI 1D-55.

2D-27 Question: Is a pass-through door required on Level 2 at the Multi-Purpose Room 200 area for egress purposes?

Response: Refer to response to RFI 1D-56.

2D-28 Question: Is a pass-through door needed at the Event Center?

Response: No pass through door needed at 101A or 101B.

2D-29 Question: Please provide clarification on Article #13 Rock Removal in the Special Conditions. Using the most efficient equipment for the earthwork operation is needed to preserve the project schedule. An earthwork contractor has the experience to select the correct equipment needed for the site conditions, without using time to prove that lesser equipment is inadequate for the work. Please provide clarification for this process.

Response: The intent of Article 13 is to advise bidders that rock may be present onsite requiring removal by mechanical or chemical expansion methods. While the Contractor is responsible for determining means and methods for removing such rocks, the City will not consider the rock a changed site condition unless the Contractor can demonstrate the rock encountered cannot be removed using mechanical means as indicated in Article 13, Subsection A. The Contractor may use any equipment including equipment larger than indicated in Subsection A.

2D-30 Question: Sheet A10.51 has multiple details (1, 3, 7, & 8) that reference a detail on sheet S0.10. There is no sheet S0.10. Please advise.

Response: Refer to sheets S7.01 and S7.02 for stair detailing. Drawing reference to be updated in future Addendum.

2D-31 Question: The precast stair tread widths differ in their details (A10.51, A10.52) from what's shown on the enlarged stair plans (A7.21, A7.22). What are the correct dimensions for the precast stair treads at both the interior and the exterior stairs?

Response: Tread depth shall be per plans on A7 sheets.

2D-32 Question: My question is referring to :

- Sheet A5.11 – 05.18 – Metal Sign Refer to Detail 9 & 10/A10.82 (4/Elevation – Exterior – North/A5.11)
- Sheet A5.12 – 05.18 – Metal Sign Refer to Detail 9 & 10/A10.82 (4/Exterior Elevation – Segment A – North/A5.12)
- Sheet A5.21 – 05.18 – Metal Sign Refer to Detail 9 & 10/A10.82 (1/Exterior Elevation – Santee Sign/A5.21)
- Sheet A8.11 – 05.18 – Metal Sign Refer to Detail 9 & 10/A10.82 (4/Lobby West/A8.11)
- Sheet A8.14 – 05.18 – Metal Sign Refer to Detail 9 & 10/A10.82 (9/Event Center Corridor – East B/A8.14)
- Sheet A8.14 – 05.18 – Metal Sign Refer to Detail 9 & 10/A10.82 (7/Event Center Corridor – East/A8.14)

What locations are going to be illuminated (9) and which ones are going to non-illuminated (10)?

Response: Provide lighting for "Santee", lighting not required for other signage.

2D-33 Question: Sheet A5.11 – 10.52 Address numbers placed near the roofline, numbers shall be block style, 12" in height, black in color, see...What is the full detail how to manufacture the Building Address Numbers (10.52)?

Response: No detail required - provide letters as noted.

2D-34 Question: Please confirm all above and below grade drain waste and vent can be PVC sch 40 DWV.

Response: Pipe material schedule on P0.02 indicate that it is to be PVC Sch 40.

2D-35 Question: After review of the Plumbing Underground Drain, waste and vent (DWV) and the Building Foundation plan. There could be a high level of conflicts with the DWV and the footings and Tie Beams etc. Please advise if Details can be added to go through vertically and horizontally, go under and possibly lower the footings, Tie beams etc.

Response: Yes, accommodation can be made as needed – contractor is to determine need based on BIM coordination efforts with trades and notify Design Team of conflicts for determination of potential solutions that could be penetrating the tie beams, stepping footings, dropping footings, etc.

2D-36 Question: Reference: Specification Section 10 14 00 – ADA Signage (Architectural Design & Signs)

Will 3D printed signs be accepted as an alternate method for the Tactile & Braille signs? Please see attached specification form outlining the proposed 3D printed sign method for review and consideration.

Please allow 3D printed tactile and Braille signage as an approved equal, provided the manufacturer can demonstrate compliance with ADA requirements for character height, spacing, Braille dot formation, and contrast.

Response: Please submit a substitution request for review rather than an RFI.

2D-37 Question: On Form 00440 – List of Subcontractors, the chart includes a column titled “Percentage of the Work.” However, neither the narrative on the form nor the Instructions to Bidders specifically state that this percentage must be provided at the time of bid submission.

Response: See the first paragraph of Form 00440, Item (d) which states each bidder shall set forth the below: “... (d) the portion of the work which will be done by each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work in an amount in excess of one-half of one percent (1/2%) of the Contractor’s Total Bid Price.”

2D-38 Question: Please confirm the “Percentage of the Work” values may be submitted within 24 hours after bid opening without affecting bid responsiveness.

Response: All requirements listed on 00440 – List of Subcontractors are required at the time of bid.

2D-39 Question: In the specs under 28 13 00 Access Control

Part 2 Products

2.1 Card Readers

B. Card readers must be compatible with the existing Lenel Access Control System used throughout the Owner's campus.

As you can read, they want new readers to be added to the existing Lenel System, but under:

2.2 SECURITY CONTROL PANEL

E. Intelligent access control panels shall be wall mounted and located in IT rooms. Intelligent access control panels shall be connected to the Owner's network via a data drop provided by the telecommunications contractor.

F. Approved Manufacturer:

1. Door Controller Module: DMP

2. Intelligent Access Control Panel: DMP

DMP Modules are NOT compatible with Lenel Controllers. What system would you like us to provide, Lenel or DMP?

Response: No exception taken to providing Lenel system.

2D-40 Question: Sheet A2.13B in room 101 is a large square not showing any finish material. Please clarify is this area to receive no finish, sealed concrete, or ?

Response: Graphical error - provide L1 finish for entire room (including this box). Box removed in Addendum 2.

2D-41 Question: Structural notes on S0.04 (Rough Carpentry & Timber, Item 7) state "shear panel thickness per shear wall schedule." The schedule, shown on 1/S0.81, calls out 1/2" minimum wood structural panel thickness for all shear wall types.

Because true 1/2" panels are uncommon and typically higher cost, please confirm that 15/32" Structural I, Exposure 1, CDX plywood (nominal 1/2") is acceptable for all shear walls in lieu of true 1/2". No changes to published shear values, nailing, or edge distance are proposed.

Response: The specified 1/2-inch sheathing represents a nominal dimension. Industry-standard 15/32-inch structural sheathing meets the performance and thickness requirements of nominal 1/2-inch panels and is therefore acceptable for use.

2D-42 Question: I noticed the outreach letter sent to the builders' states inspection services as part of their scope/contract. Question, is the 3rd party materials testing and inspections during construction being contracted with the City or GC? If with the City, will you release an RFP for these services or use at RFP Task order from your as-needed contract?

Response: The Contractor is responsible for providing State of California licensed 3rd party geotechnical testing and compaction testing and all costs associated with geotechnical and compaction testing. The City is responsible for the costs of Special Inspection as required for the Building only. The City will be issuing a separate RFP for as-needed Special Inspection services.

2D-43 Question: Can you the owner consider changing the bid time to 2 PM.

Response: Project bids shall be due no later than 2:00 PM on October 29, 2025.

2D-44 Question: Will you kindly confirm that the requirements to supply products in support of the new Santee Community Center do not require adherence to Buy American or Buy American Build America Act certifications?

Response: There are no Buy America requirements for this project.

Thank you,



Taylor Carrico
Assistant Engineer