



January 16, 2026

TO: ALL BID DOCUMENT HOLDERS OF RECORD

FROM: TRICIA SOSA, PURCHASING REPRESENTATIVE

SUBJECT: **ADDENDUM NO. 3 TO BID DOCUMENTS FOR GREAT PARK OPERATIONS & MAINTENANCE FACILITY, BID NUMBER 26-0003**

This addendum forms a part of the bid documents for the project identified above. All remaining portions of the bid documents not specifically mentioned or otherwise revised by this Addendum remain in full force and effect.

The bid documents are modified as set forth below:

1. Architectural Plans – Sheets GEN-1, A1.0, A11.1, A12.1, A21.1, A52.1, A52.2, and A53.1 are replaced in their entirety with the clouded architectural plan sheets GEN-1A3, A1.0A3, A11.1A3, A12.1A3, A21.1A3, A52.1A3, A52.2A3, and A53.1A3 respectively, included herein.
2. Landscape Plans – Sheets “Landscape Title Sheet,” L-1.1, L-2.1, L-3.2, L-5.1, L-6.1, and L-7.1 are replaced in their entirety with the clouded plan sheets “Landscape Title Sheet A3,” L-1.1A3, L-2.1A3, L-3.2A3, L-5.1A3, L-6.1A3, and L-7.1A3 respectively, included herein.
3. Structural Plan – Sheet S6.1 is replaced in its entirety with the clouded structural plan sheet S6.1A3, included herein.
4. Pages 27 and 28 of the Special Provisions:
Remove and replace the indicated pages with those included herein.
5. Pages 119 and 121 of the Special Provisions:
Remove and replace the indicated pages with those included herein. Changes have been highlighted or crossed out in the document.
6. Technical Specification Section 08 41 00 – Entrances & Storefronts:
Remove and replace 08 41 00 – 5 dated 11/12/2025 with the revised sheet 08 41 00 – 5 dated 1/9/2026 included herein.
7. Technical Specification Section 08 71 00 – Door Hardware:
Remove and replace the entire section dated 11/12/2025 (08 71 00 – 1 to 08 71 00 – 19) with the revised section dated 1/9/2026 included herein (08 71 00 – 1 to 08 71 00 – 21).

8. Responses to questions received from proposers concerning these bid documents are included herein as EXHIBIT I.

Please acknowledge receipt of this addendum via the City's website. Failure to do so may subject the bidder to disqualification.

Sincerely,

Tricia Sosa
Purchasing Representative

EXHIBIT I

1	Q	The glazing specification 088000, section 2.1 E.4, calls for SBR100, while the storefront specification 084100, section 2.2 I.7, lists SB60. Can you please clarify which product is correct?
	A	Specification 084100 updated to Solarban R100.
2	Q	We are bidding the storefront windows and storefront door scope, including the assemblies labeled ST1 through ST7 and W1 on the drawings. While reviewing the plans, we noted that the storefront door shown in ST1 appears to correspond with Door 102 on the door schedule (3'-0" x 7'-10", full glass aluminum door, Hardware Group 1.0). At this time, we have not been able to locate the detailed hardware information associated with Hardware Group 1.0 (panic hardware, closers, locksets, etc.). Could you please let us know if there is a separate hardware schedule, specification section, or consultant document that outlines the hardware requirements for this door?
	A	Updated door hardware specifications (Section 08 71 00) are included with this addendum.
3	Q	According to Section 801-6, the maintenance period shall be a minimum of ninety (90) days, while the Title Sheet T indicates a minimum of 120 days. Please clarify.
	A	Ninety (90) Calendar Day Maintenance Period is correct. Plans have been revised and included with this addendum.
4	Q	Refer to General Planting Notes #21, establishment period shall be 60 days and maintenance period shall be 60 days, which combine for a total of 120 days. However, in Section 801-6, the maintenance period shall be a minimum of ninety (90) days, while the Title Sheet T indicates a minimum of 120 days for landscape maintenance. Please clarify the correct duration of plant establishment and the correct duration of plant maintenance.
	A	Ninety (90) Calendar Day Maintenance Period is correct, including 45 days for establishment and 45 days for maintenance.
5	Q	According to Section 800-2.1.3 and Specification 02810 (Sheet L-7.1), the mainline material shall be Class 315 for 2-inch and larger. However, per the Irrigation Legend (Sheet L-2.1), Class 315 is specified for mainlines 2-inch to 3-inch, while mainlines 4-inch and larger are specified as Class 200. Please clarify the correct material of mainline 4" and larger.
	A	Use Class 200 for 4" and larger as this matches the current Sports Park existing specification.
6	Q	Refer to Irrigation Legend on sheet L-2.1, mainline and control wire sleeves legend required to provide and install (1) 6" and (2) 4" purple Class 200 mainline sleeves prior to hardscape/paving installation. However, they do not state clearly in what case Contractors shall install like that. Is it when irrigation sleeves do not exist/ are not installed or anything else. Please clarify this requirement.
	A	Refer to irrigation plan (Sheet L-1.1) for mainline sleeve size(s). Legend on sheet L-2.1 has been updated and included with this addendum.
7	Q	Please confirm that the color of the irrigation valve box will be purple.
	A	Valve Boxes shall be Green to match the existing Sports Park valve boxes.
8	Q	According to Section 801-5.3.1, the minimum required clearance is 6 inches. However, Specification 02810/3.03/C (Sheet L-7.1) and Detail 500 (Sheet L-3.1) indicate a minimum clearance of 4 inches. Please clarify.
	A	Use the City Standard Detail 500 and 4" separation.

9	Q	Per Specification 02810/3.03/B (Sheet L-7.1), the mainline trench depth shall be 18 inches. However, Detail 500 (Sheet L-3.1) shows 24 inches depth for mainline 3 inches to 6-inch sizes. Please clarify the required depth for those mainline sizes.
	A	Maintain 24" cover as suggested in Detail 500 as this is the minimum per Irvine Ranch Water District (IRWD) requirements.
10	Q	Please provide the depth of mainline trenching for mainline 8 inches since Detail 500 (Sheet L-3.1) does not show.
	A	Per IRWD, all irrigation mainlines larger than 3" require 24" cover.
11	Q	According to the Irrigation Legend (Sheet L-2.1), mainline sleeves shall be Class 200; however, Detail 501 (Sheet L-3.1) specifies Schedule 40. Please clarify the required sleeve material.
	A	Schedule 40 sleeves in accordance with Detail 501 is acceptable.
12	Q	General Irrigation Note #16, it requires "all two-wire cable shall be installed within a PVC gray conduit", but there is no information about size on legend. Please provide the size of the conduit.
	A	Use a 1.25" Schedule 40 Gray conduit. Irrigation Legend on Sheet L-2.1 has been updated.
13	Q	Please clarify that the irrigation system in this project shall use a conventional or 2-wire system.
	A	The irrigation system shall be 2-wire to match the existing Sports Park system.
14	Q	If this project uses a new Controller, please provide the location of the Controller on plan and please provide a model and detail of installation for the Controller.
	A	The project will use the existing controller location.
15	Q	If this project uses an existing Controller, please provide the location of the Controller on plan and please clarify how many stations available for new wires to connect to.
	A	The existing irrigation controller is located east of the existing booster pump location. See clouded plan (Sheet L-1.1) for additional notes added.
16	Q	The General Planting Notes #12 on sheet L-6.1 and Section 801-4.5 indicate different backfill application rates. Please clarify which backfill application rate shall be used.
	A	Use the general planting notes #12 on Sheet L-6.1 for the bid as this is more appropriate for the location of the planting.
17	Q	Please provide the material and application rates of the planting tablets for bidding purposes.
	A	With the use of an amended backfill, plant tablets are not necessary and should not be used.
18	Q	Referencing Section 800-1.2.5, Detail 606 (Double-Stake Tree), and the General Planting Notes #24 on sheet L-6.1. Mulch depth is specified as 2 inches, while Note #3 on Sheet L-5.1 indicates a 3-inch mulch layer. Please clarify.
	A	Use 3" depth of the specified mulch. Use 3" diameter tree stakes on all trees and not 2".
19	Q	According to specifications 02810/2.01/3 and Section 800-2.1.3, all fittings shall be SCH80, while detail 510 & 506 on sheet L-3.1 require SCH40 for male & female adapter. Please confirm the fittings shall be used for mainline.
	A	Use Schedule 80 fittings on all pressurized mainline locations. Schedule 40 fittings can be used on all non-pressurized laterals, etc. Swing joint nipples on rotors and spray heads per plan sheet details on Sheets L-3.1 and L-3.2.
20	Q	Please provide detail of manifold for irrigation.
	A	Detail "I" for Typical Manifold Layout has been included on updated Sheet L-3.2.

21	Q	Please confirm that the fittings of lateral line shall be PVC SCH40 as shown on detail 522, 518/Sheet L-3.1 and details B, F, J, K/Sheet L-3.2.
	A	Use Schedule 80 fittings on all irrigation details to match those fittings within the Sports Park.
22	Q	Refer to detail 606 on sheet L-6.1; this detail applies to 15-gallon and 24" box trees. Please confirm that the 36" box trees shall also use detail 606 for installation. If not, please provide detail.
	A	Detail 606 and 607 on Sheet L-6.1 can be used for 36" Box Tree. As mentioned above, use 3" lodge poles for stakes and 3" of mulch.
23	Q	There are 2 Letter of Assents, do we need to only submit 1 or both of them?
	A	Each bidder shall submit one completed letter of assent with their bid.
24	Q	Refer to drip tubing legend (L-2.1). The model of soil staples shall be TL-S6, but this model is no longer available. Please clarify.
	A	Use NDS-PRO SW6 staples. Legend on Sheet L-2.1 has been updated.
25	Q	According to the lateral line size chart on sheet L-1.1, it is not clear about the size of lateral. Please clarify.
	A	Unmarked laterals are 3/4" pipe size. If a lateral is unmarked between two marked pipes, the unmarked section shares the size of the adjacent marked pipe.
26	Q	"Listing of Subcontractors" form (Page 27, Specifications) requires business name and location for all listed bidders. Please confirm that City and State will be sufficient information to provide for location.
	A	Yes, City and State are sufficient for the purpose of the bid.
27	Q	"Listing of Subcontractors" form (Page 27, Specifications) states that "subcontractors providing work to multiple bid items of work should be listed for each bid item separately". Please clarify if that means: (a) subcontractors that bid multiple trades, such as drywall and plaster, should be listed for each trade individually; or (b) subcontractors who are listed for doing work for multiple bid items, such as electrical, should be listed for each Bid Item (e.g., Items #1, #2, #3 and #4); or (c) both. If we are to follow another instruction, please advise.
	A	On the form mentioned, the "Bid Item #" does not need to be completed as this is a lump sum bid. See replacement "List of Subs" form issued with this Addendum. Subs that perform more than 1 item shall be listed as shown. The intent is to list all firms who will be performing more than 1.5% of the work.
28	Q	Please provide expected construction start date.
	A	Anticipated construction start is April 2026
29	Q	The "Schedule of Work" form (Page 16, Specifications) states that "Contractor General Conditions, Overhead, Profit, Insurance costs, and Bonds, shall be considered as included in other Bid Items shown in the Schedule of Work." Please clarify if that means that these items are to be included in: (a) Bid Item #4 – All other areas, including parking lot, landscaping and site utilities; or in (b) Bid Items #1, #2, #3 & #4. If we are to follow another instruction, please advise.
	A	Each line item should include an appropriate and proportionate cost for General Conditions, Overhead, Profit, Insurance costs, and Bonds, etc.

30	Q	Part 2-2 Permits and Licenses state that “except otherwise specified in the Special Provisions, the Contractor shall procure all permits and licenses, pay all charges and fees, and give all notices necessary, and incidental to the due and lawful prosecution of the Work”. Given this statement, please confirm if the costs of any of the following permits, licenses, charges and/or fees are to be included in the Prime Contractor’s bid: Building Permit; Grading Permit; MEPF Permits; Encroachment Permits; Plan Check Fees for any of the above items; Utility Connection Fees; Other Permits, Fees or Charges?
	A	All permit fees shall be paid by the City. Utility fees shall be paid by the City with a City check or as a reimbursable to the contractor, depending on timing.
31	Q	Part 2-2 Permits and Licenses also states that “in the event that the Agency has obtained permits, licenses or other authorizations applicable to the Work, the Contractor shall obtain a rider, pay all fees and comply with the provisions if said permits, licenses and other authorizations.” Please provide a listing of any permits, licenses and other authorizations that would be applicable to this language and therefore require the Prime Contractor to pay all fees and comply with said provisions.
	A	All permits shall be paid for by the City. Contractor shall be responsible for pulling the related construction/building permits. The contractor shall be responsible for his own related CSLB licenses as well as those of his subs (i.e. B, C16, etc.).
32	Q	I would like to know the insurance limits that subcontractors are required to maintain throughout the duration of the project, as Section 5-4 only states that the same policies must be maintained and is vague regarding the specific requirements that subcontractors must maintain, including whether the same coverage limits are required.
	A	The prime contractor is responsible for ensuring that their subcontractors maintain the same policies as stated in 5-4. Requirements regarding coverage limits are specific to the prime contractor.
33	Q	The General Liability requirements indicated in the specifications is greater than the usual requirements for a project of this type and size. "5-4.2 General Liability Insurance. DELETE the 2nd paragraph and SUBSTITUTE with the following: General Liability (including premises, operations and mobile equipment, products, and completed operations, broad form property damage including completed operations, explosion, collapse and underground hazards, contractual liability, personal injury, independent contractors’ liability): with a minimum limit of Five Million Dollars (\$5,000,000) for each occurrence (combined single limit for bodily injury and property damage) and Ten Million Dollars (\$10,000,000) general aggregate. The general aggregate limit shall apply separately to the Contractor's work under this Contract." Are these requirements specific to this project or could a lower amount be considered.
	A	The General Liability insurance limits for this project have been reduced to Four Million Dollars (\$4,000,000) for each occurrence and Six Million Dollars (\$6,000,000) aggregate. Contractor's bid shall include any premiums required to obtain these limits. Refer to revised special provisions page 119 provided with this addendum.

34	Q	The Automobile Liability requirements indicated in the specifications is greater than the usual requirements for a project of this type and size. "5-4.4 Automobile Liability Insurance. DELETE in its entirety and SUBSTITUTE with the following: Automobile liability insurance with a limit of liability not less than Two Million dollars (\$2,000,000) each occurrence. The limits shall be provided by either a single primary policy or combination of policies. If limits are provided with excess and/or umbrella coverage the limits combined with the primary will equal the minimum limits set above. Such insurance shall include coverage for all "owned," "hired" and "non-owned" vehicles, or coverage for "any auto." Are these requirements specific to this project or could a lower amount be considered?
	A	Contractor's bid shall include any premiums required to obtain the limits listed in the special provisions, or as amended by this addendum.
35	Q	Will the "Contractor's Pollution Liability Insurance covering all of the contractor's operations to include onsite and offsite coverage for bodily injury, property damage, defense costs, cleanup costs, coverage for offsite disposal facilities with minimum limits of Two Million Dollars (\$2,000,000) each loss and Four Million Dollars (\$4,000,000) in the aggregate" be required for the general contractor?
	A	Yes, this is a requirement for the general contractor to meet.
36	Q	Will the Professional Liability Insurance (At its own expense, the successful Contractor will be required to obtain, pay for, and maintain, for the duration of the Agreement and for a minimum of five (5) years thereafter, a Professional Liability Insurance Policy (that includes errors and omissions, and professional malpractice) with a minimum limit of Three Million Dollars (\$3,000,000) per claim. The policy shall provide coverage for any loss arising out of or caused by the Contractors performance of the Agreement.) be required? This is not a design build project.
	A	Professional Liability insurance has been removed from the insurance requirements for this project. Refer to revised special provisions page 121 included with this addendum.
37	Q	[Please provide a copy of the] Sign-in sheet.
	A	The sign-in sheet from the mandatory prebid meeting and site walk was provided in Addendum #1, available on Planet Bids.
38	Q	Please confirm if on page 23 of the bid documents, "11. List the name of the person(s) (A MINIMUM OF ONE) who managed the Projects of the listed work for your firm." Are you asking who attended the jobwalk? if not please clarify. (We have submitted a previous bid document for this district and it referenced jobwalk instead)
	A	We are asking for the name of the person that managed your prior, completed project(s) who shall now manage the Great Park Operations & Maintenance Facility project. The individual(s) who attended the jobwalk need not be this same individual.
39	Q	Irrigation legend on sheet L-2.1, head symbol of RD04, RD06, and RD12 are different from head symbols on drawing. Please clarify.
	A	Legend on Sheet L-2.1 has been updated to include the missing heads.
40	Q	The "Schedule of Work" form (Page 16, Specifications) states that "Contractor General Conditions, Overhead, Profit, Insurance costs, and Bonds, shall be considered as included in other Bid Items shown in the Schedule of Work". Please clarify if that means that these items are to be included in: (a) Bid Item #4 – All other areas, including parking lot, landscaping and site utilities; or in (b) Bid Items #1, #2, #3 & #4. If we are to follow another instruction, please advise.
	A	Each line item should carry its respective GC's, OH&P etc. This is not to delete scope, but for internal cost controls only.

41	Q	Sections appear to be missing from the Technical Specifications, namely those for Fire Suppression and Bike Lockers/Racks. Please provide these missing specification sections.
	A	Refer to landscape plans for bike racks/locker locations and basis of design information. Fire suppression system shall be based on OCFA requirements and building type, size, and occupancy conditions listed on the Plans.
42	Q	In Part 1.7 of Section 01 1000 - Summary of Work, there is a reference to Owner-Furnished Contractor-Installed (OFCI) products. Please advise which items are to be OFCI.
	A	OFCI items are called out as such, or as "by owner" on the Plans. These include: tv monitor(s); refrigerators; owner's list of equipment.
43	Q	Please confirm all site CMU walls are split face 2 sides.
	A	CMU walls are split face on public-facing side only.
44	Q	Please confirm the color and texture of the CMU partition walls at the Bunker, Wash Area and Pallet Area walls that are adjacent to the site fences.
	A	These are to be Angelus CMU Precision Normal Weight, color "sand".
45	Q	Details 1 & 2 on Sheet S4.1 show significantly different masonry rebar spacings on the building CMU walls than are shown on Sheet S6.1 CMU building wall elevations – which is correct?
	A	CMU wall reinforcement information on S6.1 has been updated to match Detail 1/S4.1. See updated plan(s) included with this Bid Addendum.
46	Q	Will the Bid Schedule on page 16 of the Bid Submittal Packet be used to remove or add scope of work based on the pricing provided in each bid item no.?
	A	No, it's purely for internal cost data allocation and tracking.
47	Q	Regarding builder's risk. Please confirm earthquake and flood coverage is not required.
	A	Earthquake and flood coverage are not Builder's Risk requirements as outlined in Special Provisions section 5-4.6.