

Newport Beach Fire Station 1 And Balboa Branch ...

Q&A Deadline January 16, 2026 10:00 AM (PST)

Set 1 Released via Email 01/13/2026 9:51 AM (PST) – 1 question

- 1.1 RFI 06 - Date noted on Planet Bids for Q&A submission is set for 01/20/2026 @ 10am while Document "C-8865-1 Special Provisions" notes a due date of 01/16/2026. Please confirm due Date for Q&A/Request for Information?

Answer The last day is, in fact, 01/16/2026. This has been updated in Planetbids.

Set 2 Released via Email 01/15/2026 9:29 AM (PST) – 1 question

- 2.1 Regarding the Builders Risk coverage; Please confirm if earthquake and flood is required to be carried by the GCs. If yes, does the client want the insurable value to be the full contract value and can the Contractor determine sub limits for earthquake and flood insurance coverage based on probable maximum loss (PML) with a 475-year return period, covering all potential loss or damage until the project is completed and accepted by the client?

Answer Yes, earthquake and flood will be needed given the location on peninsula and proximity to fault lines per the CA Department of Conservation.

Per the insurance language, the City indicates that builder's risk be "all risk" for 100% of completed value of the contract. Sub-limits for earthquake and flood can be reviewed for approval.

Set 3 Released via Email 01/26/2026 2:45 PM (PST) – 139 questions

3.1 RFI 37 - Technical specification 3.02/B in section 329000 shows a trench depth of 18" for the mainline, while detail 5/Pipe trench on sheet L1.2 specifies 24". Please confirm the correct trench depth.

Answer Trench depth in landscape areas varies for pressure mainline based on size of mainline. Pipe 2-1/2" and smaller depth is 18". Non pressure lateral pipe depth is 12" (Depth refers to top of pipe). See revised details and specifications.

3.2 RFI 36 -The irrigation legend indicates Schedule 40 sleeves, but technical specification 3.02.2 in section 328000 requires Schedule 80 sleeves under major roads. Please clarify the correct sleeve material for installations under major roads.

Answer Irrigation associated with on-site irrigation does not cross under major roads .

3.3 RFI 35 - Irrigation notes on sheet L1.1 call for Schedule 80 PVC fittings for all pressure mainline and manifold connections. In contrast, technical specification 2.00.D/328000 specifies Schedule 40 fittings for the mainline. Please confirm which material should be used for mainline and manifold fittings.

Answer All fittings for pressurized mainlines shall be Schedule 80 PVC. All threaded fittings shall be Schedule 80 PVC. Slip fittings for Schedule 40 PVC lateral lines shall be Schedule 40 PVC

3.4 RFI 34 - Technical specification section 2.05/329000 states that a 36" box requires a 13' long stake. However, detail A for specimen tree planting/double stake on sheet L2.1 shows a 12' stake. Please clarify which specification takes precedence.

Answer Minimum 12 foot length.

3.5 RFI 33 - The plant material legend on sheet L2.1 indicates the root barrier should be installed within 10' of paving, whereas detail A on the same sheet specifies installation within 5'. Please confirm the correct distance.

Answer Install root barriers per plan symbol locations and within 5' of paving

3.6 RFI 32 - According to the plant material legend on sheet L2.1, the root barrier is shown with an installation depth of 18". However, technical specification 2.04/329000 requires a depth of 24". Please clarify which depth should be used.

Answer 18 inch depth

3.7 Please confirm that the GC is not responsible for any fitness equipment in the fitness room 111 and that it will all be by owner. If by GC provide specs/locations/quantities.

Answer Refer to A6.6 FF&E SCHEDULE -FIRE STATION. Fitness equipment will be purchased by owner and installed by contractor

3.8 Spec 108500 -2.01 calls for an Oscillating wall Fan(fitness) Please advise if these are applicable and where they are located

Answer Oscillating fan can be disregarded. Reference removed from specifications

3.9 See attached PDF RFI log from BNBuilders.

Answer These references can be disregarded

3.10 See attached RFI log from BNBuilders.

Answer These references can be disregarded

3.11 Spec 108500 -2.01 calls for an 911 ADA Outdoor Telephone and a Dryer Box. Please advise if these are applicable and where they are located

Answer These references can be disregarded

3.12 Exhibit 4A Playground Layout states " choose a protective surfacing material that critical height value to meet the maximum fall height for the equipment etc...." It is unclear what surfacing material is to be used at the playground location. Please advise what surfacing material will be used, provide specifications, plans and details and confirm if it is to be by the GC.

Answer "Specification Section 32 18 16.13 - PLAYGROUND RESILIENT SURFACING added for
Tot Turf TPV .5 mm Supreme Aliphatic
4' CFH – 2" PIP System
100% Std Blue
"

3.13 On page P2.2 there are (4) AD-1 in the Apparatus Bay. The fixture schedule says AD-1 gets a trap primer. Do these 4() AD-1 get a trap primer? If so please provide more information on underground piping and trap primer locations with water supply for them.

Answer AD-1 Apparatus bay drains are not locally vented and trapped. Downstream oil interceptor serves as trap and is individually vented to roof. Drains are not subject to infrequent use and trap primers for area drains located in app bay can be removed. Remarks sections will be updated and notes for trap primers at apparatus bay Area drains will be removed on updated plumbing drawings.

3.14 Sheet T-3 under the Fire Protection section indicates that a fire alarm system is required per CBC 907.2 and that smoke detection is required per CBC 907.2.6.3.3. Based on our review of these code sections, neither a fire alarm system nor smoke detection appears to be required for this building: CBC 907.2.6.3.3 applies specifically to smoke detection requirements for I-3 occupancies, which does not apply to this building. Under CBC 907.2, based on the building's occupancy classification and occupant load, a fire alarm system is not required for any of the occupancy types within this project. Please advise whether the City intends to enforce code minimum requirements only which is a sprinkler monitoring system only, or if a fire alarm and smoke detection system will still be required, as Sheet T-3 currently indicates "Yes" under the proposed systems.

Answer Provide bid per plans

3.15 Section 9 – Measurement and Payment in the special provisions lists three items. Please clarify which items apply to planting and irrigation work.

Answer Planting and irrigation work will be paid as part of Item 1 "Fire Station No. 1 & Balboa Branch Library"

3.16 Refer to detail C on sheet L2.2 and provide the specified material for playground surfacing.

Answer "Specification Section 32 18 16.13 - PLAYGROUND RESILIENT SURFACING added for
Tot Turf TPV .5 mm Supreme Aliphatic
4' CFH – 2" PIP System
100% Std Blue
"

3.17 The irrigation legend on sheet L1.1 does not provide a description for the mainline. Please confirm if the mainline material should follow section 2.00/1 in technical specification 328000.

Answer Pressure mainline shall be per 32 80 00 Section 2.00/ B 1.0

3.18 Please confirm whether the backfill ratio indicated in section 2.01 SOIL AMENDING, FERTILIZING AND ROTOTILLING/A of 329000 applies to 5-gallon shrubs.

Answer The backfill ratio is for specimen trees and 15 gallon container plants.

3.19 Technical specification 3.02/B in section 329000 calls for sand backfill for both lateral and mainline pipes, whereas detail 5/Pipe trench shows sand backfill for the mainline only. Please confirm which requirement prevails.

Answer All piping in landscape areas shall have a minimum 2" sand setting bed and a 4" sand cover.

3.20 Technical specification 3.02/B in section 329000 requires sand backfill for pipes under paving, whereas detail 6/Pipe Sleeve on sheet L1.2 indicates sand backfill only for the mainline sleeve. Should sand backfill be applied to both the mainline and lateral sleeves, or only to the mainline sleeve?

Answer All piping under paving shall have a minimum 6" sand setting bed and a 6" sand cover.

3.21 There is a discrepancy between technical specification 3.02/B in section 329000 and detail 6/Pipe sleeve on sheet L1.2 regarding sleeve depth. Please clarify which detail should take precedence.

Answer Sleeve depth under paving varies per size of pipe. See revised details and specifications.

3.22 The irrigation legend indicates Schedule 40 sleeves, but technical specification 3.02.2 in section 328000 requires Schedule 80 sleeves under major roads. Please clarify the correct sleeve material for installations under major roads.

Answer Irrigation associated with on-site irrigation does not cross under major roads .

3.23 The irrigation legend indicates Schedule 40 sleeves, but technical specification 3.02.2 in section 328000 requires Schedule 80 sleeves under major roads. Please clarify the correct sleeve material for installations under major roads.

Answer Irrigation associated with on-site irrigation does not cross under major roads .

3.24 Irrigation notes on sheet L1.1 call for Schedule 80 PVC fittings for all pressure mainline and manifold connections. In contrast, technical specification 2.00.D/328000 specifies Schedule 40 fittings for the mainline. Please confirm which material should be used for mainline and manifold fittings.

Answer All fittings for pressurized mainlines shall be Schedule 80 PVC. All threaded fittings shall be Schedule 80 PVC. Slip fittings for Schedule 40 PVC lateral lines shall be Schedule 40 PVC

3.25 Technical specification section 2.05/329000 states that a 36" box requires a 13' long stake. However, detail A for specimen tree planting/double stake on sheet L2.1 shows a 12' stake. Please clarify which specification takes precedence.

Answer Minimum 12 foot length.

3.26 The plant material legend on sheet L2.1 indicates the root barrier should be installed within 10' of paving, whereas detail A on the same sheet specifies installation within 5'. Please confirm the correct distance.

Answer Install root barriers per plan symbol locations and within 5' of paving

3.27 According to the plant material legend on sheet L2.1, the root barrier is shown with an installation depth of 18". However, technical specification 2.04/329000 requires a depth of 24". Please clarify which depth should be used.

Answer 18 inch depth

3.28 Please provide Dewatering water discharge requirements, and confirm the responsible party for obtaining discharge permits.

Answer Contractor is responsible for obtaining any required discharge permits

3.29 If Playground Equipment is to be provided by the GC, Please advise if LSI is the sole source manufacturer or if equal manufacturer/products will be allowed.

Answer LSI is sole source manufacturer

3.30 There is no specification for the playground equipment per Exhibit 4A. Please advise if the GC is responsible to furnish and install Playground Equipment and provide specifications

Answer Exhibits 4A and 4B depict the playground structures and installation requirements.
GC is responsible to purchase and install as shown

3.31 (Reference sheet A6.4 Door Schedule and 08 14 16 Wood Door specification): Per sheet A6.4 door schedule, there are multiple wood doors called out with vision lites (i.e. #119A). Spec section 08 14 16, however, does not specify whether wood-bead lite kits or metal lite kits are to be provided. Please specify if wood door vision lites are to be wood-bead or metal.

Answer All vision lites in doors will be metal framed. Fire-rated doors will require rated assemblies for those lites.

3.32 (Reference sheets A6.2-A6.3 Finish Schedules and 08 14 16 Wood Door specification): Per spec section 08 14 16, wood doors are specified to be rotary-cut white birch. However, both sheets A6.2 and A6.3 (finish schedules) call out for rift-cut white oak at all wood doors. Please clarify which species and cut is to be provided for the wood doors.

Answer Provide all interior wood doors as White Oak, Rift-cut

3.33 (Reference sheets A6.5 Window & Storefront Schedules & A7.5 Window Details): Fixed window types "A," "B," "C," "D," and "G" are all called out to be aluminum windows per the window schedule (sheet A6.5). These windows are all designated with head detail A4/A7.5 and jamb detail B4/A7.5. Details A4/A7.5 and B4/A7.5, however, show a hollow metal frame. Please clarify if these windows are to be aluminum or hollow metal.

Answer Windows to be aluminum, details A4, B4 and C4/A7.5 have been updated to reflect this.

3.34 Plumbing drawings call out for RB-1 on Plumbing drawing P1.2 and DSH-1 on Plumbing drawing P2.2 These fixtures are not on the plumbing schedule. Please provide an updated fixture schedule including these fixtures.

Answer DSH-1 revised to DWB-1. RB-1 (Refrigerator outlet box) and DWB-1 (Decon Wash Basin) will be added to plumbing fixture schedule on updated plumbing drawings.

3.35 The Geotech report section 7.4 states that "groundwater can be further verified at the time of construction". Please confirm if this can be an owner allowance item, if not, can you please provide the groundwater mitigation plan and report from the recent construction of Fire Station No.2.

Answer Groundwater mitigation plan not found for Fire Station No. 2

3.36 In response to Q&A 2.1 regarding sub limits for EQ and Flood, it would be our suggestion to ensure all GCs provide apples to apples bids for insurance to provide set sub limits for both EQ and Flood and/or to confirm that a PML study would be acceptable for this project.

Answer City requires full coverage of EQ and Flood equal to the completed value of the contract

3.37 RFI 31 - (Reference sheets A6.5 Window & Storefront Schedules & A7.5 Window Details): Fixed window types "A," "B," "C," "D," and "G" are all called out to be aluminum windows per the window schedule (sheet A6.5). These windows are all designated with head detail A4/A7.5 and jamb detail B4/A7.5. Details A4/A7.5 and B4/A7.5, however, show a hollow metal frame. Please clarify if these windows are to be aluminum or hollow metal.

Answer Windows to be aluminum, details A4, B4 and C4/A7.5 have been updated to reflect this.

3.38 RFI 30 - Detail 1/P1.2 of 2nd Floor waste and vent indicates a line routing along grid line 7 and then West at approximately 8'-7" South of grid line F. Please advise size and service for this line.

Answer Plumbing piping approximately 8'-7" south of gridline 7 shown as dashed lines are condensate piping illustrated in level 1 ceiling space. Dashed lines denotes piping below floor level of view. Piping will be clarified and identified on updated plumbing drawings.

3.39 RFI 29 -Detail 1/P0.2 indicates the gas PRV will be supplied by the gas utility provider. Will the Gas Meter shown also be supplied by the gas provider or will that be part of the plumbing scope? If so please provide make and model number for the gas Meter

Answer Typically gas meter and PRV are furnished by public utility gas provider.

3.40 RFI 28 - Plumbing drawings call out for RB-1 on Plumbing drawing P1.2/P2.4 and DSH-1 on Plumbing drawing P2.2. These fixtures are not on the plumbing schedule. Can you please provide a fixture schedule for these

Answer DSH-1 revised to DWB-1. RB-1 (Refrigerator outlet box) and DWB-1 (Decon Wash Basin) will be added to plumbing fixture schedule on updated plumbing drawings.

3.41 RFI 27 - For bid day efficiency, we wanted to ask if subcontractor designations may be completed on paper and uploaded with the rest of the bid documents, in lieu of direct electronic entry through PlanetBids, should any subcontractors not be listed in the system at the time of bid. The uploaded designation would include all required information, including subcontractor name, trade, address, phone number, license number, and DIR registration. This would help avoid potential delays or technical issues during the bid process while ensuring full compliance with subcontractor designation requirements.

Answer Subcontractor form has been provided as Addendum #1

3.42 RFI 26 - Item SG-110C TMC Plover Chair – Need more information on the custom French Blue and chalk white colors.

Answer FF&E schedule revised to include more information

3.43 RFI 25 - Item SG-110B TMC Plover Chair – Need more information on the custom French Blue color.

Answer FF&E schedule revised to include more information

3.44 RFI 24 - Item SG-110A TMC Plover Chair – Need to see the design showing where red and chalk white strips will go.

Answer FF&E schedule revised to include more information

3.45 RFI 23 Item SG-110A TMC Plover Chair – Need more information on the custom red color and chalk white colors.

Answer FF&E schedule revised to include more information

3.46 RFI 22 - Opening 1103A indicates Hw group No. 09 on the door schedule. This opening is for a janitor room but the hw group includes and Exit Device, can you please confirm the correct hardware set?

Answer Door hardware group updated to remove exit device

3.47 RFI 21 - Opening 1101A indicates Hw group No. 12 on the door schedule, but on the notes it indicates this opening requires an Exit Device. Hardware group 12 includes a privacy lock, can you please confirm the correct hardware set?

Answer Door hardware group updated to No. 07

3.48 Reference sheets A6.5 Window & Storefront Schedules & A7.5 Window Details): Fixed window types "A," "B," "C," "D," and "G" are all called out to be aluminum windows per the window schedule (sheet A6.5). These windows are all designated with head detail A4/A7.5 and jamb detail B4/A7.5. Details A4/A7.5 and B4/A7.5, however, show a hollow metal frame. Please clarify if these windows are to be aluminum or hollow metal.

Answer Windows to be aluminum, details A4, B4 and C4/A7.5 have been updated to reflect this.

3.49 Drawing A2.5, keynote 122400.A1 indicates wall mounted high bay electrical blackout window shades. Please note that spec section 122400 - Roller Window Shades only has information on manual shades. Please provide an updated spec that includes information on electrically operated shades.

Answer See revised Section 12 24 00 - Window Blinds. Include pricing for electrically operated shades for high bay windows

3.50 Section 03 54 00 cast underlayment includes a sound control mat, gypsum underlayment, primer and moisture barrier. Where shall this section be applied to the project?

Answer Refer to A7.13. This is part of the L2 floor assembly

3.51 Detail B2/A7.14 shows a layer of sub-base below the play surfacing. The detail says to reference the landscape plans for info on the sub-base. No information was found on the landscape plans in regards to the thickness of this sub-base. Please clarify.

Answer "Specification section 32 18 16.13 - PLAYGROUND RESILIENT SURFACING added for Tot Turf TPV .5 mm Supreme Aliphatic
4' CFH - 2" PIP System
100% Std Blue"

3.52 (Reference sheet A6.4 Door Schedule and 08 14 16 Wood Door specification): Per sheet A6.4 door schedule, there are multiple wood doors called out with vision lites (i.e. #119A). Spec section 08 14 16, however, does not specify whether wood-bead lite kits or metal lite kits are to be provided. Please specify if wood door vision lites are to be wood-bead or metal.

Answer All vision lites in doors will be metal framed. Fire-rated doors will require rated assemblies for those lites.

3.53 (Reference sheets A6.2-A6.3 Finish Schedules and 08 14 16 Wood Door specification): Per spec section 08 14 16, wood doors are specified to be rotary-cut white birch. However, both sheets A6.2 and A6.3 (finish schedules) call out for rift-cut white oak at all wood doors. Please clarify which species and cut is to be provided for the wood doors.

Answer Provide all interior wood doors as White Oak, Rift-cut

3.54 A general information note #5 on C2.1 has a note for utility trenching and backfill to reference C1.3, detail 17. Do we need to reference that detail for all trenches onsite and offsite? And if required for trenching would it be acceptable to exclude the two layers of geogrid above the trench for concrete paving?

Answer Sheet C2.1 is for storm drain. Sheet C4.1 is for water and sewer. Follow the requirements as specified on the sheets and in specifications. Offsite utilities are per City Standards as referenced on the plans. Geogrid required per Detail 17/C1.3 and geotechnical recommendations.

3.55 The civil plans do not have a demolition plan. The Existing Conditions Plan C1.6 notes some demolition with utilities for cut/caps and removals. C1.6 also has a note to contractor, #2 that references an Architectural Plan A1.1 for an overview of the surface demolition. That plan shows everything being removed. Is all of the utility demolition captured on C1.6?

Answer "Yes, C1.6 captures all major utility demo items, within our abilities with information given. Reference Private Engineers Notice to Contractor on C1.0.

Also see revised Sheet A1.1 for clarifications of curb and sidewalk demo, to correspond with improvements shown on C8.1."

3.56 The finish schedule on A6.3 indicates WT10 is window treatment as manufactured by Mecho Shade. Please note that section 122400 - Roller Window Shades paragraph 2.01A indicates the BOD manufacturer is Draper. Please clarify which manufacturer is required.

Answer Mecho Shade is the required manufacturer

3.57 The finish schedule on A6.3 indicates LVT10 is luxury vinyl tile as manufactured by Shaw Contract. Please note that section 096500 - Resilient Flooring paragraph 2.03A indicates the manufacturer is Tarkett/Johnsonite. Please clarify which manufacturer is required.

Answer Shaw Contract is the required manufacturer

3.58 Please provide a spec section for the acoustic fabric identified on A6.3 as material type AF10.

Answer AF-10 information updated in A6.3 finish schedule

3.59 The finish schedule on A6.2 indicates TPO 1 is thermoplastic membrane roofing as manufactured by Johns Manville. Please note that section 075423 - Thermoplastic Polyolefin (TPO) Roofing paragraph 2.01B indicates the manufacturer is GAF or Carlisle. Please clarify which manufacturer is required.

Answer TPO-1 Johns Manville added as acceptable manufacturer

3.60 The finish schedule on A6.2 indicates LVT1 is luxury vinyl tile as manufactured by Shaw Contract. Please note that section 096500 - Resilient Flooring paragraph 2.03A indicates the manufacturer is Tarkett/Johnsonite. Please clarify which manufacturer is required.

Answer Shaw Contract is the required manufacturer

3.61 The finish schedule on A6.2 indicates GB-1 and GB-2 are gypsum board with the manufacturer being Sheetrock Gypsum Panel. Please note that section 092900 - Gypsum Board paragraph 2.01A indicates the manufacturer is Georgia Pacific. Please clarify which manufacturer is required.

Answer Georgia Pacific

3.62 Please provide a spec section for the FRP2 identified on drawing A6.2. This system is different than the FRP1 which is covered in section 068316 - Fiberglass Reinforced Paneling.

Answer New Spec Section 06 61 13 Architectural Fiberglass

3.63 On drawing A6.1, the finish notes listed at the top right of the drawing don't appear to be used in any of the rooms. Please clarify.

Answer Finish notes have been updated. Remarks have been filled in with updated notes.

3.64 Please provide a spec section for the fascia shown at details A3,A4/A7.8.

Answer New Spec Section 06 61 13 Architectural Fiberglass

3.65 On drawing A3.1, keynote 076200.G1 and 076200.G2 are calling for a fascia and corner fascia. The keynote indicates to see the finish schedule. Please note that there is no information on the finish schedule regarding this fascia. Please clarify.

Answer New Spec Section 06 61 13 Architectural Fiberglass

3.66 Please confirm all Audio Visual equipment and cabling is by Owner as no specification is provided.

Answer Information shown in Exhibit 6A by owner. Refer to Alerting Legend on E2.10 and E2.11 for additional items

3.67 See A.12. Please confirm the playground equipment is to be included in bidder scope of work.

Answer Confirmed

3.68 Please clarify if spec section 094400 - Epoxy Cement System applies to the terrazzo epoxy flooring identified on drawing A2.11 as TEF-10 and TEF-11. If not, please provide a spec section for terrazzo epoxy flooring and please clarify where section 094400 applies to the project.

Answer Section 09 44 00 applies to TEF-10 and TEF-11

3.69 On drawing C1.6, keynote 4 indicates relocation by others. This keynote is pointing to one fire hydrant on Island Avenue and a couple of gas and electrical lines to the East of the existing building. Please confirm the relocation of these items is not the responsibility of the General Contractor.

Answer The hydrant relocation is part of a separate concurrent project for waterline relocation (per W-5407-S) and by others. The electrical work on the east side of the project is the responsibility of the contractor, see electrical plans. The new gas service for the project is the responsibility of the gas provider up to the meter. Trenching resurfacing is the responsibility of the contractor.

3.70 Section 9 – Measurement and Payment in the special provisions lists three items. Please clarify which items apply to planting and irrigation work.

Answer Planting and irrigation work will be paid as part of Item 1 "Fire Station No. 1 & Balboa Branch Library"

3.71 Refer to detail C on sheet L2.2 and provide the specified material for playground surfacing.

Answer "Specification section added for
Tot Turf TPV .5 mm Supreme Aliphatic
4' CFH – 2" PIP System
100% Std Blue
"

3.72 The irrigation legend on sheet L1.1 does not provide a description for the mainline. Please confirm if the mainline material should follow section 2.00/1 in technical specification 328000.

Answer Pressure mainline shall be per 32 80 00 Section 2.00/ B 1.0

3.73 Please confirm whether the backfill ratio indicated in section 2.01 SOIL AMENDING, FERTILIZING AND ROTOTILLING/A of 329000 applies to 5-gallon shrubs.

Answer The backfill ratio is for specimen trees and 15 gallon container plants.

3.74 Technical specification 3.02/B in section 329000 calls for sand backfill for both lateral and mainline pipes, whereas detail 5/Pipe trench shows sand backfill for the mainline only. Please confirm which requirement prevails.

Answer All piping in landscape areas shall have a minimum 2" sand setting bed and a 4" sand cover.

3.75 Technical specification 3.02/B in section 329000 requires sand backfill for pipes under paving, whereas detail 6/Pipe Sleeve on sheet L1.2 indicates sand backfill only for the mainline sleeve. Should sand backfill be applied to both the mainline and lateral sleeves, or only to the mainline sleeve?

Answer All piping under paving shall have a minimum 6" sand setting bed and a 6" sand cover.

3.76 There is a discrepancy between technical specification 3.02/B in section 329000 and detail 6/Pipe sleeve on sheet L1.2 regarding sleeve depth. Please clarify which detail should take precedence.

Answer Sleeve depth under paving varies per size of pipe. See revised details and specifications.

3.77 Technical specification 3.02/B in section 329000 shows a trench depth of 18" for the mainline, while detail 5/Pipe trench on sheet L1.2 specifies 24". Please confirm the correct trench depth.

Answer Trench depth in landscape areas varies based for pressure mainline based on size of mainline. Pipe 2-1/2" and smaller depth is 18". Non pressure lateral pipe depth is 12" (Depth refers to top of pipe). See revised details and specification.

3.78 The irrigation legend indicates Schedule 40 sleeves, but technical specification 3.02.2 in section 328000 requires Schedule 80 sleeves under major roads. Please clarify the correct sleeve material for installations under major roads.

Answer Irrigation does not cross under major roads .

3.79 Irrigation notes on sheet L1.1 call for Schedule 80 PVC fittings for all pressure mainline and manifold connections. In contrast, technical specification 2.00.D/328000 specifies Schedule 40 fittings for the mainline. Please confirm which material should be used for mainline and manifold fittings.

Answer All fittings for pressurized mainlines shall be Schedule 80 PVC. All threaded fittings shall be Schedule 80 PVC. Slip fittings for Schedule 40 PVC lateral lines shall be Schedule 40 PVC

3.80 Technical specification section 2.05/329000 states that a 36" box requires a 13' long stake. However, detail A for specimen tree planting/double stake on sheet L2.1 shows a 12' stake. Please clarify which specification takes precedence.

Answer Minimum 12 foot length.

3.81 The plant material legend on sheet L2.1 indicates the root barrier should be installed within 10' of paving, whereas detail A on the same sheet specifies installation within 5'. Please confirm the correct distance.

Answer Install root barriers per plan symbol locations and within 5' of paving

3.82 According to the plant material legend on sheet L2.1, the root barrier is shown with an installation depth of 18". However, technical specification 2.04/329000 requires a depth of 24". Please clarify which depth should be used.

Answer 18 inch depth

3.83 Please provide a spec section for the pavers shown on drawing C8.1 at keynote 14.

Answer See additional notes and details on revised Sheet C8.1 and new Sheet C8.5.

3.84 Please provide Section 012200 "Unit Prices." as referenced in Earth Moving spec 31 20 00

Answer Section does not apply and is removed. No Unit Prices for earth moving, lump sum cost for earth moving shall be included following bid instructions.

3.85 Please provide Section 012100 "Allowances" as referenced in Earth Moving spec 31 20 00

Answer Section does not apply and is removed. No allowances for earth moving, lump sum cost for earth moving shall be included following bid instructions.

3.86 RFI 20 -Window F on A6.5 is indicated as a 45-minute fire-rated aluminum casement window. Could you please provide the manufacturers that offers a 45-minute fire-rated aluminum casement window?

Answer Provide a 45-minute fire-rated casement window

3.87 RFI 19 - GL-4 is designated for the glazed guardrail, and Specification Section 057313, 2.04C calls for 3/8" clear laminated glass. However, detail D2/A7.14 and the finish schedule on A6.2 list GL-4 as 9/16" ultra-clear laminated glass. Please clarify which glazing type and thickness is correct.

Answer The correct glazing type is 9/16" ultra-clear laminated glass

3.88 RFI 18 - Windows CC, DD, EE, and FF are interior locations, and detail A2/A7.4 indicates the interior system uses single-pane glazing. However, the storefront schedule on A6.5 lists these units with 1" IGU exterior glazing. Should these instead use 1/4" clear tempered? If not, please confirm the correct glazing type.

Answer Glazing type updated to GL-5. Refer to updated storefront schedule A6.5 and finish schedule A6.2. Spec section 08 80 00 - GLAZING includes Tempered glass.

3.89 RFI 17 - The storefront schedule on sheet A6.5 indicates that Window AA is 45-minute fire-rated; however, the attached Door 1100A on the door schedule A6.4 is shown as non-rated. Please clarify the correct fire rating for this opening.

Answer 45-minute fire-rating added to Door 1100A. See A6.5

3.90 RFI 16 -Please confirm project is not subject to BABA requirements?

Answer There are no BABA requirements

3.91 RFI 15 - Please confirm project is not subject to BABA requirements?

Answer There are no BABA requirements

3.92 RFI 15 - Please confirm project is not subject to CWA?

Answer Project is not subject to CWA

3.93 Please confirm that both the Superintendent and PE/PA must be 100% onsite for the contract duration and the same for the PM for 50% of the time per page 26 of the Special Provisions

Answer Confirmed.

3.94 Has an NOI been filed to the Water Control Quality Board for a new discharge and if so, please provide the pollutant analysis/measurements. If an NOI has not yet been submitted, please clarify when or if its deemed not required by Owner and also advise how bidders should proceed with budgeting for treatment of water collected via dewatering.

Answer An NOI has not been filed. The contractor and contractor's dewatering subcontractor will be responsible for all aspects of the dewatering. Previous dewatering on the peninsula have been deminimis operations with Baker tanks that were then emptied into the storm drain system. Discharge into the sewer system will require permits from the Orange County Sanitation District.

3.95 Have any dewatering and testing reports been conducted for the site? If not, please provide an estimated continuous flow rate that will need to be considered when sizing temporary power for dewatering drawdown and maintenance of dewater level thereafter.

Answer tests have not been conducted.

3.96 Is the contractor responsible to furnish and install the systems per Exhibits 6A and 6B? The quote (w/o pricing) is made out to the City in exhibit 6A.

Answer Information shown in Exhibit 6A by owner. Refer to Alerting Legend on E2.10 and E2.11 for additional items

3.97 Are any special foundation requirements necessary for the playground structure based on localized conditions?

Answer No special foundation requirements beyond what is shown in guidelines from Exhibits 4A , 4B, architectural details, and Geotechnical Report

3.98 Please provide a specification for the playground surfacing per Exhibits 4A and 4B. Include drawings on the civil plans that provide thickness and substrate (either base or concrete) as well as earthwork requirements. Please consider subdrain strategies based on localized conditions.

Answer "Section 32 18 16.13 - PLAYGROUND RESILIENT SURFACING added for
Tot Turf TPV .5 mm Supreme Aliphatic
4' CFH – 2" PIP System
100% Std Blue
"

3.99 Reference site note 5 on E1.1 which states contact local internet provided to coordinate connection to service. Has this been done already by the Owner? If offsite infrastructure improvements are required (but not indicated in the bid documents), please confirm Owner shall pay for all work.

Answer City will pay fees associated with internet coordination

3.100 Reference deferred submittal note 5 on T-1 and drawing E1.1. Please confirm any electrical vehicle chargers for this project are OFOI. If not, please clarify drawings and provide specifications.

Answer Confirmed. Refer to Construction Note 26 05 43.A1

3.101 Please confirm all fees charged by SCE for the project (e.g. E1.1, Exhibit 5A and 5B) has been paid for or will be paid for by the Owner.

Answer City will pay SCE fees

3.102 See P1.0. Has the Owner already contracted with the gas company to design and install the gas line in the street to the gas meter? If not, is the bidder responsible for the fee charged by the gas company?

Answer Yes, the City has contacted the gas company and the City will pay all fees

3.103 1/S4.1 states to provide a minimum of 12" aggregate base above the geogrid. Please either confirm the depth shall be 12" or indicate the specific depth required.

Answer "The depth is a minimum 12 inches or thicker if needed to achieve a stable excavation bottom.
Bid 18"" depth"

3.104 Please clarify if the material shall be aggregate or rock as noted in 1/S4.1.

Answer Provide clean aggregate per the Geotechnical Report section 7.7.6.

3.105 Please confirm the depth of the engineered fill and aggregate or rock zone per 1/S4.1.

Answer "Per Paragraph 7.5.4 of the project Soils Report: As a minimum, it is recommended that the upper 4 feet of existing earth materials within the proposed building footprint areas be excavated and properly compacted for foundation and slab support.
Bid 18"" of engineered fill"

3.106 May existing onsite soil be used in the engineered fill section per 1/S4.1?

Answer Per Paragraph 7.5.11 of the project Soils Report: The backfill material used within the geogrid reinforcement zone should consist of granular material with a fines content of less than 15 percent. The existing onsite soil may be suitable for use with the geogrid reinforcement zone; however, additional testing should be performed prior to construction to confirm this. Imported material consisting of soils with less than 15 percent fines content, crushed concrete (2-inches or less), and crushed miscellaneous base (CMB) are acceptable for use as engineered fill within the geogrid reinforced engineered fill.

3.107 Please confirm the bidder is to furnish and install the playground structure per Exhibits 4A and 4B.

Answer Confirmed.

3.108 The plans e.g. A3.1 indicate a wood trellis, however, section 05 50 00 seems to specify a metal trellis. Please clarify.

Answer Wood trellis reference will be removed from section 05 50 00

3.109 Reference detail 7 / C1.2 and C9.0 and C9.1. Should the Contractor bid the project utilizing the existing onsite soil within the geogrid reinforcement or not? Further direction or an allowance should be provided to ensure all bidders are approaching the project the same way.

Answer Per Paragraph 7.5.11 of the project Soils Report: The backfill material used within the geogrid reinforcement zone should consist of granular material with a fines content of less than 15 percent. The existing onsite soil may be suitable for use with the geogrid reinforcement zone; however, additional testing should be performed prior to construction to confirm this. Imported material consisting of soils with less than 15 percent fines content, crushed concrete (2-inches or less), and crushed miscellaneous base (CMB) are acceptable for use as engineered fill within the geogrid reinforced engineered fill.

3.110 Is there a basis of design or Owner requirements available pertaining to the fire sprinkler system deferred approval? All that is noted is Division 21 is deferred in the table of contents.

Answer Division 21 specs provided in Addenda #1

3.111 Is a fire alarm specification available?

Answer See Section 28 47 00 - Fire Station Alerting System

3.112 Section 28 47 00 Fire Station Alerting System is included in the technical specifications but isn't noted in the table of contents. Please add the section to the table of contents.

Answer Section added to table of contents

3.113 Article 1.03D on page 1 of section 09 44 00 Epoxy Cement System indicates the General Contractor shall submit background information / qualifications for the epoxy cement contractor as part of the Bid Submittal to the Owner. Please confirm that this requirement and any other similar requirement specified in the technical specifications shall be waived and thereby revised to state the Contractor shall submit information / qualifications / certifications, etc. pertaining to subcontractors, manufacturers and/or suppliers as specified in the technical specifications after award at a time mandated by Owner but no later than during the submittal process.

Answer Background and qualifications to be included with applicable submittals

3.114 Please consider adding section 07 46 46 Fiber-Cement Siding as a related section under article 1.03 on page 1 of section 07 25 00.

3.115 Please confirm that the Owner shall purchase equipment as indicated on drawing A6.6. We want to make sure that requirement is not in conflict with "Furniture and FF+E" instructions in the last bullet of Item No. 1 on page 27 of the Special Provisions.

Answer Drawing A6.6 information confirmed; Last bullet point refers to contractor provided FFE

3.116 Article 1.06 of section 01 35 53 states to employ a uniformed patrol service to provide surveillance of site during all non-working hours. Please provide more information regarding this requirement. For example, is a full-time guard required to patrol the project site during all non-working hours?

Answer Contractor is responsible for site security

3.117 While attending the jobwalk we observed that there is a substantial amount of books, shelving, computers, fire station equipment, etc. within the existing building. Will all of these items be removed by the Owner prior to demolition starting?

Answer City will remove salvageable material prior to the start of the construction. Anything remaining will be considered part of the demolition

3.118 Please clarify where spec section 315000 - Excavation Support applies to the project.

Answer Provided in case temporary excavation support is needed for utilities or structure. If not required to complete the work then ignore.

3.119 There is no STC specification. For these openings scheduled to be STC do they need to be an assembly or is a sound rated door with non-rated frame acceptable ? Necessary gasketing would be provided by the door manufacturer. The STC rating is fairly low so if an assembly is required the manufacturer may require the rating to be increased.

Answer HM door frames to include mineral fiber insulation

3.120 Hardware set # 18 (opening # 1111B) and 03 (opening # 110A) are missing from the hardware spec/schedule. Please clarify.

Answer Hardware sets added to spec section 08 71 00

3.121 The following spec section numbers differ between what is shown in the specs and the table of contents. Please clarify which spec number is correct. From table of contents = 024119 - Selective Demolition, 042900 - Unit Masonry, 057311 - Glazed Metal Railings. From Specs = 024113 - Selective Demolition, 042000 - Unit Masonry, 057313 - Glazed Metal Railings.

Answer "Table of contents updated to reflect the following:
Selective Demolition updated: 02 41 13
Unit Masonry: 04 20 00
Glazed Metal Railings: 05 73 13"

3.122 Regarding the Special Provisions document, on page 4 of the pdf, Part 1 - General Provisions indicates that requests for information are due on 1/16/2026. On PlanetBids, the deadline for RFIs is indicated to be 1/20/2026. Please clarify which date is correct.

Answer The last day is, in fact, 01/16/2026. This has been updated in Planetbids.

3.123 On A1.2, keynote 107500.A1 calls for a flagpole. The keynote is pointing to one circle but to the right and left are the exact same circles. Please clarify, are a total of 3 flagpoles required for the project or just 1?

Answer Only one flagpole in the project. The other symbols with arrows are light fixtures.
Keynote 26 56 19.A1 added for clarity

3.124 Please clarify where spec section 321216 - Asphalt Paving, applies to the project. No asphalt paving was found on the plans.

Answer See revised sheet C8.1 for paver detail from original records

3.125 RFI 14 - Door Hardware Schedule on Spec Section 08 71 00 makes reference to the following door #s below but are not listed on the door schedule on A6.4 (Door & Gate Schedule) or on the floor plan. Please provide locations of doors #'s 1. Door Opening # 1110A shown on Hardware Group #14 2. Door Opening # 1110B Shown on Hardware Group # R-UP-01 3. Door Opening # 2001A Shown on Hardware Group # R-UP-01

Answer Doors 1110A, 1110B, and 2001A removed from project and specifications

3.126 RFI 13 - In comparing Door Schedule shown on A6.4 and Door Hardware schedule on Spec Section 08 71 00 we are missing Door Hardware for the following: 1. HDW Set 03 - Door 110A 2. HDW Set 10 - Door 1211B 3. HDW Set 18 - Doors 1111 A&B

Answer 08 71 00 - Door Hardware has been updated

3.127 RFI 12 - Section 064116/2.02.B. lists MDF, particleboard and plywood as casework materials. Plywood is noted on some of the casework details on A7.10. Please verify the casework core material.

Answer Updated casework details to have MDF doors, drawers, shelves and box with plastic laminate exterior and white melamine interiors.

3.128 RFI 11 - Per Detail D1/A5.8, please verify if the wainscot finish is WD-12 as listed on the Room Finish Schedule or Tambor Wood (WD-1) as noted on A5.8 Legend?

Answer Wainscot Finish in Flex Room is WD-12. Legend for Interior Elevations has been updated to Tambor Wood (WD-12)

3.129 RFI 10 - Detail D2/A7.11 shows a bed platform for the Bunk Rooms. Floor Plan A2.2 does not show the bed platforms. The Enlarged Plans on A5.4 show the beds in half-tone, same as the furniture side tables. Furniture Schedule for Fire Station on A6.6 only shows the mattress being provided by Owner. Please clarify if the bed platforms are furniture or millwork.

Answer Platform Bed at Bunks will be Built-in Casework.

3.130 RFI 09 - The Finish Schedule on A6.2 lists WD-1 for the Bunk Room casework as wood veneer. Detail B1/A7.11 shows WD-1 as solid birch. Please clarify if WD-1 is veneer or solid birch wood?

Answer WD-1 is White Birch plywood

3.131 RFI 08 - Section 064116/2.01.D.7. indicates cabinet interiors are high pressure decorative laminate. Casework details on A7.10 & A7.11 call-out white melamine for the interior finish. Please clarify the cabinet interior finish?

Answer Cabinet face finish High Pressure Decorative Laminate. Cabinets interior are White Melamine finish.

3.132 RFI 07- General Information Note #5 on C2.1, makes reference to follow utility trenching and backfill per detail 17 on C1.3. Please confirm if Detail 17/C1.3 should be used for all onsite and offsite trenches?

Answer Sheet C2.1 is for storm drain. Sheet C4.1 is for water and sewer. Follow the requirements as specified on the sheets and in specifications. Offsite utilities are per City Standards as referenced on the plans.

3.133 Currently, bidders are required to enter listed subcontractor information directly into the PlanetBids portal. We respectfully request that the City provide a standard form for this purpose and allow bidders to complete and upload it as part of their bid submission. Entering subcontractor data directly into the PlanetBids system is administratively burdensome and increases the risk of data entry errors, particularly during the final hours of bid preparation. Allowing a completed form to be uploaded would enable bidders to focus their efforts on developing the most competitive and accurate pricing while still providing the City with the required information in a clear and consistent format.

Answer Adding a sheet to the bid response for written subcontractor information in lieu of PlanetBids entry

3.134 We cannot locate a form pertaining to the Technical Ability and Experience References deliverable. Will a form or further instructions be provided regarding this requirement?

Answer Not needed, contractors have already prequalified

3.135 RFI 05- Is there a Project Labor Agreement requirement?

Answer NO

3.136 RFI 04 - Please confirm location of T-10 Floor Tile, Slate per A2.11 and A2.12

Answer T-10 is no longer in the project. Removed T-10 from Legend.

3.137 RFI 03- Please confirm TEF-10 & TEF-11 terrazzo is per spec 094400 Epoxy Cement System

Answer Confirmed

3.138 RFI 02 - Please provide spec for Division 21- Fire Suppression

Answer Division 21 specs provided in Addenda #1

3.139 RFI 01 - Please provide the list of General Contractors who are pre-qualified to submit a bid for this project.

Answer "Contractors who prequalified are:
PCL
SJ Amoroso
Bernards
BN Builders
AMG
Pinner
Clark Construction"



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