



238 West Chapman Ave, Suite 200
Orange, CA 92866
917.301.8776

Date: December 10, 2025

To: All Bidders / Owner

From: Juan Baca/Moises Acosta / Tobin White

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Regarding: **ADDENDA #01 / Clarifications and Added Scope
Bellflower Somerset Mutual Water Company
10145 Artesia Place
Bellflower, CA 90706**

1. The retainage of 10% shall be reduced to 5% per State Senate Bill 61 which will go into effect on January 2026.
2. Allowances:
 - SCE and wireless company offsite work - \$300,000.00
 - Permits - \$40,000.00
3. No prevailing wage or union requirements.
4. Special inspections to be covered by the General Contractor.
5. Should Tribal Monitoring be required during excavation, the owner will cover the associated cost. General Contractor to coordinate access as needed.
6. Fire Sprinklers / Fire Alarm:
 - Shall be priced as an alternate.
 - Shall be design building per the general contractor's sub-contractor.
 - Shall be submitted to the Design team for review prior to being submitted to the city for permit review.
 - Sprinkler design to be code minimum per occupancy of each building. Office = B, Warehouse = S-2.
7. Building Signage
 - Contractor to provide conduit and power for illuminated Building Signage. (Two on office building, one on Warehouse building. Address numbers on both buildings to be illuminated.)
 - Contractor to coordinate with signage vendor.
8. Fire and Potable water (including irrigation) to be brought onsite up to the DCDA by Owner.
9. Sewer to be done by General Contractor.
10. General Contractor shall coordinate with Owner's IT / Security and Phone Vendors.

11. General Contractor to procure the emergency generator.
12. Geotechnical report attached.