



May 20, 2026

TO: ALL BID DOCUMENT HOLDERS OF RECORD

FROM: STACEY CHOU, SENIOR BUYER

SUBJECT: **ADDENDUM NO. 1 TO BID DOCUMENTS FOR HANGAR 10
RECONSTRUCTION BID NUMBER GP-26-0011**

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. **Only those firms whose representative(s) were present at the Mandatory Pre-Bid Meeting may submit a bid.**

The bid documents are modified as set forth below:

1. Agenda and PowerPoint from May 20, 2026, mandatory pre-bid meeting are included herein as EXHIBIT I.
2. The sign-in sheets from the mandatory pre-bid meeting and optional job walk on May 20, 2026, is included herein as EXHIBIT II.

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

Sincerely,

Stacey Chou
Senior Buyer

EXHIBIT I



City of Irvine
City Manager's Office
Great Park



MANDATORY PRE-BID MEETING

HANGAR 10 RECONSTRUCTION

CIP 372604, BID NO. GP-26-0011

DATE & TIME: May 20, 2026, at 1 p.m.

LOCATION: Great Park Operations Trailer in Lot 0
431 Phantom, Irvine, CA 92618

ALL ATTENDING FIRMS MUST SIGN IN TO BE ELIGIBLE TO SUBMIT A BID

City of Irvine Representatives

Staff:

Denice Bailey, Senior Project Manager
Tricia Sosa, Management Analyst II
Ronnie Cochran, Senior Construction Inspector
Brian Brown, Strategist
Stacey Chou, Senior Buyer

Consultants:

DJ Kelly, Psomas (Construction Manager)
Isaac Hernandez, The Solis Group (Labor Compliance)
Gensler

1. Introduction of City Representatives and Consultants

2. Scope of Work (DJ Kelly):

Construction of a single-story multi-tenant commercial building with restrooms consisting of a 9,571 square foot steel and wood building with an exterior envelope consisting mainly of corrugated metal and fiber cement siding with storefronts and operable multi-panel doors. The scope of the building includes footings, slab, all underground utilities, utilities as outlined in documents, structural framing, roofing, exterior enclosure with storefront and doors, interior fit out as identified, electrical switch gear, mechanical systems, lighting, fire protection, and plumbing infrastructure for future tenants, and other items not mentioned here, but are required by the plans and the Special Provisions.

3. Engineer's Estimate, Completion of Work and Liquidated Damages (DJ Kelly)

- a. The construction cost estimate for the project is ~\$6,440,000
- b. An Administrative NTP will be given upon execution of the contract
- c. Total of 125 (one hundred twenty-five) Working Days
- d. Liquidated Damages: \$1,500 per Calendar Day

4. Project Bid Requirements (Stacey Chou)

- a. Mandatory Pre-Bid Meeting – attendance is mandatory to be considered a responsive bidder. **Sign in before the end of the meeting; this is the official record of attendance.**
- b. Minimum Qualification:
 - Prime Contractor must possess a valid Class B license.
 - On page 22, #10, list projects of a similar nature to the Hangar 10 reconstruction that the Prime Contractor has completed within the last five (5) years, including at least two (2) ground-up projects with a gross construction cost of over \$6,000,000.
- c. DIR Registration for all contractors (Primes and Subs)
- d. Prevailing Wage Requirements and e-Comply for the Certified Payroll
- e. Insurance Requirements and EXIGIS
- f. Bid bond Requirements
- g. Community Workforce Requirements

5. Plans and Specifications (Stacey Chou)

- a. Available on PlanetBids at no charge through City's website: <https://www.cityofirvine.org/purchasing>
- b. Questions are due no later than Tuesday, May 26, 2026, by 1 p.m.
 - i. Questions related to specifications and terms and conditions, including insurance, must be submitted by this deadline.
 - ii. Only questions submitted via PlanetBids will be answered as part of an Addendum.
 - iii. Communication – only clarifications issued by the City through Addenda are official.
- c. Technical Questions contacts PlanetBids Supports.
- d. Bids Due/Open: Tuesday, June 09, 2026, no later than 10:00 a.m.

6. Organization of Bidder's Proposal (Stacey Chou)

- a. All addenda must be acknowledged through PlanetBids, Bid submitted before addendum will be deemed invalidated and need to be resubmitted
- b. Bid submittal before deadline:
 - Bid Item unit prices must be entered online
 - Bid proposal package: Pages 13 and 20-34 and the signed "Attachment A – Letter of Assent"
- c. List of Subcontractors (P27): Completed Column (3) & (4) due within 24 hours.
- d. Hard copy of Bid Bond is due within five (5) business days of the bid opening date before 5:00 p. m. on the fifth business day – June 16, 2026, at 5 p.m.

7. Community Workforce Requirements (Issac Hernandez)

- a. This project is subject to the Community Workforce Agreement (CWA)
- b. The CWA establishes labor relations policies and procedures for the Contractor and subcontractors of all tiers – including a local hire goal, payment of employee fringe benefits through a union trust fund, and registering employees through a union hall.
- c. **A signed Letter of Assent must be submitted with Bid proposal packet**
- d. Work with the Contractors and the Trades Council to oversee the provisions of the CWA.
- e. A copy of the CWA is included in bid document, Appendix A.

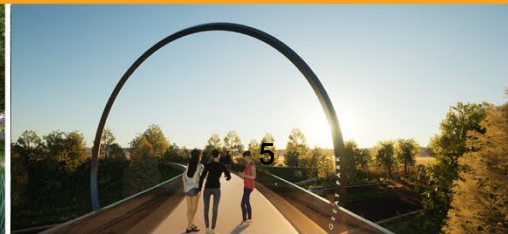
8. Job Walk – Voluntary/Self-Guided (DJ Kelly & Ronnie Cochran)

- a. Today after the pre-bid meeting – coordinate site access with Ronnie Cochran.
- b. Site condition / proceed with caution / safety equipment.
- c. Waiver Release of Liability Form (attached) must be signed in its entirety and returned to City Representative

HANGAR 10 RECONSTRUCTION

CIP 372604, BID NO. GP-26-0011

Mandatory Pre-Bid Meeting
May 20, 2026



Agenda

- Sign-in
- Introductions
- Scope of Work
- Nearby Construction Activity
- Engineer's Estimate, Completion of Work and Liquidated Damages
- Project Bid Requirements
- Plans and Specifications
- Organization of Bidder's Proposal
- Community Workforce Requirements
- Job Walk – Voluntary



Sign-in

All attending firms must sign-in to be eligible to submit a bid.

****No exceptions will be made if you forget to sign-in.***



Introductions

City of Irvine

- Denice Bailey, Senior Project Manager
- Tricia Sosa, Management Analyst II
- Ronnie Cochran, Sr. Construction Inspector
- Brian Brown, Strategist
- Stacey Chou, Senior Buyer

Consultants

- DJ Kelly, Psomas (Construction Manager)
- Issac Hernandez, The Solis Group (Labor Compliance)
- Gensler Team (Design)



Scope of Work

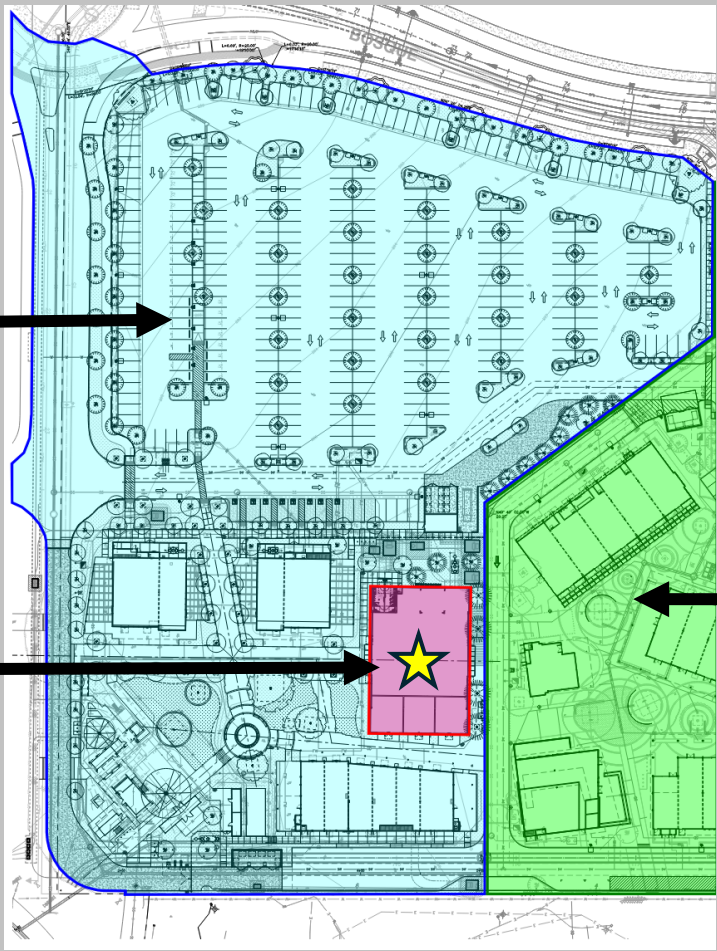
- Construction of a single-story multi-tenant commercial building with restrooms consisting of a 9,571 square foot steel and wood building with an exterior envelope consisting mainly of corrugated metal and fiber cement siding with storefronts and operable multi-panel doors.
- Scope includes:
 - Concrete footings and slab
 - Underground utilities
 - Structural framing
 - Installation of new roofing
 - Installation of exterior enclosure with storefront and doors
 - Interior finishes, as identified in drawings
 - Installation of electrical switchgear
 - Installation of mechanical systems
 - Installation of lighting
 - Fire protection
 - Plumbing infrastructure for future tenants
 - Other work, as outlined in the drawings and specifications



Nearby Construction Activity

**Hornet Extension & Canopy Phase 2 Site Improvements
(Bidding Summer '26)**

Hangar 10 Site



**Active Construction
for Canopy Phase 1**



Engineer's Estimate, Completion of Work and Liquidated Damages

- The construction cost estimate for the project is ~\$6,440,000
- An Administrative NTP will be given upon execution of the contract
- Total of 125 (one hundred twenty-five) Working Days
- Liquidated Damages:
 - \$1,500 per Calendar Day



Project Bid Requirements

- Mandatory Pre-Bid Meeting – attendance is mandatory to be considered a responsive bidder. **Sign in before the end of meeting; this is the official record of attendance.**
- Minimum Qualification:
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- DIR Registration for all contractors (Primes and Subs)
- Insurance Requirements and EXIGIS
- Bid bond Requirements
- Community Workforce Requirements



Plans and Specifications

- Available on PlanetBids at no charge through City's website:
- <https://www.cityofirvine.org/purchasing>
 - Questions are due no later than Tuesday, May 26, 2026, by 1 p.m.
 - Questions related to specifications and terms and conditions, including insurance, must be submitted by this deadline.
 - Only questions submitted via PlanetBids will be answered as part of an Addendum.
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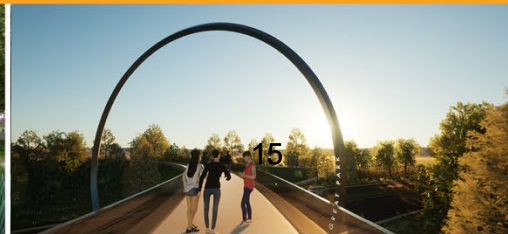
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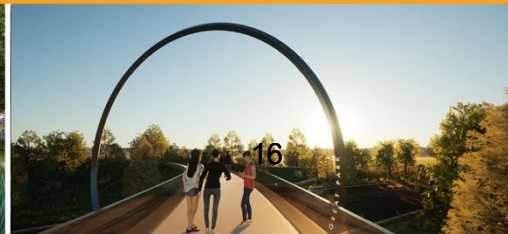
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- This project is subject to the Community Workforce Agreement (CWA)
- The CWA establishes labor relations policies and procedures for the Contractor and subcontractors of all tiers – including a local hire goal, payment of employee fringe benefits through a union trust fund and registering employees through a union hall.
- A signed Letter of Assent must be submitted with Bid proposal packet
- Work with the Contractors and the Trades Council to oversee the provisions of the CWA.
- A copy of the CWA is included in bid document, Appendix A.



Job Walk – Voluntary/Self-Guided

- Today after the pre-bid meeting – coordinate site access with Ronnie Cochran.
- Site condition / proceed with caution / safety equipment.
- Waiver Release of Liability Form (attached) must be signed in its entirety and returned to City Representative



Questions

All questions must be submitted via PlanetBids no later **Tuesday, May 26, 2026, by 1 p.m.** No verbal requests or requests made in any other format will be accepted.

Bid Due Date: Tuesday, June 9, 2026, 10:00 a.m





Print Form

MEETING SIGN-IN

MEETING DATE/TIME: 05/20/2026

1 p.m.

MEETING TYPE: Pre-Bid Meeting

PROJECT NAME		CIP NUMBER	BID NUMBER
Hangar 10 Reconstruction		372604	GP-26-0011
MEETING NAME		MEETING ORGANIZER	
Hangar 10 Reconstruction Pre-Bid Meeting		DJ Kelly/ Denice Bailey	
NAME	AGENCY/FIRM	PHONE	EMAIL
DJ QUINN	RBI CONST	559-802-8331	DQUINN@RBI.SOLAR
Gevorg SARGSYAN	CABD Construction Inc.	(323) 447 8335	estimating@cabdinc.com
Eddie Daher	Aster construction services	(951) 445 6117	wdaher@myacsinc.com
Harry Shamarian	The Nazarian Group	889 990 5115	Bids@Nazarian.net
ROSE RAGUDO	NEW DYNASTY CONSTRUCTION	949-502-6900	estimating@new-dc.com
Jennifer Beltran	SPEC construction.	909-947-4001	Bids@Specconstructionco.com
Shawn Claypool	JT Thorpe	214654-1577	shawn.claypool@jthorpe.com
PAINTERS			
Matthew Mendibles	Painters & Allied Trades INC	626 682 4160	matthew.mendibles@ac3c.org
Brad Wall	Tony Shultz Const.	951-970-2534	bwall@tonyshultz.com
Brian Milks	HAMEL CONCRETE	951-600-2783	ESTIMATING@HAMELINC.COM
Jacob Graves	KYA Services LLC	657-566-0375	Jacob.graves@theKYAgroup.com
Vijay Sharma	Perera Construction	909-292-8375	VijayS@pererainc.com
Mike Crowder	C+H Construction	214-981-3884	Mike2CandH@Aol.com
ISSAC Hernandez	The Solis Group	626 685 6589	ihernandez@thesolisgroup.com



MEETING SIGN-IN

MEETING DATE/TIME: 05/20/2026

1 p.m.

MEETING TYPE: Pre-Bid Meeting

PROJECT NAME		CIP NUMBER	BID NUMBER
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Hangar 10 Reconstruction Pre-Bid Meeting		DJ Kelly/ Denice Bailey	
NAME	AGENCY/FIRM	PHONE	EMAIL
BOBBY NEHRAY	LUMAR CORPORATION	310-477-6333	info@lumarcorporation.com
DAVID MORENO	MOALEJ BUILDERS	310 926-2290	reza@moalejbuilders.com
DAVID SANCOS	SALTEN PACIFIC	619-985-0417	ESTIMATING@SALTENPACIFIC.COM
Lucinda Lopez	Perera Construction	909-292-8375	LucindaL@pererainc.com
SEAN REECE	EC CONSTRUCTORS	(760) 271-4099	seanr@ecconstructors.com
Colton Khalil	Urban Professional Builders	310 498 6348	colton.khalil@urbanbuilders.com
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Construction Inc.**



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LIC# 787-198

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DEPARTMENT**

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**Jacob Graves**

Estimator

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Santa Ana, CA 92705

**714-659-6477**

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**Brad Wall**

Project Engineer

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951.471.5677 x112

Cell: 951.970.2534



Building Higher Expectations

**SPEC Construction Co., Inc.**

(909) 947-4601

[bids@speconstructionco.com](mailto:bids@speconstructionco.com)

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DIR #1000007706



**CABD**  
Construction Inc.

**ESTIMATOR**

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