



June 2, 2026

TO: ALL BID DOCUMENT HOLDERS OF RECORD

FROM: STACEY CHOU, SENIOR BUYER

SUBJECT: **ADDENDUM NO. 2 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. HANGAR 10 RECONSTRUCTION PROJECT SPECIFICATIONS is REPLACED in its entirety with EXHIBIT I herein.
 - Page NIB-ii of the project specifications, "COMPLETION OF WORK AND LIQUIDATED DAMAGES" **REVISES** One Hundred Twenty Five (125) Working Days to: One Hundred Fifty (150) Working Days.
 - Page 8 of the Project Specifications, #17 "SUBSTITUTIONS" **REVISES** 4-1.6 to: 4-6.
 - Page 25 of the project specifications, "THE CITY OF IRVINE RESERVES THE RIGHT TO REJECT ALL BIDS" **REVISES** One Hundred Twenty Five (125) Working Days to: One Hundred Fifty (150) Working Days.
 - Page 37 of the project specifications, "SECTION 00 50 00 CONSTRUCTION CONTRACT" Section 5 **REVISES** One Hundred Twenty Five (125) Working Days to: One Hundred Fifty (150) Working Days
2. Pages 14-17 of the project specifications, "SCHEDULE OF WORK" is **REPLACED** in its entirety with EXHIBIT II herein.
3. CSI TECHNICAL SPECIFICATIONS is **REPLACED** in its entirety with EXHIBIT III herein.
4. HANGAR 10 RECONSTRUCTION PLANS is **REPLACED** in its entirety with EXHIBIT IV herein.

5. Appendix C – Fire Master Plan (OCFA) is REPLACED in its entirety with EXHIBIT V herein.
6. Revised Bidder Submittal Package is included herein as EXHIBIT VI.
7. Responses to questions received from proposers concerning these bid documents are included herein as EXHIBIT VII.

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 VII

- 1 Q. Please confirm: does the District require contractors to be formally prequalified in advance to bid—i.e., a District-run prequalification via District forms or platforms like PQBids/QualityBidders, separate from the pre-bid conference/job walk and standard bid forms? If yes, what is the prequalification deadline?

A. No formal prequalification process required. For this project, bidders who attended the City's mandatory pre-bid meeting on May 20th and meet the minimum qualifications are qualified to submit the bid.
- 2 Q. Please confirm: Is the Letter of Assent required to be submitted by prime only at time of bid or subs also required at time of bid?

A. Only the Prime contractor fills out the letter of assent and submits it with the bid submittal package before the due date.
- 3 Q. Please confirm: Appendix C Letter of Assent shows the Agreement "effective _____, 2023" with the effective date left blank—please confirm the correct effective date to use and/or whether it is acceptable to submit a previously executed/accepted City of Irvine CWA Letter of Assent from the Great Park Operations & Maintenance Facility project (updated with this project name/bid number), or if the City requires use of the template provided in this bid package.

A. The effective date is the bid date. Any previously approved letter of assent needs to match the content of the provided example.
- 4 Q. These qualifications are listed for the Prime contractor – what are the requirements for subcontractors? MINIMUM QUALIFICATIONS: The bidder shall have completed, as the prime contractor, within the last five (5) years, at least two (2) ground up projects with a gross construction cost of over \$6,000,000. One of these two projects shall be similar to this project, including construction of a new structure. Contractor shall also be required to have an average EMR over the last five (5) years of not more than 1.1. Contractor shall also have a gross annual revenue of no less than \$10,000,000 for each of the last three (3) years. This shall need to be demonstrated upon the determination of apparent low bidder.

A. No minimum qualifications for Subcontractors.
- 5 Q. The final sheet (99 of 99), immediately following P5.103, of the drawings seems to be blank. Is that the intent?

A. Page 99 has been deleted, as provided in EXHIBIT IV of this Addendum.
- 6 Q. Are the "CSI Technical Specifications Table of Contents" intended to be provided in both the CSI Technical Specs.pdf and the IFB Document (Hanger 10 Specs - FINAL.pdf)? The Table of Contents shown in the IFB Document is missing section

23 11 23, and lists 06 10 50 rather than the 06 10 53 shown in the CSI Technical Specs.

A. The Table of Contents is to be updated to include 23 11 23 and adjusted to include 06 10 53 in lieu of 06 10 50 in EXHIBIT III of this Addendum.

7 Q. Appendix C. Fire Master Plan (OCFA) contains just two sheets, however the sheet numbers are both "OF 3". Is there a missing third sheet?

A. Page 1 of 3 has been uploaded as EXHIBIT V of this Addendum.

8 Q. Bid Submittal Package.pdf contains the Attachment A – Letter of Assent twice. Please confirm we only need to complete the form once at the time of submission.

A. The form only needs to be completed once with each bid submission. Please use the revised Bid Submittal Package as EXHIBIT VI of this Addendum.

9 Q. Looking at the CSI Technical Specs.pdf, the following sections appear in the Table of Contents, but are NOT provided: 22 10 23, 23 21 13, 23 21 13.13, 23 21 16, & 26 05 48. Are these sections intended to be provided?

A. Section 22 10 23, 23 21 13, 23 21 13.13, and 23 21 16 are not to be part of the project. Section 26 05 48 is in the Table of Contents and is provided in EXHIBIT III of this Addendum.

10 Q. Looking at the CSI Technical Specs.pdf, the following sections are provided, but do NOT appear in the Table of Contents: 07 42 13.13, 08 41 26, 23 13 13, 26 08 00, & 26 09 23. Are these sections intended to be provided?

A. Section 07 42 13.13, 08 41 26, 26 08 00, and 26 09 23 are provided and have been added to the Table of Contents in EXHIBIT I and EXHIBIT III. Section 26 56 19 in the Table of Contents was revised to 26 56 00. Section 23 13 13 is not included and will not be added to the Table of Contents.

11 Q. Apologies if these two questions have already been received. I didn't get a confirmation email like usual when I submitted them, so I'm trying once more. See two questions below:

A. Duplicate question.

12 Q. Looking at the CSI Technical Specs.pdf, the following sections appear in the Table of Contents, but are NOT provided: 22 10 23, 23 21 13, 23 21 13.13, 23 21 16, & 26 05 48. Are these sections intended to be provided?

A. Duplicate question, refer to the response to Question 9.

- 13 Q. Looking at the CSI Technical Specs.pdf, the following sections are provided, but do NOT appear in the Table of Contents: 07 42 13.13, 08 41 26, 23 13 13, 26 08 00, & 26 09 23. Are these sections intended to be provided?
- A. Duplicate question, refer to the response to Question 10.
- 14 Q. Sheet Note 3 on P1.200 states, "see civil drawings for continuation." G2.001, A1.100, S1.010, & E1.101 all have similar references to civil drawings. There are no civil drawings. Please confirm where to refer to when directed to civil drawings.
- A. Note has been updated to, "Final connection to be coordinated in the field" in EXHIBIT III of this Addendum.
- 15 Q. Sheet Notes 1, 3, 5, 7, 8, & 14 on G2.001 all refer to "G0.000" for "separate site submittals." There are no separate site submittals shown on G0.000. Where are these separate site submittals? Are they to be included in the scope of this project?
- A. Plan notes have been updated to delete reference to "separate site submittals" provided in EXHIBIT IV of this Addendum.
- 16 Q. There are Sheet Notes on G2.001 that include phrasing formatted as: "Pre-cast concrete paving per landscape drawings under separate permit." Then there's phrasing formatted as: "Open trellis not in scope and under separate permit." I can safely assume that anywhere where the phrasing says "not in scope," it's not in my scope. However, where it doesn't explicitly say that and just says "under separate permit", are those items still something for us to carry in our pricing? If these items are to be carried in our pricing, please provide specifications and details (trash enclosure, concrete paving, parking stalls, bicycle racks, bicycle lockers).
- A. Items noted "under separate permit" and/or "not in scope" both to be excluded in Hangar 10 Reconstruction bid.
- 17 Q. "Deduct Alternates" are provided on A1.100 "for reference only." Please confirm that we are not required to ask for these deduct alternate options from the bidding subcontractors at this time, and they will not be required to be submitted anywhere at time of bid. If they are required to be submitted at time of bid, please provide direction for where and how they are to be included in the final bid submittal package.
- A. Schedule of Work has been updated to include line items for deduct alternates. This updated Schedule of Work has been added as a part of Addendum 2. Shown on page A1.100 of the plans.
- 18 Q. Sheet Note 19 on A2.000 calls out "future" building address numbers. Please clarify if "8010" is exactly what is to be priced, or if that number is an example. If

that number is an example, please provide the anticipated number of digits per address location, and the material type of the address numbers.

- A. Project address is "410" Beacon. Building address numbers must be 12" tall aluminum channel letters, painted black, and internally illuminated. Sheet A2.000 has been updated in Addendum 2 to match approved wayfinding plans.

- 19 Q. Please confirm whether the address numbers shown on exterior elevations are to be illuminated, and thus electrified. E2.101 calls out Sheet Note 6 for providing of power connection to future illuminated signage, but there is no similar call out for the opposite end of the building where the same address signage is shown on exterior elevations.

- A. Sheet E2.101 and A2.000 have been updated to reflect approved wayfinding plans provided in EXHIBIT IV of this Addendum.

- 20 Q. Sheet Note 15 on A1.100 The contractor's understanding is as follows: •The electronic trap primer is being installed at this phase as part of base building plumbing infrastructure. •The trap primer is intended to serve future systems and will ultimately be accessed from within the future fire riser room. •The required access panel is intentionally deferred and will be installed when the fire riser room is constructed under a separate permit. •The current permit scope does not include final accessibility, and therefore permit sign-off can be achieved without the access panel, provided all installed plumbing work is complete and approved. Requested Response Please confirm the above interpretation or provide direction to ensure compliance with design intent, California Plumbing Code requirements, and AHJ inspection criteria.

- A. This is the general design intent and final coordination will need to occur with the City of Irvine.

- 21 Q. Are the proposed hydrants and fire lane "no parking" signs that are shown in the Appendix C. Fire Master Plan (OFCA) intended to be included in our proposal at time of bid? Is any work shown in the Appendix C. Fire Master Plan (OFCA) intended to be included in our proposal at time of bid?

- A. The Fire Master Plan has been provided for reference only. Proposed hydrant and fire lane signage not included in the Hangar 10 Reconstruction scope.

- 22 Q. G0.001 has a statement under "Erosion and Sediment Control" that says, "Refer to project grading plans under separate permit for complete details." Please confirm that there is no grading, clear & grub, or other site preparation required to be included in our proposal.

- A. Certified building pad for Hangar 10 Reconstruction has already been completed by others. No additional site preparation required.

- 23 Q. Plans call out for Crown Doors as the bi-fold doors manufacturer. Specs provide both Crown Doors and Renlita Doors North America as approved manufacturers. Please confirm Renlita Doors is an acceptable manufacturer even with Crown Doors being explicitly called out on the plans.
- A. Crown Doors is the basis of design and to what the drawings are currently drawn to. It is acceptable to utilize Renlita with all the performance and sizing requirements to match the basis of design.
- 24 Q. Can you please provide the pre-bid meeting sign-in sheet?
- A. This was provided in Addendum No. 1 posted May 21, 2026.
- 25 Q. RFI 1 – UTILITIES Location of Electrical, Sewage, Water tie ins.
- A. Note on page P1.200 has been updated to, "Final connection to be coordinated in the field" provided in EXHIBIT IV of this Addendum.
- 26 Q. RFI 2 – CIVIL Has dirt pad been over excavated and compacted and set to final grade?
- A. Certified building pad for the Hangar 10 Reconstruction has already been completed by others.
- 27 Q. RFI 3 – CONSTRUCTION HOURS What are allowed work hours?
- A. Working hours are provided under 601-9.6 in the specifications.
- 28 Q. RFI 4 – WORKDAYS Is weekend work allowed?
- A. Working hours are provided under 601-9.6 in the specifications.
- 29 Q. RFI 5 – OUTAGES What is outage request time frame?
- A. Although outages at this site are not anticipated, City requests 48-hour notice of any planned outages.
- 30 Q. RFI 6 – CONCERNS Construction days seem tight especially with concrete cure time is there a time extension addendum consideration?
- A. Working days have been increased to 150 Working Days as item #1 in this Addendum.
- 31 Q. Sheet Note 01 on A5.010 calls out: "Access panel on tile wall." Detail 07/A5.010 calls out 01 twice and points to access panels. Detail 11/A5.010 also calls out 01 twice, but points to nothing at both callouts. Are access panels to be included in the two locations pointed to in detail 11/A5.010?

- A. Sheet A5.010 has been updated to reflect access panels on detail 11. Access panels are to be provided per note 01 in similar orientation and location as shown on detail 07 on sheet A5.010 provided in EXHIBIT IV of this Addendum.
- 32 Q. Detail 04/A6.301: please clarify what this detail is showing.
- A. Detail 4 is an enlarged elevation at the trash receptacles for tile alignment arrangement. A call out referring back to this detail has been added to Details 5 and 10 on sheet A5.010 provided in EXHIBIT IV of this Addendum.
- 33 Q. Detail 01/A6.301 calls out a "stone threshold" and is referenced at doors 108 & 109. Hardware Sets 1 & 2 on Door Schedule G6.000 call out: "NGP 325, THRESHOLD, MBL" which is an aluminum, prefab threshold. Doors 108 & 109 on the Door Schedule call for Hardware Set 2. Which threshold is to be utilized at these doors? Do stone thresholds occur anywhere on this project?
- A. Doors 108 and 109 are to utilize metal thresholds set in epoxy. Reference to the stone threshold has been deleted as a part of Addendum 2.
- 34 Q. I noticed that the roof system is torch-down SBS, will they accept a change to GAF 60 mil TPO system?
- A. Provide bid in accordance with the contract documentation. Requests for substitutions to be submitted after award per Standard Specifications 4-6 provided in EXHIBIT I of this Addendum.
- 35 Q. Window Coverings. – after going through the documents, we weren't able to identify the clear scope related to this section.
- A. There are no window coverings in the scope of the project.
- 36 Q. The way that we are reading the drawings makes it appear as though the entire upper roof is arched? Which would mean that there are a total of 4 arches that need to be built?
- A. The higher roof is arched. Details for the structure found on page S1.102 shown in EXHIBIT IV of this Addendum.
- 37 Q. Please confirm the items which are OFOI , and which are OFCI.
- A. There are no owner furnished items in the scope of the work. All items are provided by contractor.
- 38 Q. Please advise if Fire Protection system should be part of Contractor bid or by Owner.

A. Refer to G0.001 for all deferred submittals to be provided by the contractor. Fire sprinkler system to be installed for building shell. Final sprinkler layout for individual tenants to be provided by others.

39 Q. Please advise if any approved or listed vendor needs to be used for any of the trades.

A. There are no requirements to use trade specific vendors other than those vendors called out in the contract documents.

40 Q. Please advise if temporary power is by Contractor or by the Owner.

A. Temporary Utility Services shall be provided by the contractor in accordance with Section 2-5.2 of the Special Provisions.

41 Q. Please advise if Contractor should carry out the parking payment any time during the project.

A. Implementation of parking payment is not included as part of the scope of work for the Hangar 10 Reconstruction. Additionally, there will be construction parking available at no cost to the contractor and their subcontractors.

42 Q. Please provide any lead, asbestos, abatement, and hazardous material reports, if any

A. Demolition and abatement have already been completed and are not a part of the Hangar 10 Reconstruction scope.

43 Q. Please advise if the low voltage communication , telephone , access control or network systems are required to be under contractor and please provide its specs if so.

A. Sheet A1.100 has been updated to include note 19 provided in EXHIBIT IV of this Addendum.

44 Q. We have a clarification regarding the Minimum Qualifications for this bid. The requirements state that the bidder must have completed two ground-up projects with a gross construction cost exceeding \$6,000,000.00. Could you please clarify if these qualifying projects must be CWA/Union or Prevailing Wage projects?

A. No, the qualifying projects are not required to have been CWA/Union or Prevailing Wage projects.