

CAL-CITY CONSTRUCTION, INC.

CSLB: 539265

16605 Norwalk Blvd.

Cerritos, CA 90703

Tel: (562)404-4820

BEACH CITIES HEALTH DISTRICT

**Attn: Cristan Mueller, Chief Health Operations &
Communications Officer**

1200 Del Amo Street

Redondo Beach, CA 90277

**Bid Proposal for Center for Health & Fitness Relocation
Project**

Bid submission: April 9, 2026, at 2:00 PM

BID PROPOSAL

TO: **BEACH CITIES HEALTH DISTRICT**, a California health care district, acting by and through its Board of Directors (the "District").

FROM: **Cal-City Construction, Inc.**

 (Name of Bidder)
16605 Norwalk Blvd.

 (Address)
Cerritos, CA 90703

 (City, State, Zip Code)
(562)404-4820

 (Telephone/Telecopier)
Jlim@cal-city.com

 (E-Mail Address of Bidder's Representative(s))
James Lim, President

 (Name(s) of Bidder's Authorized Representative(s))

Bid Proposal

Bid Proposal Amount. Pursuant to and in compliance with the Notice to Contractors Calling for Bids, the Instructions for Bidders and the other documents relating thereto, the undersigned Bidder, having reviewed the Instructions for Bidders and all other Contract Documents and upon compliance with all requirements therein with reference to the submittal of this Bid Proposal, hereby proposes and agrees to perform the Contract including, without limitation, all of its component parts; to perform everything required to be performed; to provide and furnish any and all of the labor, materials, tools, equipment, applicable taxes, and services necessary to perform the Work of the Contract in strict compliance with the Contract Documents and complete in a workmanlike manner all of the Work required for the Contract for the sum of:

Base Bid Amount: \$ 6,841,900.00

(Bid Amount in Figures)

Six million eight hundred forty-one

thousand nine hundred

Dollars

(Bid Amount in Words)

Acknowledgment of Bid Addenda. In submitting this Bid Proposal, the undersigned Bidder acknowledges receipt of Bid Addenda, if any, issued by or on behalf of the District, as set forth below. The Bidder confirms that this Bid Proposal incorporates and is inclusive of, all items or other matters contained in Bid Addenda issued by or on behalf of the District.

 No Addenda Issued
(initial)

JL **Addenda Nos. 1, 2, 3** received, acknowledged
(initial) and incorporated into this Bid Proposal.

Rejection of Bid; Holding Open of Bid. It is understood that the District reserves the right to reject this Bid Proposal and that this Bid Proposal shall remain open and not be withdrawn for the period of time specified in the Call for Bids, except as provided by law.

Documents Accompanying Bid. The Bidder has submitted with this Bid Proposal the following: (a) Bid Security; (b) Subcontractors List; (c) Non-Collusion Declaration; and (d) Iran Contracting Act Certification/Exemption. The Bidder acknowledges that if this Bid Proposal and the foregoing documents are not fully in compliance with applicable requirements set forth in the Call for Bids, the Instructions for Bidders and in each of the foregoing documents, the Bid Proposal may be rejected as non-responsive.


Award of Contract. If the Bidder submitting this Bid Proposal is awarded the Contract, the undersigned will execute and deliver to the District the Contract in the form attached hereto within five (5) days after notification of award of the Contract. Concurrently with delivery of the executed Agreement to the District, the Bidder awarded the Contract shall deliver to the District: (a) Certificates of Insurance evidencing all insurance coverages required under the Contract Documents; (b) the Performance Bond; (c) the Labor and Material Payment Bond; (d) the Certificate of Workers' Compensation Insurance; (e) the Drug-Free Workplace Certificate; and (f) the Roofing Contract Financial Interest Certification. Failure of the Bidder awarded the Contract to strictly comply with the preceding may result in the District's rescission of the award of the Contract and/or forfeiture of the Bidder's Bid Security. In such event, the District may, in its sole and exclusive discretion elect to award the Contract to the responsible Bidder submitting the next lowest Bid Proposal, or to reject all Bid Proposals.

Contractor's License/DIR Registration. The undersigned Bidder is currently and duly licensed in accordance with the California Contractors License Law, California Business & Professions Code §§7000 et seq., under the following classification(s) A, B, C-8 bearing License Number(s) 539265, with expiration date(s) of 8/31/2026, and DIR Registration No. 100004240. The Bidder certifies that: (a) it is duly licensed, in the necessary class(es), for performing the Work of the Contract Documents; (b) that such license shall be in full force and effect throughout the duration of the performance of the Work under the Contract Documents; and (c) that all Subcontractors providing or performing any portion of the Work shall be so properly licensed to perform or provide such portion of the Work.

Acknowledgment and Confirmation. By submitting this Bid Proposal, the Bidder confirms that it has checked all of the above figures and understands that neither the District nor any of its agents, employees or representatives shall be responsible for any errors or omissions on the part of the undersigned Bidder in preparing and submitting this Bid Proposal. The undersigned Bidder acknowledges its receipt, review and understanding of the Drawings, the Specifications and other

Contract Documents pertaining to the proposed Work. The undersigned Bidder certifies that the Contract Documents are, in its opinion, adequate, feasible and complete for providing, performing and constructing the Work in a sound and suitable manner for the use specified and intended by the Contract Documents. The undersigned Bidder certifies that it has, or has available, all necessary equipment, personnel, materials, facilities and technical and financial ability to complete the Work for the amount bid herein within the Contract Time and in accordance with the Contract Documents. The undersigned Bidder certifies that its bid amount includes funds sufficient to allow the Bidder to comply with all applicable local, state and federal laws and regulations governing the labor and services to be provided for the performance of the Work of the Contract and shall indemnify, defend and hold District harmless from and against any and all claims, demands, losses, liabilities and damages arising out of or relating to Bidder's failure to comply with applicable law in this regard.

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE REPRESENTATIONS MADE IN THIS BID PROPOSAL ARE TRUE AND CORRECT.

By:  _____
James Lim (Signature)

(Typed or Printed Name)
Title: **President** _____

BID BOND

KNOW ALL MEN BY THESE PRESENTS that we, Developers Surety and Indemnity Company, as Surety and Cal-City Construction, Inc., as Principal, are jointly and severally, along with our respective heirs, executors, administrators, successors and assigns, held and firmly bound unto **BEACH CITIES HEALTH DISTRICT**, hereinafter the "Obligee," for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Principal has submitted the accompanying Bid Proposal to the Obligee for the Work commonly described as the **CENTER FOR HEALTH & FITNESS RELOCATION PROJECT** and the Bid Proposal must be accompanied by Bid Security.

WHEREAS, subject to the terms of this Bond, the Surety is firmly bound unto the Obligee in the penal sum of **ten percent (10%)** of the maximum amount of the Bid Proposal submitted by the Principal to the Obligee, as set forth above, inclusive of additive alternate bid items, if any.

NOW THEREFORE, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for thirty (30) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefor, or if no period be specified, within five (5) days after the prescribed forms are presented to him for signature, enter into a written contract with the Obligee, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified for the holding open of the Bid Proposal or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Obligee the difference between the amount specified in said Bid Proposal and the amount for which the Obligee may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Obligee in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed thereunder, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

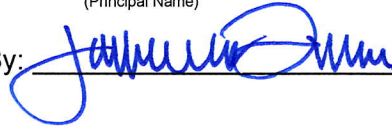
In the event suit or other proceeding is brought upon this Bond by the Obligee, the Surety shall pay to the Obligee all costs, expenses and fees incurred by the Obligee in connection therewith, including without limitation, attorneys' fees.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this 26th
day of March, 2026 by their duly authorized agents or representatives.

Cal-City Construction, Inc.

(Principal Name)

By:



James Lim

(Typed or Printed Name)

Title: President

Developers Surety and Indemnity Company

(Surety Name)

By:



(Signature of Attorney-in-Fact for Surety)

Rebecca Haas-Bates, Attorney-in-Fact

(Typed or Printed Name)

(877) 528-7878

(Area Code and Telephone Number of Surety)



(Attach Attorney-in-Fact Certificate)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

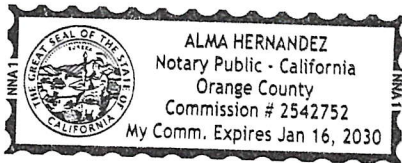
On 03/26/2026 before me, Alma Hernandez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rebecca Haas-Bates
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bid Bond Document Date: 03/26/2026
Number of Pages: Two(2) Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rebecca Haas-Bates
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____
Developers Surety and Indemnity Company

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**POWER OF ATTORNEY FOR
COREPOINTE INSURANCE COMPANY
DEVELOPERS SURETY AND INDEMNITY COMPANY**
59 Maiden Lane, 43rd Floor, New York, NY 10038
(212) 220-7120

KNOW ALL BY THESE PRESENTS that, except as expressly limited herein, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, do hereby make, constitute and appoint:

William Syrkin, Richard Adiar and Rebecca Haas-Bates, of Irvine, CA

as its true and lawful Attorney-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said companies, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said company could do, but reserving to each of said company full power of substitution and revocation, and all of the acts of said Attorney-in-Fact, pursuant to these presents, are hereby ratified and confirmed. This Power of Attorney is effective 11/18/2025.

This Power of Attorney is granted and is signed under and by authority of the following resolutions adopted by the Board of Directors of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY (collectively, "Company") on February 10, 2023.

RESOLVED, that Sam Zaza, President, Surety Underwriting, James Bell, Vice President, Surety Underwriting, and Craig Dawson, Executive Underwriter, Surety, each an employee of AmTrust North America, Inc., an affiliate of the Company (the "Authorized Signors"), are hereby authorized to execute a Power of Attorney, qualifying attorney(s)-in-fact named in the Power of Attorney to execute, on behalf of the Company, bonds, undertakings and contracts of suretyship, or other suretyship obligations; and that the Secretary or any Assistant Secretary of the Company be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney.

RESOLVED, that the signature of any one of the Authorized Signors and the Secretary or any Assistant Secretary of the Company, and the seal of the Company must be affixed to any such Power of Attorney, and any such signature or seal may be affixed by facsimile, and such Power of Attorney shall be valid and binding upon the Company when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY have caused these presents to be signed by the Authorized Signor and attested by their Secretary or Assistant Secretary this August 7, 2024.

By: [Signature]
Printed Name: Sam Zaza
Title: President, Surety Underwriting



ACKNOWLEDGEMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California COUNTY OF Orange

On this 7 day of August, 2024, before me, Hoang-Quyen Phu Pham, personally appeared Sam Zaza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that they executed the same in their authorized capacity, and that by the signature on the instrument the entities upon behalf which the person acted, executed this instrument.

I certify, under penalty of perjury, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]



CORPORATE CERTIFICATION

The undersigned, the Secretary or Assistant Secretary of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in this Power of Attorney are in force as of the date of this Certification.

This Certification is executed in the City of Cleveland, Ohio, this August 2, 2024.

DocuSigned by:
By: [Signature] Janie Clark, Assistant Secretary

DocuSign Envelope ID: 5AB920B9-227B-46CB-BD53-C0E3A05A3E46

Signed and sealed this 26th day of March, 2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

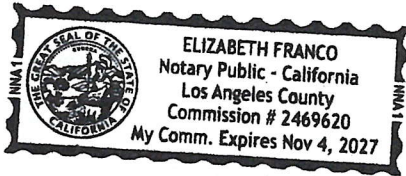
On April 9, 2026 before me, Elizabeth Franco, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Lim
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Elizabeth Franco
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bid Bond Document Date: 3/26/2026

Number of Pages: Two (2) Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: James Lim

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
STRUCTURAL PRESERVATION SYSTEMS LLC	10150 OLD COLUMBIA RD COLUMBIA, MD 21046	FRP Strengthening, Structural Steel Strengthening	814569 1000054190	\$453,450
I AND E CABINETS INC	14660 RAYMER STREET VAN NUYS, CA 91405	Casework, Countertops	1130272 JL 2000007167 JL	\$92,134
TOP DOORS INC dba TOP DOORS	8475 ARTESIA BLVD STE H BUENA PARK, CA 90621	Doors, Door Frames, Door Hardware	1105637 2000001072	\$174,636
CHERRY GLASS	3429 POMONA BLVD UNIT N POMONA, CA 91768	Glazing, Aluminum Storefronts, Mirrors	918524 1000015949	\$187,370
SCHMITT DRYWALL CONTRACTING	341 N BERRY ST BREA, CA 92821	Drywall, Non-structural metal stud framing	1006340 1000029358	\$281,000
RELIABLE FLOOR COVERING INC	2304 TOWNSGATE ROAD WESTLAKE VILLAGE, CA 91361	Flooring	839258 1000001948	\$252,031

[Duplicate and attach additional page(s) as required.]

Name of Bidder: Cal-City Construction, Inc.

Authorized Signature: 

SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
VISALIA CERAMIC TILE INC	917 N AMERICAN ST VISALIA, CA 93291	Tiling	481599 1000000896	\$106,119
Stencil Blast Us Inc. dba Paint Blast Us	PO Box 1196, Sunset Beach, CA 90742	Painting	1084260 1000853906	\$50,191
ULTRA CEILING INC	6900 SOMERVILLE WAY FAIR OAKS, CA 95628	Acoustical Ceilings, Acoustical Walls	1082174 1000850176	\$119,000
Radix Fire Protection Inc.	1769 E 23rd St., Los Angeles, CA 90058	Fire Suppression	823302 1000004258	\$82,500
DASH LOW VOLTAGE INC	667 S STATE COLLEGE BLVD #77 FULLERTON, CA 92831	Structured Cabling	1030940 1000614708	\$54,800
JAM FIRE PROTECTION INC dba JAM CORP	1930 SOUTH MYRTLE AVENUE MONROVIA, CA 91016	Fire Alarm	791060 1000005174	\$66,000

[Duplicate and attach additional page(s) as required.]

Name of Bidder: Cal-City Construction, Inc.

Authorized Signature: 

SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
CJK Construction Inc. dba Ace Tek Roofing Co	13219 Halldale Ave., Gardena, CA 90249	Roofing, Rough Carpentry	916982 1000006658	\$50,000
Prestige Electric Services Inc.	4545 W. 154th St., Lawndale, CA 90260	Electrical	1043897 2000000422	\$558,006
ABQ INC	6200 CANOGA AVE UNIT 205 WOODLAND HILLS, CA 91367	Plumbing	1081727 1000833272	\$198,000
LOS ANGELES AIR CONDITIONING INC	1608 YEAGER AVE LA VERNE, CA 91750	HVAC	208872 1000000594	\$777,000
T 3 CONTRACTORS CORP	17130 VAN BUREN BLVD #53 RIVERSIDE, CA 92504	Demolition & Abatement	867365 1000002965	\$315,000

[Duplicate and attach additional page(s) as required.]

Name of Bidder: Cal-City Construction, Inc.

Authorized Signature: 

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

PROJECT:

I, James Lim, being first duly sworn, deposes and says that I am the President of Cal-City Construction, Inc., the party submitting the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned declares, states and certifies that:

- 1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 9th day of April, 2026 at Cerritos, Los Angeles, California (City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signature of James Lim

James Lim, President
Name Printed or Typed

16605 Norwalk Blvd. (Address)

Cerritos, CA 90703 (City, County and State)

(562) 404-4820 (Area Code and Telephone Number)

IRAN CONTRACTING ACT CERTIFICATION/EXEMPTION

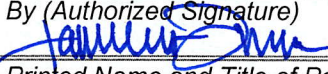
Public Contract Code §§ 2202-2208

Prior to bidding on, submitting a proposal or executing a contract or renewal for a contract for goods or services of \$1,000,000 or more, a vendor must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code §2203(b) and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code §2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **one** of the options below. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. See Public Contract Code §2205.

OPTION #1 - CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

<i>Vendor Name/Financial Institution (Printed)</i> Cal-City Construction, Inc.		<i>Federal ID Number (or n/a)</i> 95-4169138	
<i>By (Authorized Signature)</i> 			
<i>Printed Name and Title of Person Signing</i> James Lim, President			
<i>Date Executed</i> April 9, 2026		<i>Executed in</i> Cerritos, CA	

OPTION #2 – EXEMPTION

Pursuant to Public Contract Code §§ 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

<i>Vendor Name/Financial Institution (Printed)</i>		<i>Federal ID Number (or n/a)</i>	
<i>By (Authorized Signature)</i>			
<i>Printed Name and Title of Person Signing</i>		<i>Date Executed</i>	

BEACH CITIES
CENTER HEALTH AND FITNESS RELOCATION
Request for Proposals

ADDENDUM NO. 1



MARCH 27, 2026

A handwritten signature in blue ink, appearing to read "James [unclear]", is located in the bottom right corner of the page.

1. THIS ADDENDUM INCLUDES:
 - A. Sign in Sheets for Job Walk on 3/24/25 & 3/27/26
 - B. Seismic Upgrade Work Scope Drawings
 - C. Hazmat Report
 - D. Response to Questions (Prebid)
2. General: PROPOSERS shall acknowledge receipt of this Addendum No. 1 in their Cover Letter.
3. CHANGES, ADDITIONS, DELETIONS: The following changes, additions, or deletions shall be made to the following documents as required, and all other conditions shall remain the same.
 - A. **SEE EXHIBIT A.1** – Sign in Sheets for Job Walk on 3/24/26 & 3/25/26
 - B. **SEE EXHIBIT A.2** – Seismic Upgrade Work Scope
 - C. **SEE EXHIBIT A.3** – Hazmat Report
 - D. **RESPONSES TO PRE-PROPOSAL QUESTIONS 1 TO 9**

Pre-Proposal Question 1

Q : Orange County Fire Authority OFCA is listed as the Jurisdiction for Approval. Is that correct?

A: - This was a Plan Check correction comment from the City of Redondo Beach Bldg. & Safety.

Pre-Proposal Question 2

Q : Gym Equipment Anchorage is listed as a deferred approval by the GC if needed. For bid purposes should the general contractor include an allowance for this scope, if needed?

A: - Yes, Equipment anchorage to be based on the layout per the provided drawings.

Pre-Proposal Question 3

Q : What is the existing fire alarm system manufacturer? Is there a proprietary vendor for fire alarm?

A: - To be determined.

Pre-Proposal Question 4

Q : Is they existing roof currently under warranty? If so, what manufacturer holds the warranty?

A: - No there is no warranty. The roof was replaced in 2010 and the GAF material warranty expired in 2020.

Pre-Proposal Question 5

Q : Please clarify the portion of work associated with this bid shown on the Seismic Upgrade plans dated 3-13-26

A: - Exclude phase 1 (within the red box only on S101) See Exhibit A.2 Seismic Upgrade Work Scope

Pre-Proposal Question 6

Q : Aside from fire alarm are any other low voltage systems (communications, AV, security, etc) to be provided by the bidder? Or should the bidder provide pathways only as noted in the plans?

A: - AV bidding package is sperate, General contractor to provide pathways in wall as noted on plans

Pre-Proposal Question 7

Q : Section 4.6.1 states that the contractor is to include the permit fees. As an estimated permit fee been provided by the City of Redondo Beach? Or what allowance amount should the contractor include?

A: - Once the drawings are approved the city will issue us a bill for Permit Fees. To be a reimbursable expense to the contractor.

Pre-Proposal Question 8

Q : Does the contractor need to include GPR scanning for any new cores or opening in the existing spancrete?

A: - Yes the General Contractor is responsible for concrete scanning as deemed necessary

Pre-Proposal Question 9

Q : Section 6.2.6.6 mentions the contractor is to include a builder's risk policy. That's unusual for a tenant improvement project. If builder's risk is required, what are the limits? Is the policy limited to the scope of this project? Or does the contractor need to provide a policy for the entire building? Does the policy need to include flood coverage? Does the policy need to include earthquake coverage?

A: - No builder's risk insurance required

Pre-Proposal Question 10

Q : Please provide hazardous materials report

A: - See Exhibit A.3 Hazmat Report

Pre-Proposal Question 11

Q : Does the contractor need to provide a site trailer per section 01500? Alternatively can we set aside a portion of the construction site for office/meeting space?

A: - Meeting space can be coordinated with BCHD (basement of 514 building), contingent on availability. Or on site as space is available. (further coordination with Eric Elvira)

BEACH CITIES
CENTER HEALTH AND FITNESS RELOCATION
Request for Proposals

ADDENDUM NO. 2



April 6, 2026

A handwritten signature in blue ink, appearing to read "James D. Kim", is written over the date.

1. THIS ADDENDUM INCLUDES:
 - A. Response to Questions (Prebid)
 - 1) Responses to structural to be posted 4/7/26 end of day
 - B. Exhibit B.2 - Seismic Upgrade (Updated)
2. General: PROPOSERS shall acknowledge receipt of this Addendum No. 2 in their Cover Letter.

A. RESPONSES TO PRE-PROPOSAL QUESTIONS 1 TO 52

Pre-Proposal Question 1

Q : 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, Follow instructions for Notice to Contractors Calling for Bids: Center for Health & Fitness Relocation Project.

Pre-Proposal Question 2

Q : Is the project subject to any labor agreements such as PLA / CWA?

A: - No labor agreements, however this Prevailing Wage applies.

Pre-Proposal Question 3

Q : Per Drawing S001, the following items are listed as deferred approval items:

- Metal stud framing
- MEP, fire sprinkler, and fire protection support systems and bracing
- Glass walls and framing
- Anchorage of fitness equipment and other heavy equipment

A: - Confirmed.

Pre-Proposal Question 4

Q : Also, Detail 3 on Sheet S201 states that anchorage to the bottom of the existing spancrete panels shall not exceed 1 inch embedment. This penetration limit appears to make all anchorage to the underside of the spancrete panels non-load-bearing. Installation of heavy mechanical equipment, such as VAV units, or large pendant electrical light fixtures typically requires more than 1 inch of embedment. Please advise how this limitation should be addressed and how installation of heavy suspended equipment from the ceiling is intended to be accomplished.

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 5

Q : The plans for call for the concrete to be sandblasted to 1200 grit finish. Can you verify that is the intended process? I would assume that the the intended finish is a polished concrete finish. Although there is no 1200 grit finish with polished concrete, there is an 800 grit resin finish that produces a high sheen finish. There is also a 1500 grit resin finish that produces an ultra high gloss finish, but both the 800 grit and 1500 grit finishes are contradicting the spec to be a "medium sheen finish". For a medium sheen finish it is recommended that the floor be polished to a 400 grit resin finish.

A: - Provide Medium Sheen finish. (Ignore 1200 Grit finish statement).

Pre-Proposal Question 6

Q : Is there a specification sheet for this project?

A: - Yes, please reference Notice to Contractors Calling for Bids: Center for Health & Fitness Relocation Project.

Pre-Proposal Question 7

Q : Please confirm if the contractor access to the building/ project site for material transport is through the stairs or elevator?

A: - Access will be via stairs, elevator and southeast windows facing rear driveway.

Pre-Proposal Question 8

Q : Per the original bid documents, structural drawings are included in both the plan set and the document titled "PC2_COMPLETE_PLANS_510_N_PROSPECT." Addendum 1 then added a seismic upgrade plan. Please confirm if contractors should use the seismic plans per addendum 1 only? If so, the plan from addendum 1 does not have HVAC equipment framing.

A: - Two separate documents. Seismic upgrade has notes to exclude phase 1. Include scope for all drawings provided except for phase 1 red box.(items within the red box).

Pre-Proposal Question 9

Q : Do you have any fire sprinkler as-builts you can provide

A: - Fire Sprinkler as a differed submittal, no as-builts.

Pre-Proposal Question 10

Q : Is GL-5 Mirror at Men's and Women's RR/ Locker by millworker? Please advise?

A: - Yes Millwork.

Pre-Proposal Question 11

Q : Can you please send over the job walk sign-in sheet for the Center for Health & Fitness Relocation Project?

A: - Refer to Addendum 1. Exhibit A.1.

Pre-Proposal Question 12

Q: Can you please send over the job walk sign-in sheet for the Center for Health & Fitness Relocation Project?

A: - Refer to Addendum 1. Exhibit A.1.

Pre-Proposal Question 13

Q: General

- a. Do any large modifications need to be done for the fire sprinkler?
- b. Will our bid need to include fire alarm as the existing floor does not have one?
- c. What is the wall finish height in the rooms with exposed ceilings?

A: a- The project is a completely new Design; new floor and ceiling layouts therefore assume modifications to the existing sprinkler layout.

A: b- Yes include a budgetary number for Fire Alarm (deferred submittal)

A: c- Full High finish. Level 4 finish.

Pre-Proposal Question 14

Q: Electrical - Sheet E3-00 shows the lighting plan and indicates the existence of what look to be lights in the Men's and Women's Restrooms, but the sheet does not indicate what fixture types these are. Please confirm if the Men's and Women's restrooms have existing lights and/or if these areas will require lighting that we need to include.

A: - All new lighting. Refer to enlarged restroom plan 2 on sheet E-300 that indicates the fixture types.

Pre-Proposal Question 15

Q: Structural

- a. The structural sheets in the TI construction set differ from those added to Exhibit A.2 for Addendum No. 1. The older structural sheets reference roof framing modifications for the new HVAC units, the detail isn't shown anymore in Exhibit A.2. Will this still be required?
- b. Plans call out 1/2" collector plate in structural, will we have access to floor beneath?

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 16

Q: 1. The response to Pre-Proposal Question #2 states that, "... Equipment anchorage to be based on the layout per the provided drawings." Please clarify which equipment will need to be anchored. Elevation plans show wall backing needed for wall racks and hooks, but I could not locate any callouts for equipment to be anchored to the floor. Sheet A105 shows grayed-out fitness equipment but does not identify which items will require anchorage.

A: - Final Athletic Equipment layout, equipment specifications and anchorage requirements are not available yet. The Athletic Equipment is a separate Bid and has not been awarded yet.

Pre-Proposal Question 17

Q : Please confirm whether it is in the Contractor's scope to remove (E) furniture and/or assist with the moving-in of furniture following substantial completion of the project.

A: - No scope to remove, only include budget to anchor equipment per floor plan layout.

Pre-Proposal Question 18

Q: At the job walk, we were told that the seismic strengthening scope of work will have to occur concurrently with ongoing work by another contractor that is taking place on the second floor. Is there a specified timeline in which the seismic strengthening scope of work must be completed by?

A: - Work to be coordinated as timeline is of the essence.

Pre-Proposal Question 19

Q: The specifications do not provide any sections beyond Division 1 - General Requirements. Could you please provide the complete specifications for this project?

A: - All technical specifications are provided on the drawings

Pre-Proposal Question 20

Q: Will this project require signage? Sheet G006 provides details for signage but we could not locate a signage floor plan. If signage is required, please provide a corresponding floor plan.

A: - Code Required signage to be provided by Contractor. Refer to Egress Plan Sheet A002 where the different required signs are referenced.

Pre-Proposal Question 21

Q: Are there any as-builts for this project? If so, could you please provide them?

A: - To be provided after award to the selected Contractor.

Pre-Proposal Question 22

Q: Is there a freight elevator in the project building?

A: - No freight elevator.

Pre-Proposal Question 23

Q: Along grid line 12, in between grid lines D and H, there is a keynote #3 for floor data/power outlets. This symbol is not shown on E0-01, nor are the amount of outlets for data/power defined in the keynote. Please clarify.

A: - The symbol is similar to the one shown on the cover sheet, E001, but instead of a quad power will be the duplex power outlet as defined by reference note 3. The data outlets will be a basic 2 data outlets but still to be defined by the gym equipment manufacturer/supplier, depending if the work out equipment requires on the floor outlet an actual plug for data or if the cable passes thru the floor outlet and connects directly into the equipment.

Pre-Proposal Question 24

Q: Keynote #8 of E2-00 calls for a plywood backboard for a data rack, but it does not explicitly call out an IDF/MDF. Please advise as to whether there is an (E) IDF/MDF, and if not, please clarify whether it is in the Contractor's scope of work to furnish and install a data rack.

A: - There is no IDF/MDF existing at this location, we are just adding the backboard, the power and conduits indicated. Equipment will be by BCHD IT vendor.

Pre-Proposal Question 25

Q: Symbol "AV" found on sheet E2-00 is undefined on the electrical title sheet. Please clarify the requirements for this symbol.

A: - This symbol will be added to the symbol list on E001. The symbol represents a 4S box for audio visual devices connection. Run 1" conduit from this box to accessible ceiling space similar to a TV outlet. We will need confirmation of the needs from the AV/Telcom/IT vendor retained by the client.

Pre-Proposal Question 26

Q: Keynote #15 found on sheet E2-00 (near intersection of gridlines C and 1) is undefined. Please clarify.

A: - That was a typo, it was supposed to be note 7 for wall fans.

Pre-Proposal Question 27

Q: Is there a parking fee for the Contractor and any of their subcontractors? If so, could you please provide the rates?

A: - No parking fee. Top level is designated as contractor parking and updated parking plan will be provided to the selected contractor. (within building premises).

Pre-Proposal Question 28

Q: Please confirm the applicable design and seismic constraints and parameters to be used for deferred submittals.

A: - Provide budget for all deferred submittals and related applicable design and seismic constraints and parameters to be used.

Pre-Proposal Question 29

Q: For the Fire Sprinkler, is the scope of work limited to the tenant space to reconfigure the branch line and sprinkler heads for the proposed new space? Is there any main fire sprinkler line that needs to be modified?

A: - This needs to be field verified.

Pre-Proposal Question 30

Q: Please clarify responsibility for deputy inspection services and associated fees.

A: - Provide a budget based on inspections needed per plan.

Pre-Proposal Question 31

Q: Is contractor able to use the power and water, temp facility from the building?

A: - Contractor to provide temp facilities, power/water available at the site (requires coordination).

Pre-Proposal Question 32

Q: Will any of the (E) beams shown on sheet S101 from grid line 11.6 to grid line 15 in addition to from grid line D to grid line E require (N) welded studs per sheet detail 2/S201?

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 33

Q: Structural sheet S001 lists deferred approval items, including No. 2, which states anchorage, bracing, and supports for different scopes of work, including food service equipment. To our knowledge, food service equipment is not shown on the drawings nor a part of the Contractor's scope of work. Please clarify.

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 34

Q: There will be reroofing/patching involved, as there is a new mechanical scope of work. Please provide (E) roofing specifications so that we may match and estimate the costs for patching/re-roofing.

A: - GAF Material, Refer to Patching Guidelines on G003 and Detail 5/A401.

Pre-Proposal Question 35

Q: Confirm whether anchorage is limited to a maximum embedment depth of 1 inch to avoid PT tendons.

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 36

Q: Provide revised or additional steel framing details for conditions requiring penetration through more than two (2) PT tendons, per Detail 3/S201 Note 5.

A: - Response will be posted 4/7/26 end of day)

Pre-Proposal Question 37

Q: Please provide permit fees for deferred items, including those listed on sheet S001 and sheet G001.

A: - Contractor to be reimbursed as separate cost as fees are TBD.

Pre-Proposal Question 38

Q: Is all bolt spacing 12" on center on the vertical wall?

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 39

Q: Our Bid Set and Seismic Plans Bidding For Structural Reinforcement? Metal Decking Nelson Studs and Seismic Upgrade 1n Addendum 1.

A: - Yes include both (only exclude items within red box for seismic upgrade).

Pre-Proposal Question 40

Q: Is Demo Drilling all the holes? Or is that the structural steel responsibility?

A: - Include price for entire sequence necessary to complete the work.

Pre-Proposal Question 41

Q: Are all vertical plates $\frac{3}{4}$ " and Horizontal plates $\frac{1}{2}$ "

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 42

Q: How does the new W8x15 beam connect? No detail shown.

A: - Response will be posted 4/7/26 end of day

Pre-Proposal Question 43

Q: Notes 5, 6, and 8 on Sheet P1.2 and Notes 9, 10 and 11 on Sheet P1.1 direct the contractor to field verify and connect to the "nearest" existing lines. To ensure accurate routing and competitive pricing, please confirm if we should assume these POCs are located within 10 feet of the plan notes. If they exceed this distance, please provide the exact POC locations.

A: - Field verify. Within 70 LF to POC.

Pre-Proposal Question 44

Q: oIs the top connecon per the wall types or per details on A502?

A: - Refer to existing roof conditions based on wall type details (alternative details have been provided on sheet A502 based on roof type).

Pre-Proposal Question 45

Q: A100 – indicates all perimeter drywall will be replaced. Confirm we are to install this at full height (12'-0").

A: - Existing BLDG perimeter walls to receive new full height drywall where there are no finish ceilings, and new drywall 6" above finished ceiling.

Pre-Proposal Question 46

Q: A101 – please provide a detail for all the perimeter windows (need to see the trim requirements).

A: - Existing conditions. Field verify.

Pre-Proposal Question 47

Q: A105 – what's the attachment method for all the frame-less mirrors. Do these require backing? (Mirrors with frame around them do-require backing).

A: - Yes provide backing.

Pre-Proposal Question 48

Q: 11/A301 – do the existing concrete columns require furring? No furring shown

A: - No Furring at existing concrete columns.

Pre-Proposal Question 49

Q: 5/A502 – confirm no backing is required for the ballet barre (only the 2 studs at each attachment per this detail).

A: - Yes provide backing.

Pre-Proposal Question 50

Q: 22/A503 – shows 14ga and 16ga notched track backing (which one is correct?)

A: - The difference in gauge is dependent on the weight of the equipment getting attached to the wall. Since Equipment is not finalized yet, please provide pricing for 14ga.

Pre-Proposal Question 51

Q: 9/A505 – shows blocking for ACT (see #17/A505). Please clarify conflicting information.

A: - Provide both based on the ceiling condition referenced.

Pre-Proposal Question 52

Q: 17/A505 – shows an angle for ACT attachment to walls/soffits. Please confirm we are required to do this.

A: - Correct based on layout.

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ADDENDUM NO. 3



April 7, 2026

A handwritten signature in blue ink, appearing to read "James Simon", is located in the bottom right corner of the page.

1. THIS ADDENDUM INCLUDES:
 - A. Response to Questions (Prebid)
 - 1) Responses to structural

2. General: PROPOSERS shall acknowledge receipt of this Addendum No. 2 in their Cover Letter.

A. RESPONSES TO PRE-PROPOSAL QUESTIONS 1 TO 52

Pre-Proposal Question 1

Q : 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, Follow instructions for Notice to Contractors Calling for Bids: Center for Health & Fitness Relocation Project.

Pre-Proposal Question 2

Q : Is the project subject to any labor agreements such as PLA / CWA?

A: - No labor agreements, however this Prevailing Wage applies.

Pre-Proposal Question 3

Q : Per Drawing S001, the following items are listed as deferred approval items:

- Metal stud framing
- MEP, fire sprinkler, and fire protection support systems and bracing
- Glass walls and framing
- Anchorage of fitness equipment and other heavy equipment

A: - Confirmed.

Pre-Proposal Question 4

Q : Also, Detail 3 on Sheet S201 states that anchorage to the bottom of the existing spancrete panels shall not exceed 1 inch embedment. This penetration limit appears to make all anchorage to the underside of the spancrete panels non-load-bearing. Installation of heavy mechanical equipment, such as VAV units, or large pendant electrical light fixtures typically requires more than 1 inch of embedment. Please advise how this limitation should be addressed and how installation of heavy suspended equipment from the ceiling is intended to be accomplished.

A: - There are anchors available with 1" embedment that provide structural tensile and shear capacities (e.g. powder actuated fasteners). This limitation is intended to avoid extensive damage to the Spancrete panels and limit strengthening of Spancrete panels to locations of new floor and roof penetrations.

Pre-Proposal Question 5

Q : The plans for call for the concrete to be sandblasted to 1200 grit finish. Can you verify that is the intended process? I would assume that the the intended finish is a polished concrete finish. Although there is no 1200 grit finish with polished concrete, there is an 800 grit resin finish that produces a high sheen finish. There is also a 1500 grit resin finish that produces an ultra high gloss finish, but both the 800 grit and 1500 grit finishes are contradicting the spec to be a "medium sheen finish". For a medium sheen finish it is recommended that the floor be polished to a 400 grit resin finish.

A: - Provide Medium Sheen finish. (Ignore 1200 Grit finish statement).

Pre-Proposal Question 6

Q : Is there a specification sheet for this project?

A: - Yes, please reference Notice to Contractors Calling for Bids: Center for Health & Fitness Relocation Project.

Pre-Proposal Question 7

Q : Please confirm if the contractor access to the building/ project site for material transport is through the stairs or elevator?

A: - Access will be via stairs, elevator and southeast windows facing rear driveway.

Pre-Proposal Question 8

Q : Per the original bid documents, structural drawings are included in both the plan set and the document titled "PC2_COMPLETE_PLANS_510_N_PROSPECT." Addendum 1 then added a seismic upgrade plan. Please confirm if contractors should use the seismic plans per addendum 1 only? If so, the plan from addendum 1 does not have HVAC equipment framing.

A: - Two separate documents. Seismic upgrade has notes to exclude phase 1. Include scope for all drawings provided except for phase 1 red box.(items within the red box).

Pre-Proposal Question 9

Q : Do you have any fire sprinkler as-builts you can provide

A: - Fire Sprinkler as a differed submittal, no as-builts.

Pre-Proposal Question 10

Q : Is GL-5 Mirror at Men's and Women's RR/ Locker by millworker? Please advise?

A: - Yes Millwork.

Pre-Proposal Question 11

Q : Can you please send over the job walk sign-in sheet for the Center for Health & Fitness Relocation Project?

A: - Refer to Addendum 1. Exhibit A.1.

Pre-Proposal Question 12

Q : Can you please send over the job walk sign-in sheet for the Center for Health & Fitness Relocation Project?

A: - Refer to Addendum 1. Exhibit A.1.

Pre-Proposal Question 13

Q : General

- a. Do any large modifications need to be done for the fire sprinkler?
- b. Will our bid need to include fire alarm as the existing floor does not have one?
- c. What is the wall finish height in the rooms with exposed ceilings?

A: a- The project is a completely new Design; new floor and ceiling layouts therefore assume modifications to the existing sprinkler layout.

A: b- Yes include a budgetary number for Fire Alarm (deferred submittal)

A: c- Full Hight finish. Level 4 finish.

Pre-Proposal Question 14

Q : Electrical - Sheet E3-00 shows the lighting plan and indicates the existence of what look to be lights in the Men's and Women's Restrooms, but the sheet does not indicate what fixture types these are. Please confirm if the Men's and Women's restrooms have existing lights and/or if these areas will require lighting that we need to include.

A: - All new lighting. Refer to enlarged restroom plan 2 on sheet E-300 that indicates the fixture types.

Pre-Proposal Question 15

Q : Structural

- a. The structural sheets in the TI construction set differ from those added to Exhibit A.2 for Addendum No. 1. The older structural sheets reference roof framing modifications for the new HVAC units, the detail isn't shown anymore in Exhibit A.2. Will this still be required?
- b. Plans call out 1/2" collector plate in structural, will we have access to floor beneath?

A: - Please refer to detail 1/S201 in the structural TI drawings dated 3/13/2026 for support of new rooftop mechanical equipment. This detail has not been removed from the drawings and is still required. Access shall be coordinated with the owner.

Pre-Proposal Question 16

Q : 1. The response to Pre-Proposal Question #2 states that, "...Equipment anchorage to be based on the layout per the provided drawings." Please clarify which equipment will need to be anchored. Elevation plans show wall backing needed for wall racks and hooks, but I could not locate any callouts for equipment to be anchored to the floor. Sheet A105 shows grayed-out fitness equipment but does not identify which items will require anchorage.

A: - Final Athletic Equipment layout, equipment specifications and anchorage requirements are not available yet. The Athletic Equipment is a separate Bid and has not been awarded yet.

Pre-Proposal Question 17

Q : Please confirm whether it is in the Contractor's scope to remove (E) furniture and/or assist with the moving-in of furniture following substantial completion of the project.

A: - No scope to remove, only include budget to anchor equipment per floor plan layout.

Pre-Proposal Question 18

Q: At the job walk, we were told that the seismic strengthening scope of work will have to occur concurrently with ongoing work by another contractor that is taking place on the second floor. Is there a specified timeline in which the seismic strengthening scope of work must be completed by?

A: - Work to be coordinated as timeline is of the essence.

Pre-Proposal Question 19

Q: The specifications do not provide any sections beyond Division 1 - General Requirements. Could you please provide the complete specifications for this project?

A: - All technical specifications are provided on the drawings

Pre-Proposal Question 20

Q: Will this project require signage? Sheet G006 provides details for signage but we could not locate a signage floor plan. If signage is required, please provide a corresponding floor plan.

A: - Code Required signage to be provided by Contractor. Refer to Egress Plan Sheet A002 where the different required signs are referenced.

Pre-Proposal Question 21

Q: Are there any as-builts for this project? If so, could you please provide them?

A: - To be provided after award to the selected Contractor.

Pre-Proposal Question 22

Q: Is there a freight elevator in the project building?

A: - No freight elevator.

Pre-Proposal Question 23

Q: Along grid line 12, in between grid lines D and H, there is a keynote #3 for floor data/power outlets. This symbol is not shown on E0-01, nor are the amount of outlets for data/power defined in the keynote. Please clarify.

A: - The symbol is similar to the one shown on the cover sheet, E001, but instead of a quad power will be the duplex power outlet as defined by reference note 3. The data outlets will be a basic 2 data outlets but still to be defined by the gym equipment manufacturer/supplier, depending if the work out equipment requires on the floor outlet an actual plug for data or if the cable passes thru the floor outlet and connects directly into the equipment.

Pre-Proposal Question 24

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A: - There is no IDF/MDF existing at this location, we are just adding the backboard, the power and conduits indicated. Equipment will be by BCHD IT vendor.

Pre-Proposal Question 25

Q: Symbol "AV" found on sheet E2-00 is undefined on the electrical title sheet. Please clarify the requirements for this symbol.

A: - This symbol will be added to the symbol list on E001. The symbol represents a 4S box for audio visual devices connection. Run 1" conduit from this box to accessible ceiling space similar to a TV outlet. We will need confirmation of the needs from the AV/Telcom/IT vendor retained by the client.

Pre-Proposal Question 26

Q: Keynote #15 found on sheet E2-00 (near intersection of gridlines C and 1) is undefined. Please clarify.

A: - That was a typo, it was supposed to be note 7 for wall fans.

Pre-Proposal Question 27

Q: Is there a parking fee for the Contractor and any of their subcontractors? If so, could you please provide the rates?

A: - No parking fee. Top level is designated as contractor parking and updated parking plan will be provided to the selected contractor. (within building premises).

Pre-Proposal Question 28

Q: Please confirm the applicable design and seismic constraints and parameters to be used for deferred submittals.

A: - Provide budget for all deferred submittals and related applicable design and seismic constraints and parameters to be used.

Pre-Proposal Question 29

Q: For the Fire Sprinkler, is the scope of work limited to the tenant space to reconfigure the branch line and sprinkler heads for the proposed new space? Is there any main fire sprinkler line that needs to be modified?

A: - This needs to be field verified.

Pre-Proposal Question 30

Q: Please clarify responsibility for deputy inspection services and associated fees.

A: - Provide a budget based on inspections needed per plan.

Pre-Proposal Question 31

Q: Is contractor able to use the power and water, temp facility from the building?

A: - Contractor to provide temp facilities, power/water available at the site (requires coordination).

Pre-Proposal Question 32

Q: Will any of the (E) beams shown on sheet S101 from grid line 11.6 to grid line 15 in addition to from grid line D to grid line E require (N) welded studs per sheet detail 2/S201?

A: - All existing wide flange beams that are required to be strengthened are shown on sheet S101 of the structural TI drawings. These beams are typically located within the "heavy weights and strengthen training equipment" area shown on the upper level load map 1/S003.

Pre-Proposal Question 33

Q: Structural sheet S001 lists deferred approval items, including No. 2, which states anchorage, bracing, and supports for different scopes of work, including food service equipment. To our knowledge, food service equipment is not shown on the drawings nor a part of the Contractor's scope of work. Please clarify.

A: - Food service equipment deferred submittal will not be required.

Pre-Proposal Question 34

Q: There will be reroofing/patching involved, as there is a new mechanical scope of work. Please provide (E) roofing specifications so that we may match and estimate the costs for patching/re-roofing.

A: - GAF Material, Refer to Patching Guidelines on G003 and Detail 5/A401.

Pre-Proposal Question 35

Q: Confirm whether anchorage is limited to a maximum embedment depth of 1 inch to avoid PT tendons.

A: - Confirmed. Please refer to detail 3/S201.

Pre-Proposal Question 36

Q: Provide revised or additional steel framing details for conditions requiring penetration through more than two (2) PT tendons, per Detail 3/S201 Note 5.

A: - This condition is not expected to be required. The contractor shall locate PT tendons prior to cutting penetrations and layout penetrations such that the number of damaged tendons is minimized. Where possible, the penetrations shall align in the direction parallel to the span of the Spancrete panels to limit the number of damaged tendons to two per panel.

Pre-Proposal Question 37

Q: Please provide permit fees for deferred items, including those listed on sheet S001 and sheet G001.

A: - Contractor to be reimbursed as separate cost as fees are TBD.

Pre-Proposal Question 38

Q: Is all bolt spacing 12" on center on the vertical wall?

A: - It is unclear which detail(s) are being referenced in this question. Please provide a detail reference for review. Typically the required spacing of new bolts is indicated in the structural details

Pre-Proposal Question 39

Q: Our Bid Set and Seismic Plans Bidding For Structural Reinforcement? Metal Decking Nelson Studs and Seismic Upgrade 1n Addendum 1.

A: - Yes include both (only exclude items within red box for seismic upgrade).

Pre-Proposal Question 40

Q: Is Demo Drilling all the holes? Or is that the structural steel responsibility?

A: - Include price for entire sequence necessary to complete the work.

Pre-Proposal Question 41

Q: Are all vertical plates $\frac{3}{4}$ " and Horizontal plates $\frac{1}{2}$ "

A: - It is unclear which detail(s) are being referenced in this question. Please provide a detail reference for review.

Pre-Proposal Question 42

Q: How does the new W8x15 beam connect? No detail shown.

A: - The W8x15 beam previously shown on S102 of the Seismic Strengthening drawings is no longer required per the approved plan check drawings and has been replaced with a Simpson strap with blocking. Refer to details 16 and 17/S201 for details of the required strap and blocking.

Pre-Proposal Question 43

Q: Notes 5, 6, and 8 on Sheet P1.2 and Notes 9, 10 and 11 on Sheet P1.1 direct the contractor to field verify and connect to the "nearest" existing lines. To ensure accurate routing and competitive pricing, please confirm if we should assume these POCs are located within 10 feet of the plan notes. If they exceed this distance, please provide the exact POC locations.

A: - Field verify. Within 70 LF to POC.

Pre-Proposal Question 44

Q: How does the top connection per the wall types or per details on A502?

A: - Refer to existing roof conditions based on wall type details (alternative details have been provided on sheet A502 based on roof type).

Pre-Proposal Question 45

Q: A100 – indicates all perimeter drywall will be replaced. Confirm we are to install this at full height (12'-0").

A: - Existing BLDG perimeter walls to receive new full height drywall where there are no finish ceilings, and new drywall 6" above finished ceiling.

Pre-Proposal Question 46

Q: A101 – please provide a detail for all the perimeter windows (need to see the trim requirements).

A: - Existing conditions. Field verify.

Pre-Proposal Question 47

Q: A105 – what's the attachment method for all the frame-less mirrors. Do these require backing? (Mirrors with frame around them do-require backing).

A: - Yes provide backing.

Pre-Proposal Question 48

Q: 11/A301 – do the existing concrete columns require furring? No furring shown

A: - No Furring at existing concrete columns.

Pre-Proposal Question 49

Q: 5/A502 – confirm no backing is required for the ballet barre (only the 2 studs at each attachment per this detail).

A: - Yes provide backing.

Pre-Proposal Question 50

Q: 22/A503 – shows 14ga and 16ga notched track backing (which one is correct?)

A: - The difference in gauge is dependent on the weight of the equipment getting attached to the wall. Since Equipment is not finalized yet, please provide pricing for 14ga.

Pre-Proposal Question 51

Q: 9/A505 – shows blocking for ACT (see #17/A505). Please clarify conflicting information.

A: - Provide both based on the ceiling condition referenced.

Pre-Proposal Question 52

Q: 17/A505 – shows an angle for ACT attachment to walls/soffits. Please confirm we are required to do this.

A: - Correct based on layout.