

BEACH CITIES
CENTER HEALTH AND FITNESS RELOCATION
Request for Proposals

ADDENDUM NO. 1



MARCH 27, 2026

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)