

BEACH CITIES
CENTER HEALTH AND FITNESS RELOCATION
Request for Proposals

ADDENDUM NO. 3



April 7, 2026

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 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 ½" 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

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 differed 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.