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November 3, 2026

SAN ANTONIO WATER COMPANY – NEW OFFICE AND OPERATIONS YARD: ADDENDUM #1

CEDG RESPONSE TO CONTRACTOR RFI & ARCHITECT CLARIFICATIONS

NOTE: THE BID DATE HAS CHANGED: 3 P.M. NOVEMBER 12, 2026

1. Private sewer quantity and limits

Reference: *Civil Sheet 7 Utility Plan, notes 50 and 51; Civil Sheet 7 Water & Sewer General Note 4; Civil Sheet 3*

Note 51 lists 1,858 LF of 6 in PVC SDR35 sewer. The on-site main is stationed from the cleanout at 1+32.91 to the cleanout at 5+57.11, which is 424 LF, plus the short branch to the maintenance building and the tie at the west property line. We measure roughly 530 LF on site. The remainder appears to be the "proposed 6 in sewer lateral (inv-ex) per separate plan and permit" shown in Flower Court. General Note 4 states that plan quantities are estimated and the bidder must verify them.

Please confirm the sewer limits included in this contract: (a) on-site only from the property line tie, or (b) including the Flower Court lateral to the public main. If (b), please issue the separate plan and confirm the permit, encroachment and traffic control responsibility. Please confirm the cleanout count (note 50 lists 5).

CEDG RESPONSE: Please see attached updated Civil Plans including the Sewer Connection Plan on Flower. Connection to Sewer in the public right of way is included in the Bid. The fees will be paid by SAWCo but we have attached the form for bidders to complete.

2. Bid form and schedule of values

Reference: *Contractor's Proposal CP-4 and CP-5 (Bid Package pp.20-21)*

The Sample Bid Schedule lists only 01 Grading, 02 Concrete Foundations and Slabs, and 03 Framing. The contract covers both buildings and all site work.

Please issue the bid schedule to be used. If a single lump sum is intended, please confirm how the remaining work is to be carried on the form.

CEDG RESPONSE: Please see attached Bid Form.

3. Addenda

Reference: *Notice Inviting Bids; Bidding Sheet CP-5*

Please confirm the number and dates of all addenda issued to date, and any revised plans or reports posted since the bid documents were released.

CEDG RESPONSE: There has been no previous Addenda. See Attached ADDENDUM #1 and updated plans and specifications.

4. Building pad over excavation

Reference: *Soils Southwest report 8/28/2024 sec. 4.1.1, 4.2.1, 5.0 item 2; Civil Sheet 1 Grading Quantities*

The soils report requires sub excavation to a minimum 5 ft below existing grade and a minimum 5 ft beyond the building footprints (or deeper per its stated criteria). Civil Sheet 1 carries over excavation at "3.0 ft avg. under pads" (1,326 CY).

Please confirm which governs, and the depth datum and horizontal limits bidders shall price. Please confirm whether the trash enclosure and site walls are included in the over excavation limits.
CEDG RESPONSE: The soils report governs. The site walls and trash enclosure are not included in the over excavation limits.

5. Footing bearing and slab design

Reference: *S-0.0 Foundations notes 2, 3, 7 and General Note 8; soils report sec. 4.1(IV), 4.3*

S-0.0 note 7 requires footings to extend into undisturbed soil. The soils report requires footings to bear only on engineered fill with a 24 to 30 in compacted blanket.

S-0.0 General Note 8 states the engineer has not designed the slab on grade, while S-1.x sheets show slab notes. Please confirm the governing footing bearing requirement and that the slabs shown on S-1.x are final for bidding.
CEDG RESPONSE: The soils report governs, the soils report requires footings to bear only on engineered fill over 30 inches in compacted blanket. The soils report also requires a 5 ft over x from existing grade. Max footing depth is 30 inches.

6. Structural design parameters

Reference: *S-0.0 Design Criteria; Structural Calculations pp.6, 8; soils report Appendix C*

S-0.0 lists Lat. 33.829288 / Long. -117.7965 with Ss 1.550 and S1 0.549 (ASCE 7-16). The calculations use Lat. 34.135827 / Long. -117.646592 with Ss 1.98 and S1 0.67. The soils report gives Ss 1.766 and S1 0.658.

Please confirm the governing seismic parameters, and that the structural drawings as issued (shear walls, hold-downs, connections and footings) are final for bidding.

CEDG RESPONSE: Please find attached replacement Structural Plans and Calculations.

7. Roofing system and dead load

Reference: *S-0.0 Design Criteria item 2; A2.10/A4.30 keynote 1; Spec 073200; Spec Table of Contents*

S-0.0 limits roofing material to 6.0 psf. The elevations call Eagle Capistrano concrete tile over 30 lb felt. Section 073200 specifies MCA one-piece S Mission clay tile with SBS self-adhered underlayment and 16 oz copper flashing. The Table of Contents lists 073216 Concrete Roof Tiles.

Published weights: Eagle Capistrano standard 9.0 psf, Eaglelite 5.7 psf, MCA one-piece S Mission 7.88 psf.

Please identify the governing tile, underlayment and flashing, and confirm the structural engineer has accepted that roof dead load.

CEDG RESPONSE: Please use: MCA Clay "S" tile weigh 7.8 lb per sf. The underlayment is "Owens Corning WeatherLock Specialty Tile and Metal" weighing .31 lb/sf. Please note that the Table of Contents for the Roofing is incorrect. The actual Specification is: 073200 Clay Roof Tiles and is in the specifications issued to you. The flashing is 2" x 4" dark bronze manufactured finish "L" Flashing on all edges.

8. Pavement sections and subgrade

Reference: *Soils report sec. 4.9-4.10; Civil Sheet 1 notes 1 and 5*

Civil note 1 calls 3 in AC over 3 in Class II base for all AC paving. The soils report lists 5 in AC over 3 in base for TI 10 (truck traffic) and requires 18 in subgrade rework below paving.

Please confirm the pavement section for each area (visitor, employee, truck parking, maintenance yard and off-site access road) and the limits of the 18 in rework. Please confirm whether the 11,512 SF AC quantity includes the off-site access road to Campus Avenue.

CEDG RESPONSE: Please see attached revised Civil Plans. The offsite access road is included in the base bid.

9. Fire service, fire main and sprinklers

Reference: *Civil Sheet 7 callout at Sta. 13+89.50 and notes 41-44; G0.00 Project Information; Spec 011000 1.3*

The Sta. 13+89.50 callout reads "proposed 6-inch fire service." Notes 41-44 call an 8 in tapping sleeve, valve, DCDA with FDC and 41 LF of pipe. Please confirm the size.

The civil plan ends at the DCDA. No private fire main to the buildings and no sprinkler drawings are included. Please confirm the NFPA 13 systems and underground fire main are contractor design-build (deferred submittal), confirm the hazard classification for the maintenance building, and provide fire flow test data.

Please confirm whether a fire alarm or sprinkler monitoring system is required, and who designs and provides it.

CEDG RESPONSE: Confirmed: The fire sprinkler system is a deferred submittal designed by the contractor and installed by the contractor including the fire alarm and monitoring system. See updated Civil Plans for location of new street tie in for fire sprinkler lateral.

10. Domestic water service

Reference: *Civil Sheet 7; P-2 water calculation; P-3; P-9 sec. 1.05*

Civil Sheet 7 shows two existing water services at Sta. 15+24.75 and 15+31.82 marked "protect in place," and no new domestic service, meter, backflow or on-site main. P-3 shows short stubs at each building only. P-2 is calculated on a 1.5 in meter; P-9 refers to replacing a 3/4 in meter with a 1 in meter.

Please provide the point of connection, meter and backflow size, and the route to both buildings. Please confirm the irrigation point of connection.

CEDG RESPONSE: These water meters shall not be needed as the SAWCo will allow tapping these water services to their existing water line on site.

11. PV parking canopies

Reference: *A0.00, A0.10; Civil Sheet 1 note 23; E1.1; E4.1*

Three PV-covered parking canopies are shown (two employee, one truck). Civil note 23 calls them "per separate permit." No canopy structure, PV system size or utility interconnection is included, and the single-line diagram shows no PV connection.

Please confirm whether the canopies and PV system are in this contract base bid. If so, please provide canopy sizes and PV kW and confirm contractor design-build. If not, please confirm what the contractor provides (foundations, conduit, under-canopy lighting) and whether the Owner wants the canopies priced as a separate add alternate on the bid form.



Civil Sheet 1 (PDF p.7) note 23: "construct canopy per architectural plan and separate permit. 3 EA."

A0.10 (PDF p.15): the two employee PV canopies; the truck canopy is undimensioned.

CEDG RESPONSE: The canopies and solar pv system is NIC.

12. Site walls

Reference: *Civil Sheet 1 notes 30 and 31*

Civil lists 248 LF of 6 ft block wall "per separate permit" and 510 LF of 6 ft max retaining wall "per architectural plan and separate plan and permit." No wall details or engineering are included in the set. Civil Sheets 3 and 4 label retained heights along the south wall of H=5'-4", 6'-0", 6'-0", 5'-0", 3'-8" and 2'-0".

Please confirm the wall is to be bid from those labeled heights (not 6 ft throughout), confirm the walls are contractor design-build using soils report sec. 4.11, and confirm whether the wall permit and engineering are by the contractor or the Owner.

CEDG RESPONSE: For the 248 lf site wall, use City of Upland Standard Drawing CU-E-8 for a 6 ft high perimeter wall. For the site retaining wall located in front of the existing Cal-Trans sound wall, see attached retaining wall plans and calculations.

13. Pedestrian bridges

Reference: *Civil Sheet 1 note 32; Civil Sheet 4; A0.10; A0.12*

Civil note 32 calls two bridges "per separate plan and permit," and both crossings appear on Civil Sheet 4. A0.12 details one bridge (22'-10 1/2" span). The second crossing (basin walk to main building entry) has no length or detail. A0.12 detail 5 notes "Replace (3) damaged 4x12 planks."

Please provide the second bridge length and details, confirm both bridges are new construction, and confirm whether bridge engineering and permit are by the contractor.

CEDG RESPONSE: Please see Architectural Sheet A0.10 for the location of the single pedestrian bridge. The second bridge has been removed. Construct per the details found on sheet A0.12 under the project permit (the single bridge and accompanying details are part of the approved plans). The bridge is included in the architect's estimate of $4.5 million.

14. Door hardware, door types and missing documents

Reference: *Spec Table of Contents (Bid Package p.71); G4.00 door schedule; G0.00 sheet index*

The Table of Contents lists Section 087100 Door Hardware (32 pages), but it is not included in the bid package. The door schedule has no hardware sets. Door types for openings 208, 209, 210 and 213 are blank.

Please issue Section 087100 with hardware sets and the missing door types. Please also issue sheet G3.00 (listed in the sheet index) and Section 017300 Execution (listed in the Table of Contents), which are not included.

CEDG RESPONSE: Please see attached Revised Door Schedule Sheet G4.00 and Spec Section 087100 Door Hardware.

15. Vehicle gates

Reference: *A0.00, A0.10 callouts; A0.14 details 1 and 2; Spec 323119*

The plans call two 26'-0" x 6'-0" steel rolling gates. Detail 2/A0.14 shows 28'-0" x 8'-0". The Campus entrance is called a 26'-0" gate on plan; detail 1/A0.14 shows a double swing road gate with two 14'-5 1/2" leaves.

Please confirm each gate size and type, which gates are motorized, and any access control requirements.

CEDG RESPONSE: The two rolling gates per detail 2/A0.14 will be 28 ft wide and 6'0" wide. Provide an 8" x 8" concrete curb w/ one #4 for the gate to retract onto as well as a concrete 6" thick concrete pad to carry the motor assy. These two gates are motorized with remotes and keypads per specification 323119.

Provide ¾" pvc electrical conduit and wiring to main electrical service and GFI breakers required by manufacturer specifications and current NEC.

The gate and bollards at campus avenue shall be constructed per detail 1/A0.14. This gate is lockable and opened manually only. Contractor to provide shop drawings for all gates including the man gate.

16. Mechanical and electrical coordination

Reference: *M-1.0; E3.1; E3.2; E4.1; P-2; Spec 083323*

a) HP-1, HP-5 and HP-6 are scheduled 208/230V three-phase with 20 A MOCP. Panel PA2 and the disconnects show 2-pole protection at 50 A (HP-1) and 30 A (HP-5, HP-6). Please confirm phase and overcurrent protection.

Provide 20A/3P circuit breaker in lieu of 20A/2P.

b) HP-1 (3 ton) is paired with FC-1 FT5ANXC48 (1,600 CFM). Please confirm the matched system. FC-5 and FC-6 list 6.8 FLA with 5.0 MCA; please confirm the electrical data.

See attached revised Mechanical Plans

c) No circuits are shown for the two heat pump water heaters, the six motorized coiling door operators or the gate operators. Circuit PB2-12 (maintenance toilet exhaust fan) appears on E3.2 but not in the PB2 schedule. Please confirm.

Provide 30A/2P circuit breaker and #10 AWG wire for each heat pump water heater.

d) The single-line diagram shows the PA1 feeder breaker as 100 A 2-pole for a three-phase panel. Please confirm.

Provide 100A/3P circuit breaker in lieu of 100A/2P.

17. Plumbing fixtures

Reference: *P-2; P-4; P-5; A1.10; A4.10 keynote 5*

P-2 schedules only WC, L, WH, WHA and PRV. The plans use JS, KS, W/D, SHWR and TTV tags that are not scheduled. A4.10 shows a maintenance office kitchen sink with disposal that does not appear on P-5. The Quiet Room fixture is a counter sink on A1.10 but is tagged L-1 (wall-hung lavatory) on P-4.

Please issue a complete fixture schedule and confirm the maintenance office sink and the Quiet Room fixture.

CEDG RESPONSE: Please see attached revised Plumbing Plans

18. Permits and fees

Reference: *A101 Article 9 enumeration (Bid Package p.40); E0.1 notes 2 and 35; Civil Sheet 7 water and sewer notes*

The documents refer to permits obtained by the contractor, and E0.1 requires the contractor to secure and pay for electrical permits and fees. Civil notes also reference a separate encroachment permit, a state trench permit, and transfer of water stock to the City.

Please confirm which permits, plan check, inspection, utility connection (SCE, water meter and connection), water stock transfer and impact fees are paid by the contractor and which by the Owner.

CEDG RESPONSE: Building Permits shall be paid by Owner. Will Owner be responsible for all permits and fees?

19. Bonds, insurance and contract terms

Reference: *Notice Inviting Bids p.3; IB-3, IB-4; A101 sec. 4.5, 5.1.7; SC-8.5, SC-9.6, SC-11.2, SC-11.3*

The Notice requires a 50% payment bond; IB-4 and SC-11.2 require 100%. The Notice states 10% withholding; A101 and SC-9.6 state 5% retention. SC-11.3 leaves builder's risk as Option A (Owner) or Option B (Contractor). A101 states $500 per day liquidated damages; SC-8.5 is blank. IB-3 reads "sixty (10) days" for bid validity; the Notice states 30 days.

Please confirm the payment bond amount, retention, builder's risk party, liquidated damages amount and bid validity period.

CEDG RESPONSE: The Payment Bond shall be for 100%. Retention shall be 5%. Builders Risk shall be the Owner's responsibility. Liquidated Damages shall be calculated at $500 per day. Bid Validity shall be 50 days.

20. Off-site work and scope boundary

Reference: *A0.00 (SAWCO maintenance vehicle private access road to Campus Avenue); Civil Sheet 4 "see below" inset; Civil Sheet 1 note 37*

The access road to Campus Avenue, its 26 ft gate, the driveway at Campus and the gravel road are shown outside the main site. Please confirm these are in the base bid, and confirm whether the Campus Avenue driveway and any work in the public right-of-way require a separate encroachment permit paid by the Owner or the contractor.

CEDG RESPONSE: Owner shall pay all fees and permits. Yes, the asphalt paved access road from campus, the gate per architectural plans and bollards, and on site gravel road are to be included in the base bid.