



March 30, 2026

ADDENDUM NO. 1
to
THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS
for
PHASE 2 CITY HALL HVAC IMPROVEMENTS PROJECT
PROJECT NO.: PW 25-18

ATTENTION BIDDERS:

The following additions, modifications, and clarifications to the specifications shall be included in, and become a part of, any contract which may be executed for the above project in the City of El Segundo:

1. **The bid due date and time is changed to Wednesday, April 15, 2026 at 11:00 am.**
2. Please see this project's attached Supplement to Addendum 1 for bid-related questions and the responses to them.

As evidence that the BIDDER has read this Addendum, the BIDDER must acknowledge same in the space provided below and **submit this completed Addendum page with the Bid Proposal**. Failure to provide such acknowledgement shall render the bid as non-responsive and subject to rejection.

Signature: _____ Date: _____

Print Company Name: _____

CITY OF EL SEGUNDO
PHASE 2 CITY HALL HVAC IMPROVEMENTS PROJECT
PROJECT NO.: PW 25-18

ADDENDUM NO. 1 SUPPLEMENT

DATE: March 30, 2026

TO: All Prospective Bidders

Clarifying information and answers to bid questions have been provided below. The information in this Addendum has been made available to all prospective bidders and shall be considered as incorporated into the above-referenced project specifications. All other portions of Contract Documents and previous Addenda not specifically mentioned in this Addendum remain in force.

Question 1: Would it be possible for us to submit the bid schedule after the bid time? Many subcontractors send their pricing very close to the deadline, which makes it difficult for us to complete all the required documents in time.

Answer: No, bids are now due on April 15, 2026 by 11:00 am (PST)

Question 2: Would the City consider holding an additional job walk for contractors who were recently notified of the project?

Answer: No

Question 3: Please provide the contact information for the City's Fire Alarm Vendor

Answer: The City's Fire Alarm Vendor is Fady Nashed at HCI Systems, Inc., 909-628-7773, fnashed@hcisystems.net

Question 4: Please provide the contact information for the Bayer HVAC Season4 Control System Static IP Service Vendor

Answer: The City's contact is David Sims of Building Automation Systems, Inc., 714-240-0359, dsims@bascontrolsinc.com. Also refer to plan sheet M4.1 of the MZ-3 plan set.

Question 5: When is the project expected to start?

Answer: As soon as the materials and equipment become available after the issuance of the project's Notice to Proceed

Question 6: What is the budget allocated for this project?

Answer: The project budget is \$700,000

Question 7: Ladder height dimensions, we do not see any indicated height dimensions for the ladders on the wall in drawings. Could you please provide the required height dimensions for these ladders?

Answer: The overall height dimension is indicated as V.I.F., so the contractor shall verify it in the field. Due to the roof slope, the exact height dimension shall be coordinated by the contractor.

Question 8: HVAC Upgrade, MZ-3 Drawings:

A) Sheet M2.1, note # 6, refer to electrical plans. There are no electrical drawings. Please clarify.

B) Sheet M2.1, Note # 8, requires (N) control conduit and conductors from MZ-2 to MZ-3. Please clarify and advise the location of MZ-3.

C) Please advise the type of double wall ductwork (perforated or solid inner metal, insulation type and thickness, etc.) required per note # 4, sheet M2.1.

Answers: A) Please refer to the electrical drawings of MZ-3 plan set (pages 19 thru 25)

B) See electrical plan E2.1 (page 24)

C) Refer to the project specifications

Question 9: HVAC Upgrade, MZ-3 Drawings:

A) Please advise if the roofing is under warranty and the roofing contractor who maintains or repairs the roof.

B) Please advise if temp air conditioning is required.

C) Please clarify if Siemens will be the control contractor to integrate with the control provided by Seasons4 in the unit or please advise who will be the contract contractor.

D) Will testing and balancing be required for the project? Please provide spec.

Answers: A) Yes, the existing roof is still under warranty (see attached copy of the roofing warranty)

B) No, the City will provide a portable A/C.

C) No, the City's contact is David Sims of Building Automation Systems, Inc., 714-240-0359, dsims@bascontrolsinc.com. Also refer to plan sheet M4.1 of the MZ-3 plan set.

D) TAB is required. See M2.1 (page 13) and Section 230593 of the Plans and Specifications

Question 10: HVAC Upgrade, MZ-3 Drawings:

A) Sheet A3.2, Detail 18, shows the new flashing for duct penetrations through the wall. Please provide detail for patching and waterproofing the wall.

B) Please provide scope for the fire alarm company. Will the scope be limited to testing the fire alarm system to verify proper operation of the duct smoke detector in the unit?

C) Does the crane activity for removal and installing new units, need to be done off hours or they can be during regular working hours of the project

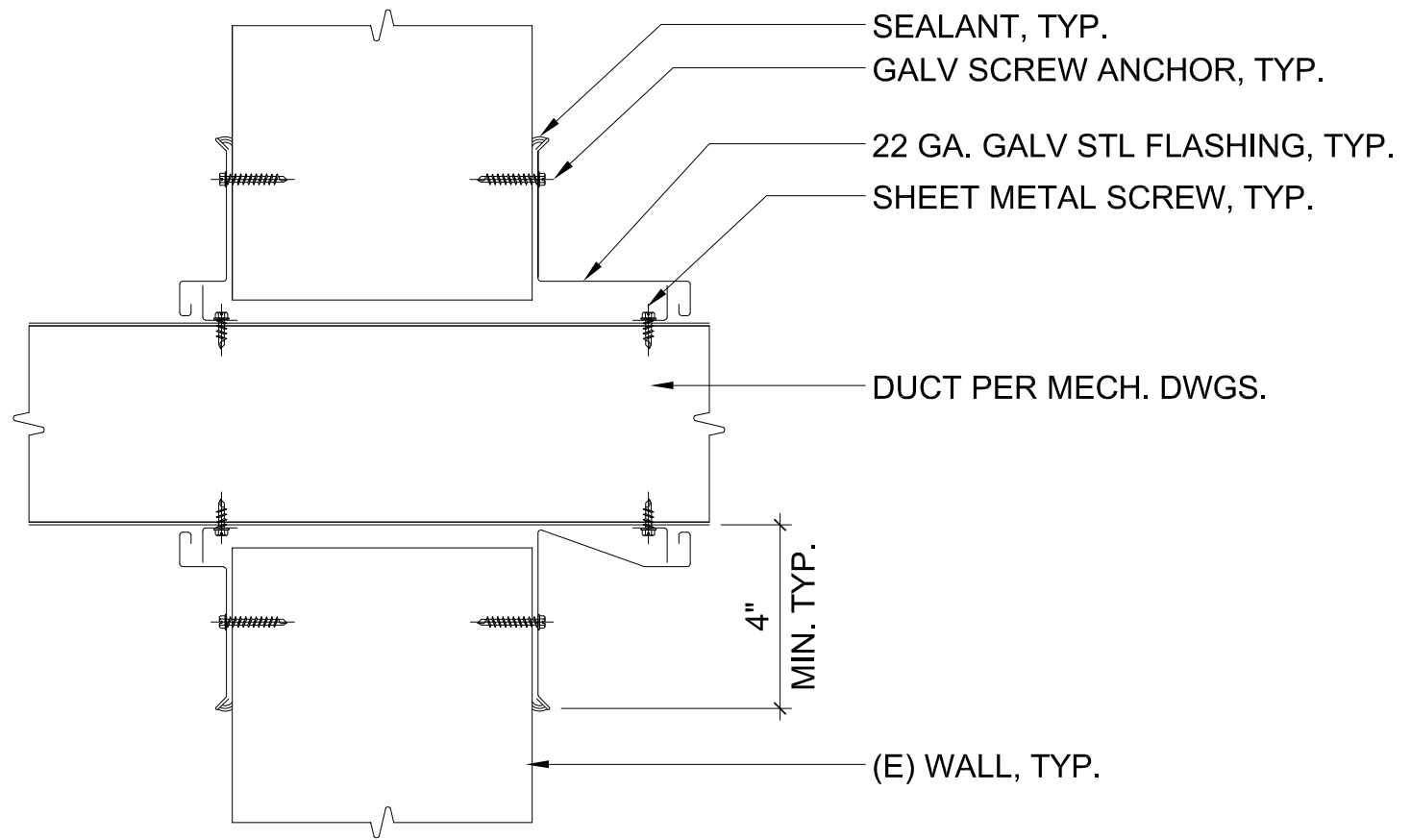
Answer: A) Flashing will be installed over the existing wall; therefore, do not damage the existing wall or roofing. Detail 18/A3.2 shows the correct condition; however, see the attached flashing detail for clarification. If the wall or waterproofing is damaged, repair as needed to match the original condition.

B) The fire alarm scope includes the demolition of the old smoke duct detector and provision of a new smoke duct detector and associated fan shutoff controls and relays. Once installed, verify proper operation at the fire alarm control unit.

C) For bidding purposes, crane activity shall commence within the working days and working hours as specified in Section 6-3.3 on page II-B-22 of the specifications.

Question 11: Media Room -Sheet T-01 requires the contractor to provide new HVAC and new electrical design. Please advise the scope expected of the contractor, including if the drawings need to be submitted and approved by the building department or another agency.

Answer: There is no T-01 page. Refer to Appendix B: Plans, B. HVAC Media Room drawing plan set (pdf pages 137 thru 154) for the permitted and approved construction drawings.



18.1
A3.2

DUCT PENETRATION (EXT)

SCALE: 3"=1'-0"

WARRANTY NUMBER: 154092

OWNER: City of El Segundo

ADDRESS: 350 Main Street, El Segundo, CA 90245

BUILDING DESCRIPTION: City Hall Complex - Roofs: 1, 4, 5, 6, 7 & 8

ADDRESS: 350 Main Street, El Segundo, CA 90245

ROOF AREA: 22,000 sq. ft.

DATE OF JOB COMPLETION: July 24, 2014

INSTALLATION PRICE: \$329,000.00

ROOFING SYSTEM: REPLACEMENT: BURmastic 100

INSTALLATION CONTRACTOR: J Cab & Sons Roofing, Inc.

ADDRESS: 4530 Pacific Way, Commerce, CA 90040

Tremco Incorporated (hereinafter "Tremco") hereby warrants to the above-named Owner that, subject to the terms, conditions, and limitations stated herein, it will repair leaks and provide the following services to the Owner on the roofing system on the building (hereinafter "TRS") for a period of twenty (20) years from the date of job completion. TRS shall be defined as the weatherproofing assembly and its components, which includes the following: membrane, insulation, flashings, all sheet metal-related details, and termination details as specified by Tremco. The services being offered by Tremco include the following:

A. INSPECTIONS AND HOUSEKEEPING

In year two (2), year five (5), year ten (10), and year fifteen (15) of this warranty, Tremco shall provide roof inspections, and limited housekeeping services, except as excluded in Section C and Section D, on the TRS. (If a TremCare Service Agreement has been purchased for the TRS in addition to this warranty, these inspections and the related reporting will be carried out as part of the TremCare Service Agreement. The warranty and the TremCare Service Agreement will remain in effect for the warranty period simultaneously.)

Roof inspection services shall include the following:

- 1. Visual inspection of the roof membrane and roof surface conditions.*
- 2. Inspection of the flashing systems including, but not limited to, the metal edge system, base flashings on equipment and adjoining walls, counterflashings and termination details, soil stacks and vents, and inspection of rooftop projections, and equipment including, but not limited to, pitch pans, HVAC equipment, sky lights, and access hatches.*

Roof inspection services do not include:

- 1. Inspection for water damage or mold growth.*
- 2. Detection or identification of mold.*

General rooftop housekeeping services shall include the following: Removal of incidental debris. All debris will be disposed of at the Owner's approved on-site location.

B. ROOF INSPECTION REPORTS

Tremco will provide roof inspection reports to the Owner based upon the inspections as defined in paragraph A. The reports shall become part of the roof database maintained on the Tremco TRS. Tremco will be excused from performing under this warranty if prevented or delayed by events not within its control, including events such as floods, fires, accidents, riots, explosions, governmental order, acts or omissions of contractors or other third parties, inability to access the TRS, etc. Roof inspection reports will not address the presence of water damage to any building components other than the TRS or the presence of mold.



C. OWNER'S RESPONSIBILITIES

It is agreed by the parties that Tremco, by this warranty, does not assume possession or control of any part of the TRS. Control and ownership of the TRS and all parts of the building remains solely with the Owner. The Owner is solely responsible for all requirements imposed by any federal, state or local law, ordinance or regulation, and all repair, maintenance, and other work with respect to the TRS and the building, except as expressly stated by this warranty.

General roof top housekeeping does not eliminate or replace the building Owner's responsibility for keeping effluent and debris from the roof surface. Customer production-related materials are excluded as part of the housekeeping services. If scheduled cleaning is insufficient to maintain the roof integrity, Owner must pay for additional cleaning/inspections or assume responsibility for such cleanings. Owner agrees that all debris on or removed from the roof is the sole property of Owner, and it is the sole responsibility of Owner to properly dispose of said debris.

The Owner shall, at all times, exercise reasonable care in the use and maintenance of the TRS.

In order to protect the investment this TRS represents, the building Owner must fulfill his responsibilities as outlined in the attached Owner's Manual. Lack of care and maintenance can have significantly damaging effects on the system's overall performance and is cause for cancellation of this warranty.

Care and maintenance guidelines include, but are not limited to:

- Regular ongoing inspection by the Owner - This will allow for implementation of good housekeeping practices and early detection of problems such as any physical damage.
- Verification that no alterations or unauthorized repairs have been made to the roofing system.

If alterations are being considered, the Owner must notify Tremco in order for the proper authorized follow-up to be completed.

The Owner shall report all leaks which occur in the TRS within the warranty period by contacting Tremco at 1-800-422-1195 and in writing to Tremco Incorporated at 3735 Green Road, Beachwood, Ohio 44122, as soon as possible (however, in no event more than thirty (30) days) after leakage is or should have been discovered. Immediate repair of leaks is critical to prevent water damage and mold growth. In no event is Tremco responsible for any repairs to any part of the building other than the TRS. The liability or expense for such repair is to be assumed and paid by the Owner. If the leak is not within the coverage of this warranty, Tremco shall advise the Owner, and the Owner shall have repairs performed within thirty (30) days according to Tremco specifications by a Tremco certified or approved applicator. The Owner agrees to provide Tremco with unrestricted ready access to the TRS and all areas of the building on which the TRS is located.

D. EXTENDED OR RENEWED WARRANTY OPTION

The TRS you have purchased may be eligible for Warranty extension, or renewal after expiration, beyond the Term identified on page one above. Often, extension of the existing Warranty can be a very cost effective option and may be preferable to allowing the Warranty to expire, particularly for Owners with multiple facilities who may not want those buildings coming out of warranty coverage at or about the same time. It is Tremco's practice to contact Owners regarding our Warranty and renewal options at or about sixty (60) days prior to Warranty expiration. We also invite Owners to contact their Tremco Sales Representative at any time to discuss the applicable terms, conditions and eligibility for such an extension or renewal.

E. WARRANTY EXCLUSIONS

This warranty does not cover any leaks or damage or failure of the TRS or any part thereof as a result of:

1. Natural or accidental disasters including, but not limited to, damage caused by lightning, hailstorms, floods, hurricane force winds (74 mph or greater), tornadoes, earthquakes, fire, vandalism, animals, penetration of the membrane, or chemical attack by outside agents.
2. Use of materials not specified by Tremco, or unauthorized repairs to the TRS.
3. Any intentional or negligent act on the part of the Owner or any third party including, but not limited to, misuse, traffic, storage of or discharge of materials or effluent on the roof. Any repair of these items will be at Owner's expense.
4. Distortion, expansion or contraction of the TRS caused by faulty original construction or design of building components including parapet walls, copings, chimneys, skylights, vents or roof deck, or lack of positive, proper, or adequate drainage resulting in ponding water on the roof.

F. WARRANTY LIMITATIONS

Tremco shall have no responsibility and or liability under this warranty until all bills for installation, supplies, and services sold in connection with the TRS have been paid in full.

The Owner's rights under this warranty are specific to the Owner and are not transferable.

Tremco's obligations under this warranty may be voided by Tremco based on any of the events described in Section D, change in usage of the building without the prior written approval of Tremco, repairs, alterations, penetrations of or attachments to the TRS without the prior written approval of Tremco, building settlement, deterioration, cracking or failure of the roof deck, coping and parapet walls, infiltration or condensation of moisture in, through or around walls, copings, underlying structure, hardware or equipment, or failure of the Owner to comply with its obligations described in this warranty.

G. OTHER TERMS

THIS WARRANTY IS IN LIEU OF ANY AND ALL OTHER WARRANTIES, OBLIGATIONS OR AGREEMENTS, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, AND ANY RIGHTS OR REMEDIES AGAINST ANY PERSON OR ENTITY UNDER THE UNIFORM COMMERCIAL CODE OR OTHERWISE WITH RESPECT TO THE SALE OF GOODS AND/OR SERVICES. THE REMEDIES AND OBLIGATIONS STATED IN THIS WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES OF AND OBLIGATIONS TO THE OWNER FOR ANY AND ALL MATTERS ARISING WITH RESPECT TO OR IN ANY WAY CONNECTED WITH THE TRS, OR ITS COMPONENT PRODUCTS, OR ANY GOODS OR SERVICES RELATED THERETO, REGARDLESS OF THE SOURCE OR PROVIDER OF SUCH GOODS OR SERVICES. THE OWNER SHALL PROVIDE WAIVERS OF SUBROGATION UPON REQUEST. NO REPRESENTATIVE OF TREMCO INCORPORATED, OR ANY EMPLOYEE, AGENT OR AFFILIATED COMPANY ("AFFILIATE") HAS AUTHORITY TO VARY OR ALTER THESE TERMS. IN NO EVENT SHALL TREMCO INCORPORATED OR ANY AFFILIATE BE LIABLE FOR ANY DAMAGE TO THE BUILDING ITSELF (OTHER THAN THE TRS), THE CONTENTS OF THE BUILDING, OR ANY OTHER SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. THE TOTAL LIABILITY OF TREMCO INCORPORATED, AND ANY AFFILIATE OVER THE LIFE OF THE WARRANTY, SHALL NOT IN ANY EVENT EXCEED IN DOLLAR VALUE THE INSTALLED CONTRACT PRICE OF THE TRS AS IT APPEARS ABOVE, AND THIS TOTAL LIABILITY SHALL BE PRO-RATED ON A STRAIGHT LINE BASIS OVER THE LIFE OF THE WARRANTY, AND TREMCO'S LIABILITY SHALL NOT EXCEED SUCH PRO-RATED AMOUNT. NEITHER TREMCO INCORPORATED OR ANY AFFILIATE SHALL BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS WARRANTY.

The Owner agrees that this warranty, and the services and remedies set forth herein, are exclusive, and there are no other warranties between the Owner and Tremco or any affiliate. Any unresolved issues under this warranty shall be submitted to the exclusive jurisdiction of the courts of Cuyahoga County, Ohio, and governed by Ohio law.

TREMCO INCORPORATED
ROOFING & BUILDING MAINTENANCE DIVISION

By:  _____

Title: Warranty Administrator

Date: September 9, 2014