

29 December 2023

ADDENDUM #1

VENTURA HARBOR VILLAGE 1559 and 1583 Spinnaker Drive Restroom Enhancements

The following clarifies and/or modifies the requirements of the project as shown in the bid documents:

1. Please sign this addendum and return with your bid.
2. Please see attached sign-in sheet from 12.21.23 bid walk.
3. There is no known asbestos in the project areas, and a HazMat survey will not be required.
4. Women's restroom 1583 Spinnaker: please include in your bid the removal of the metal cover by the women's lavatory, and any required patching in the area of the cover, image below. The abandoned drain line inside the cover is to be capped off below grade and removed.



Architecture
Planning
Interiors

5. The 1559 roof is still under warranty; the 1583 roof is not.
6. The successful bid will be presented to the Commissioners on 2.7.2024, and the construction project is to begin immediately after. Contractor is to begin the work within 10 days of the Notice to Proceed, and complete the work within 120 days of the Project Commencement Date.
7. The first person to request a second site visit to see the roof will determine the date; an invitation will be sent out to all bidders.
8. Please see site map below for the location of the staging area:



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9. Please include the replacement of all existing cast iron pipes within the walls and any vents to the roof in the base bid.

Any additional cast iron pipes that are discovered in the course of the work are to be replaced at the cost per lineal foot in the bid (Bid Item #2).

10. The floor tile for the men's and women's restrooms at 1559 and 1583 Spinnaker is AMERICAN OLEAN VINTAGE REVIVAL DIAMOND AO21; Colors: ICE WHITE, BLACK, LIGHT SMOKE. Please see attached revised sheet A4.1.

Attachments:

1. Sign-in sheet from 12.21.23 bid walk
2. Revised sheet A4.1

END OF ADDENDUM

Please acknowledge receipt of this Addendum 01 by signing below and including this page with your bid packet.


Sign Up Sheet

Fixture and Tile Replacement

December 21, 2023

1559 and 1583 Spinnaker Drive

	COMPANY	NAME	PHONE	EMAIL
1	Ardalan Construction Company	Jessica Espinoza	805-496-7273	bids@ardalancc.com
2	G.I. Construction	Tom Clark	805-844-0503	Tclark@glconstructions.com
3	S.B.S. CORPORATION	MILES CLUBB	805-494-4363	BIDS@SBSCORP.US
4	FCT Construction	Francisco Ceja	805-320-0082	Fcf805@gmail.com
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GI CONSTRUCTION INC.

8(a) - HUBZone - WOSB

Tom Clark
Estimator

P: 805-844-0503
tclark@glconstructions.com
3525 Old Conejo Rd #119
Newbury Park, CA



SBS Corporation
General Contractors

Miles Clubb
Project Manager
Cell - 818-451-6967

License # 742782
www.sbscorp.us / Email: mclubb@sbscorp.us
Office: 805-494-4363 | Fax: 805-494-4340
2409 Avenida de la Rosa | Camarillo | Ca 93012

GENERAL FINISH AND DOOR NOTES

1.

DOOR HARDWARE:
- A.

ALL DOORS AND LATCHES SHALL BE LEVER TYPE AND SHALL BE LOCATED 34"-44" ABOVE FINISH FLOOR.
- B.

DOOR HARDWARE SHALL NOT REQUIRE MORE THAN 5 LBS. OF PRESSURE TO OPERATE EXTERIOR DOOR AND NO MORE THAN 5 LBS. OF PRESSURE TO OPERATE INTERIOR DOORS. FIRE RATED DOORS MAY REQUIRE 15 LBS. OF PRESSURE TO OPERATE. PRESSURE TO OPERATE DOORS SHALL BE MEASURED AT RIGHT ANGLES TO THE HINGED DOORS.
- C.

THRESHOLDS MAY NOT BE MORE THAN 1/2" HIGH AND EXPOSED EDGES SHALL BE BEVELED, WITH A SLOPE NO GREATER THAN 45 DEGREES. MAXIMUM ALLOWED SINGLE VERTICAL CHANGE IN ELEVATION SHALL BE 1/4".
- D.

ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- E.

THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP HAZARDOUS CONDITION. EXCEPTION FOR SLIDING DOORS.
- F.

ALL FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR.
- G.

WHERE DOOR SWINGS OVER THE LANDINGS, LANDING DEPTH SHALL BE 60" MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION AND THE WIDTH OF LEVEL AREA SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE EXTERIOR DOOR AND 18" PAST THE STRIKE EDGE OF THE INTERIOR DOOR. WHERE DOOR DOES NOT SWING OVER THE LANDINGS, LANDING DEPTH SHALL BE 58" MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
2.

WALL, FLOOR AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN C.B.C. 803.5.
3.

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH C.B.C. 804.2 THROUGH 804.4.1 CARPET SHALL COMPLY WITH C.B.C. 11B-302.2.
5.

ACCESSIBILITY AND SIGNAGE:
- A.

MENS & WOMENS RESTROOM SIGN CENTERED ON DOOR AND MOUNTED AT 58"-60" A.F.F. SIGN TO BE 1/4" THICK, 12" DIAMETER AND EQUILATERAL TRIANGLE IN CONTRASTING COLOR. WALL MOUNTED SIGNAGE TO THE LATCH SIDE OF THE DOOR. 6" SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH VERBAL DESCRIPTION BELOW. SEE CBC 11B-703.4.1.
6.

DOORS WITHIN THE ACCESSIBLE PATH OF TRAVEL:
- A.

ALL LATCHING AND LOCKING HAND ACTIVATED DOORS SHALL OPERATE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- B.

DOOR SHALL BE OF A SIZE TO PERMIT INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT WHEN INSTALLED EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT DOOR IS NOT LESS THAN 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITES TOP. THE BOTTOM 10" OF DOORS SHALL BE A SMOOTH SURFACE.
7.

WATER CLOSETS:
- A.

CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- B.

CONTROLS FOR THE FLUSH VALVES FOR TOILETS SHALL BE MOUNTED (ON THE WIDE SIDE OF TOILET AREAS) NO MORE THAN 44" A.F.F. AND REQUIRE NOT MORE THAN 5 LBS. OF FORCE TO OPERATE. BOTH SHALL MEET PERFORMANCE STANDARDS ESTABLISHED.
- C.

THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE.
- D.

WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH; ALSO URINALS AND ASSOCIATED FLUSHOMETER BOTH SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 17921.3(b).
8.

LAVATORIES:
- A.

ALL WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED. C.B.C. 11B-606.5.
- B.

FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (SUCH AS LAVER-OPERATED) AND AN OPERATING FORCE NOT EXCEEDING 5 LBS.
- C.

IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR AT LEAST TEN SECONDS.

TILE SCHEDULE

1559 MEN'S

1. FLOOR TILE:

AMERICAN OLEAN VINTAGE REVIVAL DIAMOND A021; ICE WHITE, BLACK, LIGHT SMOKE

2. WAINSCOT TILE (TO 60" OR FULL HEIGHT, SEE INTERIOR ELEVATIONS):

FIELD:DALTILE MIRAMO 3" FAN MOSAIC; COLOR: HORIZON MR48

TRIM: DALTILE MIRAMO JOLLY TRIM S1/212J; COLOR: HORIZON MR48

COVE BASE: SCHLUTER DILEX-EHK STAINLESS STEEL

3.EPOXY GROUT AT WALLS AND FLOOR: MAPEI #47 CHARCOAL



1583 MEN'S

1. FLOOR TILE:

AMERICAN OLEAN VINTAGE REVIVAL DIAMOND A021; ICE WHITE, BLACK, LIGHT SMOKE

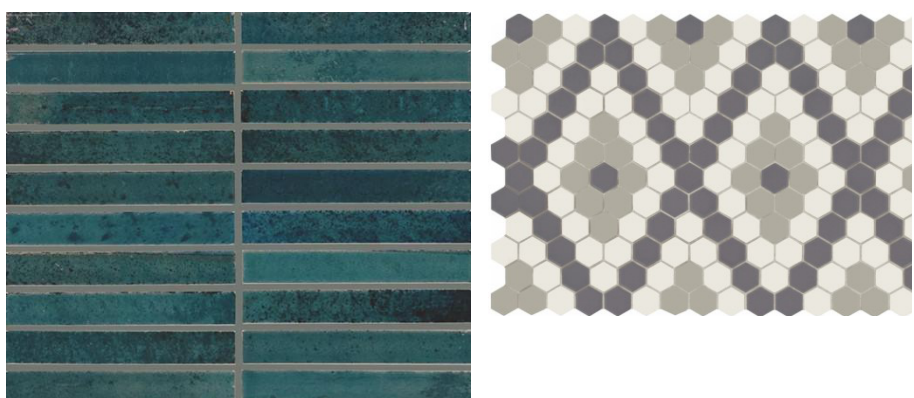
2. WAINSCOT TILE (TO 60", SEE INTERIOR ELEVATIONS):

FIELD: DALTILE MIRAMO 1X6 MOSAIC; COLOR: HORIZON MR48

TRIM: DALTILE MIRAMO JOLLY TRIM S1/212J; COLOR: HORIZON MR48

COVE BASE: SCHLUTER DILEX-EHK STAINLESS STEEL

3. EPOXY GROUT AT WALLS AND FLOOR: MAPEI #47 CHARCOAL



1559 WOMEN'S

1. FLOOR TILE:

AMERICAN OLEAN VINTAGE REVIVAL DIAMOND A021; ICE WHITE, BLACK, LIGHT SMOKE

2. WAINSCOT TILE (TO 60" OR FULL HEIGHT, SEE INTERIOR ELEVATIONS):

FIELD:DALTILE MIRAMO 3" FAN MOSAIC; COLOR: AQUA MR47

TRIM: DALTILE MIRAMO JOLLY TRIM S1/212J; COLOR: AQUA MR47

COVE BASE: SCHLUTER DILEX-EHK STAINLESS STEEL

3. EPOXY GROUT AT WALLS AND FLOOR: MAPEI #47 CHARCOAL



1583 WOMEN'S

1. FLOOR TILE:

AMERICAN OLEAN VINTAGE REVIVAL DIAMOND A021; ICE WHITE, BLACK, LIGHT SMOKE

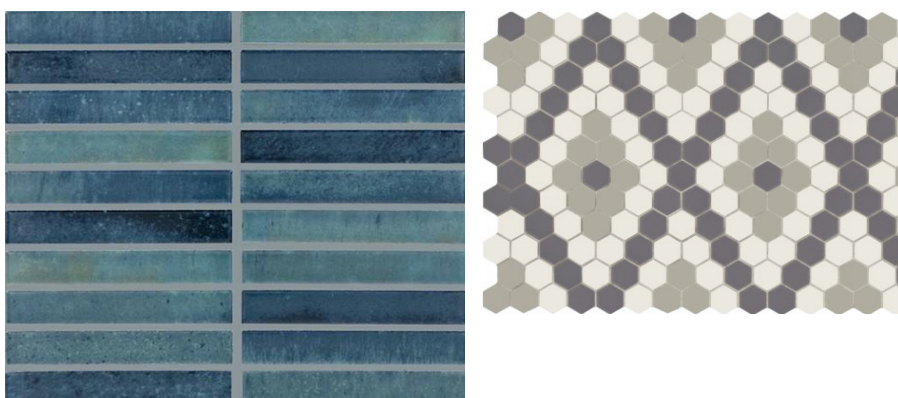
2. WAINSCOT TILE (TO 60" AND FULL HEIGHT, SEE INTERIOR ELEVATIONS):

FIELD: DALTILE MIRAMO 1X6 MOSAIC; COLOR: AQUA MR47

TRIM: DALTILE MIRAMO JOLLY TRIM S1/212J; COLOR: AQUA MR47

COVE BASE: SCHLUTER DILEX-EHK STAINLESS STEEL

3. EPOXY GROUT AT WALLS AND FLOOR: MAPEI #47 CHARCOAL



ROOM FINISH SCHEDULE						
NUMBER	NAME	FLOOR	BASE	WALL MATERIAL	WALL FINISH	COMMENTS
101	1559 MEN'S RESTROOM	CT	CT	GB/CT	S	NEW CERAMIC TILE WAINSCOT TO 60" AFF AT ALL WALLS; NEW TILE FLOOR; EPOXY GROUT
102	1559 WOMEN'S RESTROOM	CT	CT	GB/CT	S	NEW CERAMIC TILE WAINSCOT TO 60" AFF AT ALL WALLS; NEW TILE FLOOR; EPOXY GROUT
103	1583 WOMEN'S RESTROOM	CT	CT	GB/CT	S	NEW CERAMIC TILE WAINSCOT TO 60" AFF AT ALL WALLS; NEW TILE FLOOR; EPOXY GROUT
104	1583 MEN'S RESTROOM	CT	CT	GB/CT	S	NEW CERAMIC TILE WAINSCOT TO 60" AFF AT ALL WALLS; NEW TILE FLOOR; EPOXY GROUT

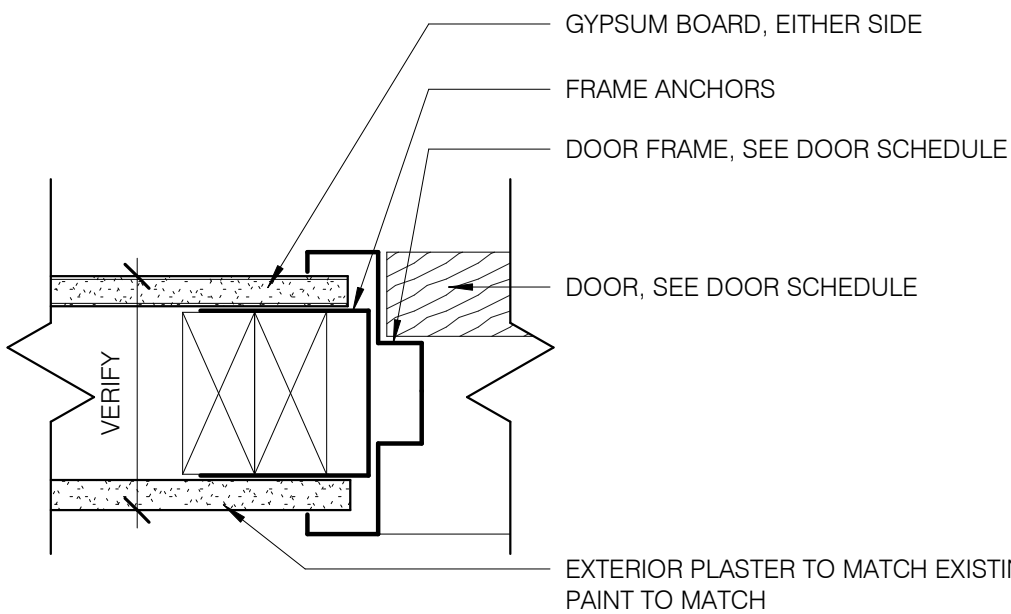
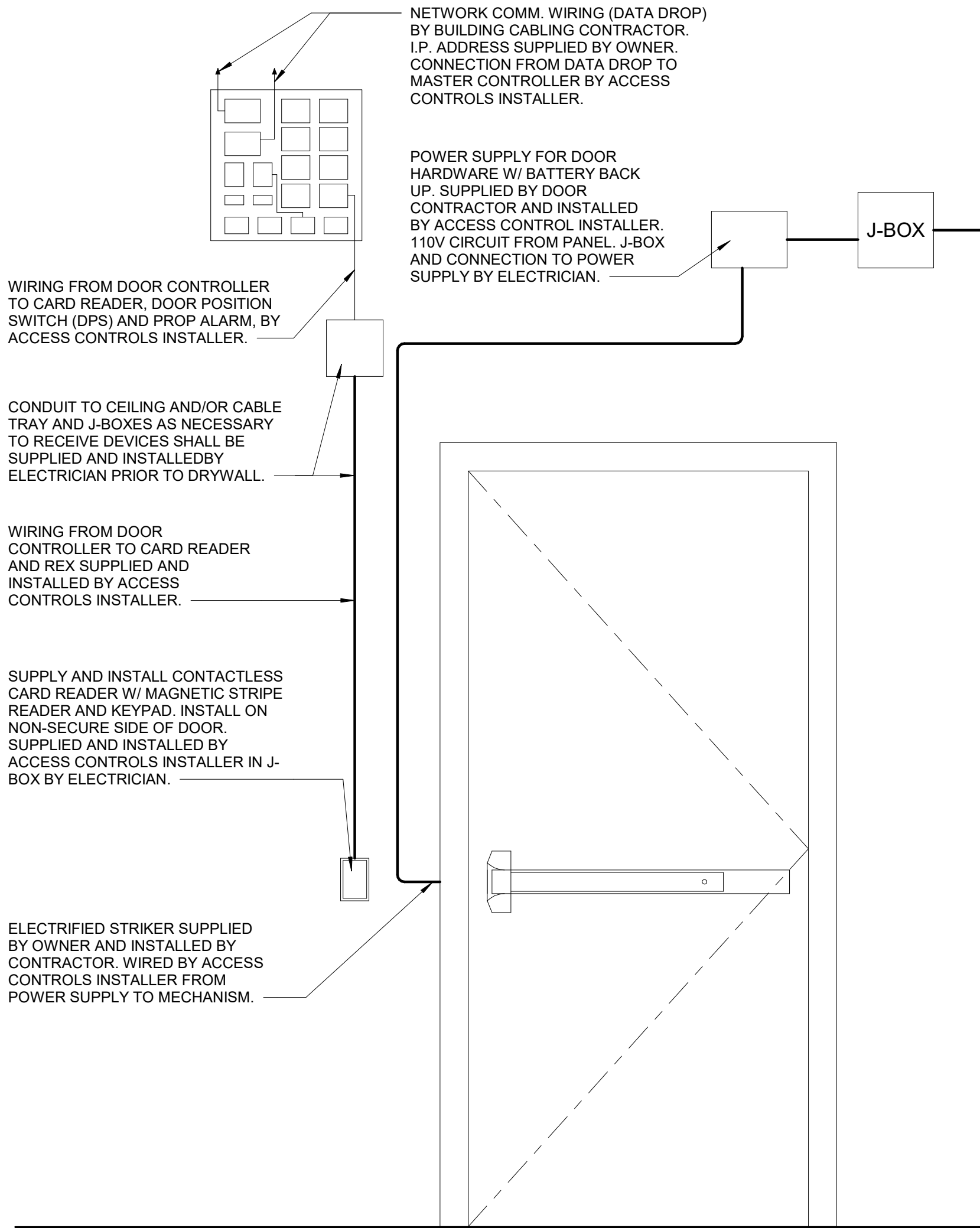
DOOR SCHEDULE												
MARK	TYPE	WIDTH	HEIGHT	FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	FRAME MATERIAL	KEYCARD	HARDWARE TYPE	CLOSER	COMMENTS
101	A	3' - 0"	7' - 0"	FIBERGLASS WITH ALUMINUM VENT KRUEGER 5600A	1/A4.1	1/A4.1	2/A4.1	HM	YES	SEE SPECS	YES	DOOR HARDWARE PROVIDED BY PORT DISTRICT, INSTALLED BY CONTRACTOR; DOOR TO RECEIVE KEY CARD, ELECTRIC STRIKE; CONTRACTOR TO COORDINATE WITH OWNER'S ACCESS CONSULTANT, SEE DETAIL 3/A4.1 ; TOILET ROOM SIGNAGE, SEE DETAILS 1 & 2/A9.1
102	A	3' - 0"	7' - 0"	FIBERGLASS WITH ALUMINUM VENT KRUEGER 5600A	1/A4.1	1/A4.1	2/A4.1	HM	YES	SEE SPECS	YES	DOOR HARDWARE PROVIDED BY PORT DISTRICT, INSTALLED BY CONTRACTOR; DOOR TO RECEIVE KEY CARD, ELECTRIC STRIKE; CONTRACTOR TO COORDINATE WITH OWNER'S ACCESS CONSULTANT, SEE DETAIL 3/A4.1 ; TOILET ROOM SIGNAGE, SEE DETAILS 1 & 2/A9.1
103	A	3' - 0"	7' - 0"	FIBERGLASS WITH ALUMINUM VENT KRUEGER 5600A	1/A4.1	1/A4.1	2/A4.1	HM	YES	SEE SPECS	YES	DOOR HARDWARE PROVIDED BY PORT DISTRICT, INSTALLED BY CONTRACTOR; DOOR TO RECEIVE KEY CARD, ELECTRIC STRIKE; CONTRACTOR TO COORDINATE WITH OWNER'S ACCESS CONSULTANT, SEE DETAIL 3/A4.1 ; TOILET ROOM SIGNAGE, SEE DETAILS 1 & 2/A9.1
104	A	3' - 0"	7' - 0"	FIBERGLASS WITH ALUMINUM VENT KRUEGER 5600A	1/A4.1	1/A4.1	2/A4.1	HM	YES	SEE SPECS	YES	DOOR HARDWARE PROVIDED BY PORT DISTRICT, INSTALLED BY CONTRACTOR; DOOR TO RECEIVE KEY CARD, ELECTRIC STRIKE; CONTRACTOR TO COORDINATE WITH OWNER'S ACCESS CONSULTANT, SEE DETAIL 3/A4.1 ; TOILET ROOM SIGNAGE, SEE DETAILS 1 & 2/A9.1

ABBREVIATIONS

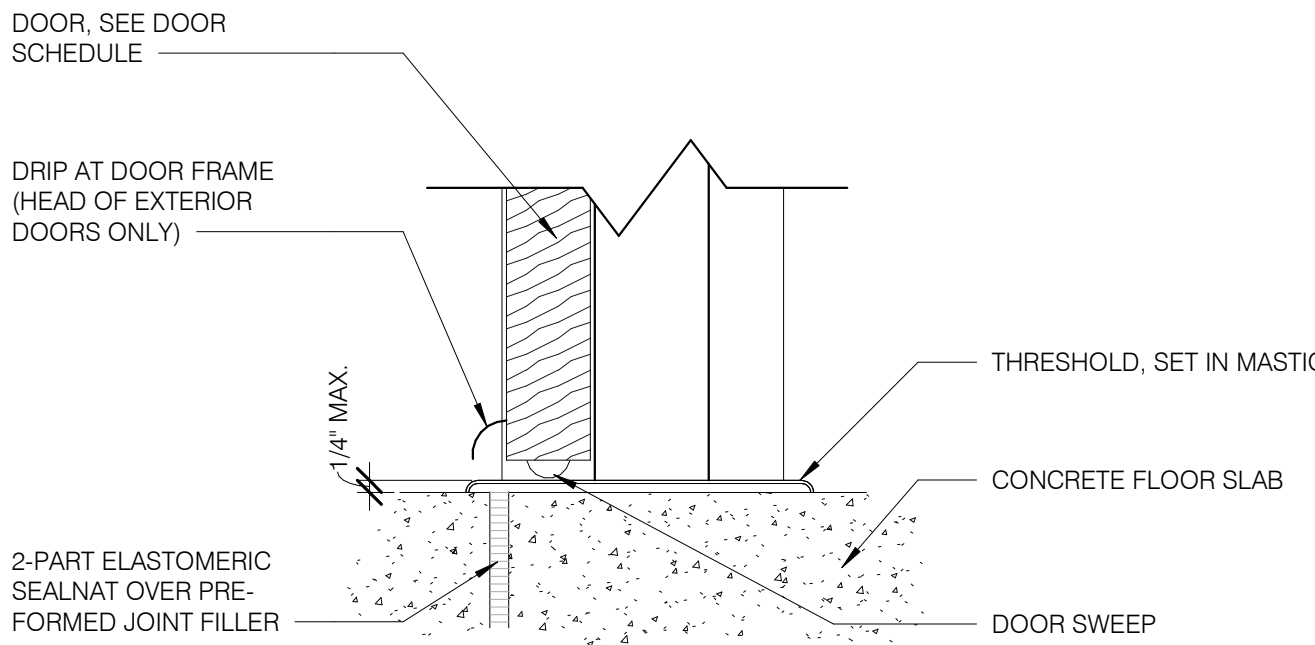
CT CERAMIC TILE
EX EXISTING
GB GYPSUM BOARD
HM HOLLOW METAL
S PAINT PROCESS SEMI-GLOSS

PAINT FINISHES:

DOORS/ FRAMES: SEMI-GLOSS ENAMEL DE 6329 NIGHT
TOILET ROOMS: SEMI-GLOSS
CEILINGS: SEMI-GLOSS
EXTERIOR STUCCO: PAINT DE 6267 DOVE'S WING



1 HOLLOW METAL DOOR JAMB (HEAD SIM.)
3" = 1'-0"



2. EXTERIOR DOOR THRESHOLD
3" = 1'-0"