

Project: Santa Maria Office Building
Addendum Issue Date: February 18, 2026
Bid Date: February 27, 2026 at 5:00 pm
Architect of Record: ATA Architects

Attachments:

- Santa Maria – Schedule

Questions and Answers:

1. Will there be a site electrical drawing? The drawings do not include site lighting, secondary service, or power to the hot box.
 - a. Answer – A site electrical drawing will be published in Addendum 2.
2. At Mech/Electrical Room 117, the water service and electric equipment will need to be coordinated. The water services are currently coming in the building at the same location as Panels H1A and LCP.
 - a. Answer – A revised drawing will be published in Addendum 2.
3. After visiting the site, we noticed the civil drawings appear to show work that has already been completed. (i.e. site clearing, detention pond). Is the phase 2 site work currently out for bid? If so, can we get updated drawings showing what has already been completed?
 - a. Answer – A revised civil drawings will be published in Addendum 2.
4. The table of contents lists divisions for MEP specs, but we don't see any. Please advise.
 - a. Answer – All MEP specs are on the individual drawing sheets. The table of contents incorrectly called out the MEP sections.
5. Do you know which windows and/or doors are supposed to receive roller shades?
 - a. Answer – All glass to receive shades, with the exception of the curtainwall glazing/door at Stair No. 2, the Front Entrance and rear door #149B.
6. There is an exterior logo shown on the elevation sheet A202. I can't find any specs on this material, size, and if it's illuminated or not. Please advise.
 - a. Answer – This exterior signage is future, not in scope. **BP 26 Electric** shall provide circuit to junction box on wall elevation at entrance. Final location TBD.
7. Sheet A602 has a sign schedule, but only includes the restrooms, max occupancy, and exit signs. The specs indicate other signs that are not on the sign schedule. Do they need signs for the rest of the rooms in the building or only the code required signage per the schedule?
 - a. Answer – Provide signs per the schedule on the drawings.

ADDENDUM 1

8. We can't find the undercounter refrigerators on the drawings that are included in the specs. Do they go in each Lactation room (137, 247)?
 - a. Answer – Yes, provide one (1) undercounter refrigerator at both #137 and #145.
9. The Reception Desk has no details regarding the decorative P-lam panels and 1" spaces shown on the face. What are they? Also, there's no information on the wall construction or wire chase, etc.
 - a. Answer – The 1" spaces are reveals between the panels. Add Grommets (location TBD during shop dwg. submittal).
10. In Specification 102239 Paragraph 1.02/A states a minimum of 50 STC. In Paragraph 2.01/A/1 it calls for Acousti-Seal 930 series, this should be 900. Item 2.01/C/2 calls for ½" gypsum skin, which describes the Premier Model. On Drawing A101 First Floor Plan note 4 calls for Acousti-Seal Encore 56STC. Which is correct?
 - a. Answer – Provide operable partition per the drawings.
11. In Specification 102239 Paragraph 2.01/H it indicates marker boards on the operable partition. Do they want any marker boards? If so, how many and are these to be 4' tall or full height and on what panels. Paragraph 2.01/D calls for Vinyl Wallcovering Finish?
 - a. Answer – Provide marker board material on each side of (3) panels, vinyl on the remaining panels. Color TBD from Mfr. standard colors.
12. On drawing S201 they show the top of steel for the support beam to be 114'-8" making the bottom at 113'-2". Can the top of steel be lowered to a minimum of 113'-2" to a maximum of 114'-2" to avoid having to laterally brace the track?
 - a. Answer – No, include bracing as required.
13. Does the owner have a preferred controls contractor? It doesn't call anything out specifically, but it sounds like they are alluding to it.
 - a. Answer – The owner does NOT have a preferred controls contractor.
14. We were looking at this project and saw that Hunter XCI Ply was spec'd – we represent Atlas and little known fact is Atlas Polyiso often is the supplier of Hunter's plywood via Atlas's lumber plants. As such, we are able to provide the same panel type and meet performance at a lesser cost. Would you be opposed to allowing Atlas Ply to compete on Santa Maria?
 - a. Answer – Yes, the Atlas product is acceptable assuming it is an equal product.
15. Detail sheet A501 indicates both lap siding and V-groove siding profiles. However, the Exterior Finish Legend only identifies "fiber cement siding" without distinguishing which siding profile is to be installed at specific elevations or areas. The contract documents do not clearly indicate where each siding type is intended. Please clarify where lap siding and V-groove siding are to be installed.
 - a. Answer – Provide V-Groove for all fiber cement siding.

ADDENDUM 1

16. Please confirm if the YKK storefront system is an acceptable option for the storefront on this project, as it is not listed in the specifications.
 - a. Answer – Yes, YKK is acceptable.
17. Section 102239 – Folding Panel Partition: Is Moderco as acceptable manufacturer for the folding partition between rooms 150 and 151?
 - a. Answer – Yes, Moderco is acceptable.
18. I am emailing you to request approval of Duro-Last Duro-Tech 60 mil TPO for the membrane spec (075000, 2.01 and 2.02) and Exceptional Metals LokSeam panel for the metal roofing spec (076100, 2.01, 2.03). Data sheets attached.
 - a. Answer – Both Duro-Last and Exceptional Metal are acceptable.
19. Please see the attachment for our formal request for product substitution consideration on the Santa Maria Community Services Office Building Project. We are submitting the HYDRALASTIC 836 SYSTEM for your consideration.
 - a. Answer –Hydralastic 836 is acceptable.



