



**ADDENDUM NO. 2**

**TO THE**

**OMWD COURTYARD GARDENS PROJECT  
FOR THE OLIVENHAIN MUNICIPAL WATER DISTRICT**

September 16, 2022

The following addendum shall be made part of the Bidding Opportunity. **The deadline for submitting proposals REMAINS UNCHANGED at 2:00 p.m. Wednesday, September 28<sup>th</sup>, 2022 at 1966 Olivenhain Road, Encinitas, CA 92024. The deadline for submitting questions REMAINS UNCHANGED at 2:00 p.m. on Wednesday, September 21<sup>st</sup>, 2022 in writing.**

**ADDENDUM SECTION 1 – QUESTIONS**

1. Q: Will contractors get badge access to the facilities?

**A: The awarded contractor and workers will receive badge access for the duration of the project. Badge access will be issued by OMWD Facilities Coordinator.**

2. Q: What will the winning bid be based on?

**A: See Article 3 of the General Provisions and revised bid schedule issued with Addendum No. 1. All work must be prevailing wage in accordance with Article 7 of the General Provisions.**

3. Q: Will contractors have a staging area on site?

**A: The main staging area will be in the Lower Yard of the OMWD Headquarters site. Temporary staging may occur closer to the courtyards on a case-by-case basis and must not block employee parking. Temporary staging must be approved by the District. All staging and stockpiling must abide by SWPPP guidelines.**

4. Q: For the Boardroom Courtyard Garden, will a sleeve be placed under the existing concrete?

**A: OMWD confirmed location of existing sleeve noted in the Contract Drawings. Sleeve located approximately 1ft below walkway. Photo included for reference.**



5. Q: Is there a point of connection (POC) for irrigation in the Boardroom Courtyard Garden?

**A: OMWD confirmed POC for Boardroom Courtyard Garden dripline irrigation located in northeast corner of Boardroom Garden Courtyard as specified in the Contract Drawings. Photo attached for reference.**



6. Q: Will the District provide any materials? What if there are issues with plant and materials procurement?

**A: The District will provide materials and site furnishings as specified in the schedules of the Contract Drawings. The District will also provide the power supply for the waterfall fountain feature (if awarded). The Contractor shall contact the District to discuss alternatives if issues with materials procurement.**

7. Q: Will Contractors need to provide restrooms?

**A: Yes, Contractors must provide sanitary facilities in accordance with Section 00810-1.25 of the Contract Documents.**

## **ADDENDUM SECTION 2 – REVISIONS**

1. **DELETE** Project Plans, Sheet L6 (Note 20)  
**REPLACE** with Project Plans, Sheet L6 – REVISED

## **END OF ADDENDUM NO. 2**

Attachments: Project Plans, Sheet L6 - REVISED  
Pre-Bid Meeting Agenda/Minutes & Attendance Sheet

APPROVED:

**OLIVENHAIN MUNICIPAL WATER DISTRICT**



09/16/2022

Lindsey Stephenson, P.E.  
Engineering Manager

PLANTING SPECIFICATIONS

1. A. The planting plan is diagrammatic. All plant locations are approximate.  
B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant symbols take precedence over plant quantities specified.  
C. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.

2. Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work.

3. Contractor shall receive site grades at + one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced.

4. Soil level in all planters shall be a minimum of four inches (4") below edge of building screed at the conclusion of planting.

5. Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, assume that all areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:  
  
A. 4 cubic yards compost  
B. 100 pounds agricultural gypsum  
C. 15 pounds soil sulfur  
D. 25 pounds 16-6-8 slow release fertilizer

6. Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.

7. Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.

8. Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.

9. Each plant shall receive "agriform" (or equal) plant tablet as follows:  
  
1 gallon container (1) 21 gram  
5 gallon container (3) 21 gram  
15 gallon container (5) 21 gram  
per three inches (3") of boxed tree size (1) 21 gram

10. Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.

11. Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.

12. Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% compost by volume.
13. The following shall apply to the insertion and removal of stakes:  
  
A. stake all plants per detail.  
B. remove nursery stakes and ties from all container stock. Maintain side growth on all trees. Tie all vines to wall, trellis, or fence with clear nursery ties.

14. Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.

15. Contractor shall install root barriers on all new trees within eight feet (8') of walls, walkways or other hardscape areas. Root barrier shall be as manufactured by Deep Root Corporation or equivalent. Size and installation shall be per manufacturer's specifications and details. Installation of root barriers shall be a linear installation and shall NOT encircle root balls. Root barrier shall extend ten feet (10') minimum length on each side of tree requiring barriers.

16. Contractor shall install drainage chimneys in all plant pits where obstruction to root growth or drainage is encountered, such as in rock, clay or caliche. If rock is encountered where a planting is indicated, review location with Owner or Landscape Architect.

17. Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

18. All areas not planted with ground cover shall be mulched to a depth of three inches (3") at the conclusion of planting up to the edge of each plant pit. Mulch shall be decomposed shredded wood such as Forest Fines.

19. Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.

20. Contractor shall maintain all plantings for a period of *ninety (90) days* or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.

21. At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walkthrough to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.

22. The establishment period shall include the following scope of work:  
  
A. daily watering of all plant material.  
B. adjustment of sprinkler head height and watering pattern.  
C. weeding and removal of all weeds from ground cover areas, on a weekly basis.  
D. replacement of any dead, dying, or damaged trees, shrubs, or ground covers.  
E. filling and recompaction of eroded areas.  
F. filling and replanting of any low areas which may cause standing water.  
G. weekly removal of all trash, litter, clippings, and all foreign debris.  
H. at 30 days after planting, ammonium sulfate shall be applied to areas at the rate of five (5) pounds per 1,000 square feet.  
I. at 60 days after planting, and prior to the end of the establishment period, Best Fertilizer Company 16-6-8 (or equal) shall be applied at the rate of six (6) pounds per 1,000 square feet to planting areas. Additional fertilizations shall be per soil test.

23. Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.

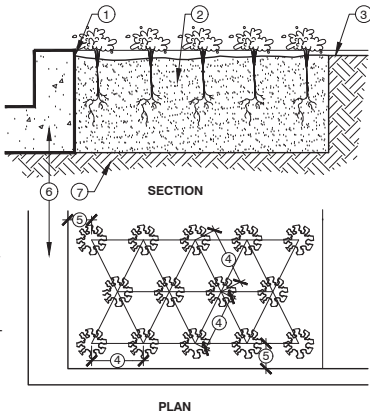
A. All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.

B. Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.

24. Note: Upon approval of final inspection by Owner, an irrigation audit must be provided by a third party certified auditor (not the designer) per City, State and Local codes.



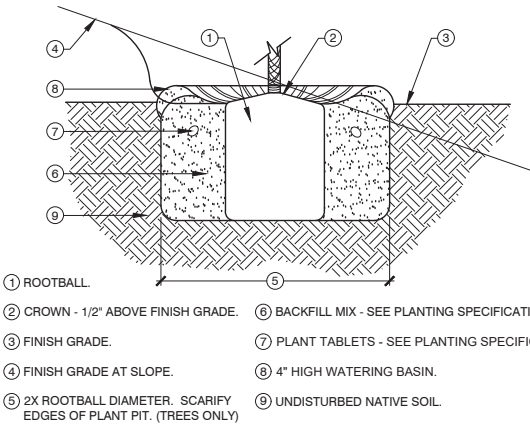
CONCEPT FOR POND. PLEASE NOTE THAT WATER FLOW TO BE TRICKLE OR ABOUT HALF FLOW AS SHOWN HERE.



- 1 2 INCHES
- 2 BACKFILL MIX. SEE SPECS.
- 3 FINISH GRADE OR WALK
- 4 EQUAL (X) - SEE PLANT LIST
- 5 EQUAL 1/2 (X)
- 6 CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
- 7 UNDISTURBED NATIVE SOIL

GROUND COVER PLANTING

NOT TO SCALE



- 1 ROOTBALL.
- 2 CROWN - 1/2" ABOVE FINISH GRADE.
- 3 FINISH GRADE.
- 4 FINISH GRADE AT SLOPE.
- 5 2X ROOTBALL DIAMETER. SCARIFY EDGES OF PLANT PIT. (TREES ONLY)
- 6 BACKFILL MIX - SEE PLANTING SPECIFICATIONS.
- 7 PLANT TABLETS - SEE PLANTING SPECIFICATIONS.
- 8 4" HIGH WATERING BASIN.
- 9 UNDISTURBED NATIVE SOIL.

SHRUB PLANTING DETAIL

NOT TO SCALE

REVISIONS	BY



SPECIAL GARDEN PROJECTS

OMWD OFFICES, ENCINITAS, CALIFORNIA

DRAWN
CHECKED
DATE
8-3-22
SCALE
JOB NO.
032-22-OMWD
SHEET
L6
OF 6 SHEETS



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## **Olivenhain Municipal Water District (OMWD) Courtyard Gardens Project**

### ***Pre-Bid Meeting Agenda/Minutes***

#### **Date and Time:**

Tuesday September 13, 2022 at 10:00 AM

#### **Location:**

OMWD Headquarters:

1966 Olivenhain Rd, Encinitas, CA 92024

#### **Attendees:**

Steve Weddle, Engineering Services Supervisor, OMWD

Andrea Scott, Engineering Technician III, OMWD

Tess Garnica, Engineering Department Assistant, OMWD

Marvin Cohen, Facilities Coordinator, OMWD

#### **1. INTRODUCTIONS & SIGN-IN**

- Sign-in sheet is attached and will be distributed via email with the meeting minutes

#### **2. THE WORK**

- The Work for this project will consist of mobilization, soil preparation, installation of automatic irrigation systems, planting, new concrete walk and patios, placing decomposed granite, placing mulch, placing beach pebble, and all other work in accordance with the Contract Documents.

#### **3. BIDS DUE**

- Bids must be stamped as received by OMWD staff before **2:00 PM on September 28<sup>th</sup>, 2022** at OMWD Headquarters, 1966 Olivenhain Road, Encinitas, CA 92024.
- The bid package shall include the following completed documents:
  - Provide a copy of the Bid Form Checklist (located in contract documents) with all required attachments.
  - Provide one (1) executed original, clearly marked on the cover and acknowledge all addenda.
  - The entire set of Contract Documents is **NOT** required to be submitted for the contractor to be considered responsive.
  - Bids and/or modifications thereto received subsequent to the hour and date specified herein will not be considered.

#### **4. KEY DATES**

- Pre-Bid Questions due to [prebid@olivenhain.com](mailto:prebid@olivenhain.com) no later than **2:00 PM on September 21, 2022**.
- Consideration of award of contract at the regularly scheduled Board of Directors meeting on **October 19<sup>th</sup>, 2022**.
- If awarded, the Notice to Proceed (NTP) will be issued once the contract documents are fully executed.
  - **Time is of the essence.**

## 5. BIDDING INFORMATION

- Contractor shall be registered with the California Department of Industrial Relations (DIR) and shall have a valid California Contractor's license.
  - C27 Landscaping.
- Contractor must maintain and provide Certificates of commercial liability insurance, workers compensation insurance, and professional liability insurance to do business in the State of California.
- California Prevailing wage rates apply, and certified payroll records shall be provided to OMWD with each monthly billing.
- The bidding documents are posted on OMWD's website at [www.olivenhain.com](http://www.olivenhain.com).
  - Select the "Construction Projects" Tab, choose the "Upcoming Projects and Planning Resources" section and scroll down to "Capital Improvement Projects - Bidding Opportunities" to access the document links.

## 6. BID SCHEDULE

- There are two (2) Bid Schedules (A & B) that will be the basis for award:
  - Schedule A – Boardroom Courtyard
  - Schedule B – Lunch Room Courtyard
- There is one (1) additive alternative bid schedule
  - Schedule B1 – Waterfall Feature
- Construction schedule is eighty-four (84) consecutive calendar days from issuing NTP.
  - Boardroom Courtyard shall be completed within fifty-six (56) consecutive calendar days from issuing NTP
  - Lunch Room Courtyard shall be completed within twenty-eight (28) consecutive calendar days from the date of Notice of Substantial Completion of Boardroom Courtyard.
- Acknowledgement of Addenda is mandatory

## 7. ADDITIONAL ITEMS TO CONSIDER

- Hours of Work Monday through Friday - 8:00 AM to 4:30 PM (*Full Owner Occupancy*)
  - Absolutely no equipment shall be started or warmed up prior to 8:00 AM or after 4:30 PM
  - Saturday, Sunday, and nighttime work requires prior written approval by OMWD
  - No work on OMWD recognized holidays
  - No work that interferes with normal scheduled business, including District Board and Safety Meetings
- All concrete pours shall be coordinated with OMWD and completed on weekends and non-office hours.
- Contractor will be subject to limited access in and around the existing building for courtyard access as shown in Exhibit A of the Contract Documents.
- Contractor shall coordinate with District personnel prior to construction for Photo documentation of pre-existing conditions.
- One-year guarantee
  - Plant establishment shall not be subject to the one-year guarantee
- Liquidated Damages- \$1500/day beyond contract, \$3,000/day beyond authorized highline duration
- Sequence of work
  - The Boardroom courtyard shall be completed first within 8 weeks of NTP. The Central Lunchroom courtyard shall be completed within 4 weeks following completion of Board Courtyard

**8. OMWD CONTACT INFORMATION**

- Pre-Bid Questions to: [prebid@olivenhain.com](mailto:prebid@olivenhain.com)

**9. OPEN AGENDA**





## Pre-Bid Meeting Sign-In Sheet

**Olivenhain Municipal Water District (OMWD) Courtyard Gardens Project  
September 13, 2022**

Name	Title	Company	Phone	Email
Manuel Pineda	Supervisor	AZTEC LANDSCAPING	619 726-3517	mpineda@azteclandscaping.com
Felipe Torres	Supervisor	PWLC 1	760 594 4891	Ftorres@PWLC1.
Richard covering for Tony Neglia	Tony Neglia Director of field operations	Makelele Systems	(760) 638-6012	aneglia@makelelesystems.com
Rock Turner	BD	MARINA LNS. INC.	714-939-6600	LTurner@marinans.com
Amir Butta	Project Engineer	Blue Pacific Engineering	858-956-1456	Richard@bluepacificeng.com