



February 3, 2026

NOTICE TO ALL PROPOSER

SUBJECT:

FACILITIES CONDITION ASSESSMENT AND MASTER PLAN

ADDENDUM NO. 1

This addendum modifies the original Request for Proposal package. Any questions regarding this addendum should be addressed to Tuan Pham at 714-548-3456 or tpham@westminster-ca.gov.

- 1. The Proposal due date has been revised to February 20, 2026, at 4:00 p.m.**
- 2. Replace page 15 with the scope of work on the revised page 15.**
- 3. Replace Attachment B with the revised Attachment B.**

Tuan Pham, P.E.
Maintenance and Utilities Manager

SCOPE OF WORK

The approach and methodology are open to the Proposer's best judgment given similar successful experiences for other agencies, but must include the following at a minimum:

- Comprehensive facilities condition assessments for the facilities listed on **Attachment B**.
- Inventory of all major building equipment and provide data in a format (xlsx or csv).
- Provide corrective recommendations.
- Provide preventative maintenance recommendations.
- Provide cost estimates for all recommended corrective work and preventative maintenance work.
- Short-Term Capital Improvement Project (CIP) Program Priority Schedule (5 Year).
- Long-Term CIP Program Priority Schedule (6-20 Years).

The summary report shall include the following components at a minimum:

- Building name, year built, gross square footage, walls, doors, windows, flooring, ceiling, stairs, elevators, foundation, structural frame.
- Roof type, condition, insulation, flashing.
- Shade canopies, restroom facilities, gross square footage, roof type, **buildings, block walls, tables, benches, playground and outdoor exercise equipment.**
- HVAC systems, boilers, chillers, controls, ductwork, plumbing systems, water heaters, fire suppression.
- Electrical systems, transformers, panels, generators, interior and exterior lighting, security systems, data/network infrastructure.
- Fire alarms, sprinklers, emergency exits, ADA accessibility, hazardous materials, seismic bracing.
- Audio-visual, intercom, access control, CCTV.
- Facility Condition Index (FCI) measurement to illustrate the relative condition of all facilities.

The assessment reports shall be formatted to present individual facility recommendations as well as overall CIP recommendations.

Site Inspections - Proposers are encouraged to inspect the facilities listed in **Attachment B** to ascertain the level of effort needed to meet the scope of work's requirements. Please contact Adolfo Andrade, Building Maintenance Supervisor, at (714) 548-3673 to schedule access to facilities for inspection.

Attachment B Facilities List

REVISED FEBRUARY 2, 2026

CITY-OWNED FACILITIES	USE	ADDRESS	SQUARE FEET
WESTMINSTER CIVIC CENTER	CITY HALL ADMINISTRATION	8200 WESTMINSTER BOULEVARD	14,578 S.F.
WESTMINSTER CIVIC CENTER	COMMUNITY SERVICES/SENIOR CENTER	8200 WESTMINSTER BOULEVARD	24,007 S.F.
WESTMINSTER CIVIC CENTER	POLICE DEPARTMENT	8200 WESTMINSTER BOULEVARD	88,000 S.F.
WESTMINSTER CIVIC CENTER	COUNCIL CHAMBERS	8200 WESTMINSTER BOULEVARD	4,900 S.F.
CITY YARD	PUBLIC WORKS MAINTENANCE FACILITY	14381 OLIVE STREET	31,717 S.F.
WPD TRAINING FACILITY	OFFICE/SHOOTING RANGE	7351 HAZARD AVENUE	20,864 S.F.
FAMILY RESOURCES CENTER	LOCATED AT SIGLER PARK	7200 PLAZA STREET	4,636 S.F.
FIRE STATION #64	ORANGE COUNTY FIRE AUTHORITY	7351 WESTMINSTER BOULEVARD	15,400 S.F.
FIRE STATION #65	ORANGE COUNTY FIRE AUTHORITY	6061 HEFLEY STREET	6,000 S.F.
FIRE STATION #66	ORANGE COUNTY FIRE AUTHORITY	15061 MORAN STREET	4,480 S.F.
BLAKEY PARK	HISTORICAL SOCIETY	8612 WESTMINSTER BOULEVARD	10,200 S.F.
CLOCK TOWER	CLOCK TOWER	8200 WESTMINSTER BOULEVARD	150 S.F.
LEASED CITY FACILITIES	USE	ADDRESS	SQUARE FEET
ROSE CENTER	THEATER & BANQUET CENTER	14140 ALL AMERICAN WAY	33,839 S.F.
MIRIAM WARNE COMMUNITY BUILDING		14491 BEACH BOULEVARD	4,800 S.F.
BOYS AND GIRLS CLUB		14400 CHESTNUT STREET	17,741 S.F.
COMMUNITY THEATER		7272 MAPLE STREET	3,375 S.F.
POST OFFICE		13761 GOLDENWEST STREET	14,561 S.F.
WESTMINSTER LIBRARY		8180 13th STREET	20,100 S.F.
WATER FACILITIES	USE	ADDRESS	
WATER RESERVOIR	TWO 8-MILLION GALLON TANKS	14510 HOOVER STREET	
WELL 107A		14582 HUNTER LN, MIDWAY CITY	
WELL #75		13369 GOLDENWEST STREET	
WELL SC-4		6491 KIOWA RD	
WELL #4	ELDEN F. GILLESPIE PARK	9801 MCFADDEN AVE	
WELL #3		16330 WOODRUFF ST	
WELL R-2		6101 HEFLEY STREET	
WELL R-1		8210 JASMINE DRIVE	
WELL #125	BOLSA CHICA PARK	13660 UNIVERSITY STREET	

CITY PARKS	ELEMENTS	ADDRESS	TOTAL ACREAGE
BOLSA CHICA PARK	SHADE CANOPY, RESTROOMS, BUILDINGS, BLOCK WALLS, TABLES, BENCHES	13660 UNIVERSITY STREET	4.6 AC.
BOWLING GREEN PARK	SHADE CANOPY, BUILDINGS, BLOCK WALLS, TABLES, BENCHES	14700 BOWLING GREEN STREET	3.2 AC.
BUCKINGHAM PARK	SHADE CANOPY, BUILDING, RESTROOMS, BLOCKWALLS, TABLES, BENCHES	6502 HOMER STREET	5.0 AC.
CASCADE PARK	PLAYGROUND, BLOCK WALLS, TABLES, BENCHES	14100 CASCADE STREET	2.2 AC.
CLOVERDALE PARK	PLAYGROUND, SHADE CANOPY, BLOCK WALLS, TABLES, BENCHES	9721 CLOVERDALE AVENUE	2.0 AC.
COLLEGE PARK	PLAYGROUND, SHADE CANOPY, BLOCK WALLS, TABLES, BENCHES	15422 VERMONT STREET	3.9 AC.
CORONET PARK	PLAYGROUND, SHADE CANOPY, BLOCK WALLS, TABLES, BENCHES	15251 OAKCLIFF DRIVE	2.0 AC.
ELDEN F. GILLESPIE PARK	PLAYGROUND, RESTROOMS, BUILDINGS, BLOCK WALLS, TABLES, BENCHES	9801 MCFADDEN AVENUE	3.6 AC.
FRANK G. FRY PARK	PLAYGROUND, BLOCK WALLS, TABLES, BENCHES	7481 21 ST STREET	4.3 AC.
GOLDENWEST PARK	PLAYGROUND, EXERCISE EQUIPMENT, SHADE CANOPY, BUILDING, BLOCK WALLS	13200 SISKIYOU STREET	1.8 AC.
JOHN LAND PARK	PLAYGROUND, TABLES, BENCHES	15151 TEMPLE STREET	
LIBERTY PARK	PLAYGROUND, SHADE CANOPY, RESTROOMS, BLOCK WALLS, TABLES, BENCHES	13900 MONROE STREET	6.0 AC.
MARGIE L. RICE PARK	PLAYGROUND, SHADE CANOPY, RESTROOMS, BLOCK WALLS, TABLES, BENCHES	6060 HEFLEY STREET	1.8 AC.
NEWCASTLE PARK	PLAYGROUND, SHADE CANOPY, BLOCK WALLS, TABLES, BENCHES	14720 KENT STREET	2.1 AC.
OASIS PARK	PLAYGROUND, BLOCK WALLS, BENCHES	8612 OASIS AVENUE	0.2 AC.
TONY LAM PARK	PLAYGROUND, SHADE CANOPY, RESTROOMS, BLOCK WALLS, TABLES, BENCHES	8301 WEST MCFADDEN AVENUE	5.0 AC.
RUSSELL C. PARIS PARK	PLAYGROUND, SHADY CANOPY, BLOCK WALLS, TABLES, BENCHES	8600 PALOS VERDES AVENUE	11.9 AC.
SID GOLDSTEIN FREEDOM PARK	PLAYGROUND, RESTROOMS, BUILDING, BLOCK WALLS, TABLES, BENCHES	14180 ALL AMERICAN WAY	1.6 AC.

SIGLER PARK	PLAYGROUND, SHADE CANOPY, RESTROOMS, BUILDING, TABLES, BENCHES	7200 PLAZA STREET	6.0 AC.
VIRGINIA K. BOOS PARK	PLAYGROUND, BENCH, BLOCK WALLS, FENCE	13831 HAMMON PLACE	0.4 AC.
RUSSELL PARIS PARK	PLAYGROUND, SHADE CANOPY, BLOCK WALLS, TABLES, BENCHES	8582 PALOS VERDES AVENUE	11.9 AC.
WESTMINSTER PARK	PLAYGROUND, EXERCISE EQUIPMENT, RESTROOMS, BUILDING, BLOCK WALLS, TABLES, BENCHES	14402 MAGNOLIA STREET	8.8 AC.
WESTMINSTER VILLAGE PARK	PLAYGROUND, BLOCK WALLS, TABLES, BENCHES	5300 TATTERSHALL AVENUE	2.6 AC.