



**Compiled Questions and Answers from the
Part I, feasibility study on the Ojai Permanent
Supportive Housing Project at: 611
S. Montgomery St. Ojai, CA 93023**

August 15, 2025

	QUESTION:	ANSWER:
1	Will a contractor's participation in, and the quality of their response to, Part 1 (Feasibility Proposal) be considered in the evaluation or scoring of proposals in Part 2?	No. Contractors are expected to submit their final proposal for consideration in Part 2.
2	Will selection in Part 2 be based solely on the lowest responsible bidder (per public contracting code), or will qualitative factors from Part 1 be weighted in the final decision?	Per the California Public Contracting Code, selection in Part 2 will be based on the lowest bidder that meets or exceeds the project objectives and requirements.
3	Can you confirm whether all Part 1 participants will be invited to submit for Part 2, or if there will be a down-selection?	Yes, all qualified participants will be invited to submit their bids for the final Notice of Invitation to Bid in Part 2.
4	If any evaluation criteria, weighted scoring rubrics, or qualitative rankings are being used to determine bidder qualifications or lowest responsible bidder status, please provide them.	Any such information will be provided in the Notice of Invitation to Bid for Part 2.
5	Will there be a DignityMoves Form of Agreement provided?	This will be provided in part 2 of this exercise - currently projected to be in November 2025.
6	Will there be a Disclosure of Employee Relationships and Financial Interests required?	This will be provided in part 2 of this exercise - currently projected to be in November 2025.
7	Will there be a Certificate of Non-Discrimination provided?	This will be provided in part 2 of this exercise - currently projected to be in November 2025.
8	Will there be a scope of service provided?	This will be provided in part 2 of this exercise - currently projected to be in November 2025.
9	Our understanding of building materials that are natural, bio-based material with low carbon include; Wood framed structures, Bamboo floorings, Concrete and steel with recycled content. Will other materials be considered?	Current project specification is Durra Panel. Substitutions may be submitted for review and evaluation. The project may utilize alternative systems at a later date.
10	Our understanding of renewable energy sources include; Photovoltaic systems, Energy efficient HVAC equipment, water heating, low water use plumbing fixtures, and lighting systems. Will other materials be considered?	Substitutions may be submitted for review and evaluation. The project may utilize alternative systems at a later date.
11	Is a project schedule required since not all project information is available to develop one at this time?	Yes, provide your best estimation of project duration based on the information provided.
12	Please confirm the required type for data/communications (Cat 6, or Cat 6A) and any requirements for patch panels, racks, or pathways.	Please propose as the base cost estimate, to furnish and install all material needed to meet the minimum specification provided at this DD stage. If a higher material specification is recommended, please provide add/alternate pricing for each item specifically. A detailed specification will be provided at the time of part 2.
13	Are there preliminary requirements for access control, CCTV, or intrusion systems? Also, please confirm if the CCTV scope includes providing cameras and equipment or only the wiring infrastructure.	Please propose as the base cost estimate, to furnish and install all material needed to meet the minimum specification provided at this DD stage. If a higher material specification is recommended, please provide add/alternate pricing for each item specifically. A detailed specification will be provided at the time of part 2.
14	Should structure cabling to Wi Fi access points be included in our scope?	Please propose as the base cost estimate, to furnish and install all material needed to meet the minimum specification provided at this DD stage. If a higher material specification is recommended, please provide add/alternate pricing for each item specifically. A detailed specification will be provided at the time of part 2.

There are 3 separate, and conflicting lighting fixture schedules, with conflicting fixture locations on the Electrical set (E-1, E-3, E-4), the Architectural set (A6.1, A6.2) and the Landscape set (L-9) (L-10) (L-11). Please provide a complete and accurate lighting plans, or help clarify scope for budgeting.	Please propose as the base cost estimate, to furnish and install the least expensive fixture to meet the minimum specification provided at this DD stage. Provide add/alternate pricing for other fixture type specifically. A detailed specification will be provided at the time of part 2.
Please provide a complete set of phone / TV drawings with device locations showing the infrastructure to the units.	Based on the level of detail provided in the DD set please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.
Please provide a complete set of electrical drawings for the HVAC equipment.	Based on the level of detail provided in the DD set please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.
Please provide a complete set of electrical drawings for the storage building.	Based on the level of detail provided in the DD set please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.
Please provide a complete set of electrical drawings and specifications for the CCTV system.	Based on the level of detail provided in the DD set please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.
The single line drawing doesn't show an electrical panel for the storage building. Is one required ?	Based on the level of detail provided in the DD set please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.
The electrical plans are missing the site lighting shown on sheet L-10. Please clarify the scope of work.	Yes, the part I base cost estimate should include all fixtures shown at this time. A detailed specification will be provided at the time of part 2.
The single line diagram shows 3-phase 208V panels feeding into a 400A single-phase 240V bus, which is not feasible. Could you please confirm the correct grid voltage at the solar tie-in point?	Based on this DD stage of the plans, discrepancies are bound to occur. Please propose an appropriate cost estimate to meet the minimum specification based on your best understanding in this part I. A detailed specification will be provided at the time of part 2.
Is there enough space provided on the west side of the building, where the new meter and electrical equipment are planned to mount the solar equipment?	Based on this DD stage of the plans, please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.
Is there a soils report for the site?	The soils report is available for download at the city of Ojai's landing page. https://drive.google.com/file/d/1VYg6LzsGtjKNQsZS3VwRQaVCOhz_c82/view
Should all windows be tempered?	Yes, a detailed specification will be provided at the time of part 2.
Specifications state color to be black/black but the schedule states dark bronze. Which one?	Please propose as the base cost estimate, to furnish and install the least expensive finish provided at this DD stage. Provide add/alternate pricing for the other finish. A detailed specification will be provided at the time of part 2.
Are the straw panels required or can this be drywall?	Yes, the part I base cost estimate should include Durra panel at all locations shown at this time. Alternative materials may be reviewed and selected in part 2.
Do you know the thickness that is required for the compact straw panels?	Based on the level of detail provided in the DD set please provide a cost estimate using a 2" Durra panel as typical. A detailed specification will be provided at the time of part 2.
Is Durra panel compatible with the architects design?	Yes - the Durra panel is the basis of design.
Please provide detail for attaching and finishing the straw panels.	Based on the level of detail provided in the DD set please propose an appropriate cost estimate to meet the minimum specification. A detailed specification will be provided at the time of part 2.