



**Compiled Questions and Answers from Part 2, RFP for  
the City of Ojai and DM Ojai Permanent Housing  
Project**

	QUESTION FROM BIDDER:	ANSWER:	DATE:
1.00	Page 17 of 66 of the Introduction to Procurement and Contracting Documents, Item 1.7.1, requires three most recent audited financial reports. This requirement is new to this final round of bidding, is unusual and is expensive, and time consuming to provide. Will reviewed financials be acceptable, in lieu of audited financials?	Reviewed financials are acceptable.	11/21/2025
2.00	On the Bid Schedule (page 41 of 66) there is a column titled "Payment Reference" please clarify what needs to be listed in this column.	Bid schedule is described under <b>Section H Bid Prices</b> paragraph 4 page 11 of 66. Payment reference should be any notation needed to clarify.	11/21/2025
3.00	Can we get an unprotected pdf of the pages 1 - 66 portion of the specs? We would like to be able to separate the bid docs from the bond documents.	Attached to this email to all bidders.	11/21/2025
4.00	Page 16-18 of 66 of the RFP lists items to submit for the proposal which have also been previously submitted in earlier rounds of pre-qualification, are these items to be re-submitted?	Yes please. Resubmit all in the order as listed for our ease of reference and review.	11/21/2025
5.00	Please confirm pages 27 of 66 through page 64 of 66 are to be submitted as the proposal with the exception of the performance and payment bond on pages 42 - 47.	All forms included are to be completed and submitted with bid package.	11/21/2025
6.00	Page 20 of 66 Specs state self-performance requirement 50% except designated specialty items. Please confirm the 50% self-perform requirement will be removed, or designate the specialty items as we have not found where the specialty items are listed.	"Specialty items" as deemed necessary by the Contractor to NOT be self performed should be listed by category and will be subject to our review and acceptance. "Specialty items" may include any/all typical subcontracted scope packages that the GC does not customarily self perform.	11/21/2025
7.00	Please clarify all areas on RCP sheets A6.1 and A6.2 showing grey shaded areas are to have Acoustic Panels as noted in the legend, where the finished schedule sheet A2.11 only calls for "Gathering Space" Room #2 to have Acoustical Panels.	12/04/25 DJAA: Sheet A6.1 correctly shows the scope of the acoustic ceiling panels.	12/4/2025
8.00	Details 2 & 4/A2.6 call for keynote 4 for the walls. Keynote 4 calls for grab bars on this sheet. Please clarify what this wall finish is.	12/04/25 DJAA: Keynote 4 "TYP" on sheet A2.6 is incorrect and should be keynote 9, indicating FRP Wall Paneling through out the restroom walls.	12/4/2025
9.00	Sheet A2.7 has keynotes 20 and 21 called out but no keynote description is provided. Please clarify.	12/04/25 DJAA: The oval-shaped Keynotes 20 and 21 on sheet A2.7 refer to "Assembly Keynotes" that appear on Sheet A3.0, which describes the concrete floor assemblies.	12/4/2025
10.00	Please clarify if all glass needs to be tempered or just one lite to meet California's Wildland urban interface code?	12/04/25 DJAA: All glass to be tempered.	12/4/2025
11.00	Please clarify windows that have grids are grids between glass? Or simulated divided lights?	12/04/25 DJAA: Both grilles between the glass and/or simulated divided lites are acceptable. Pella Impervia fiberglass windows (or equal) are specified and are only available with grilles between the glass, however alternate manufactures will be considered and simulated divided lites would be acceptable (and preferred if cost competitive).	12/4/2025
12.00	Please confirm the stud sizes for all exterior and bearing walls, as they cannot be located on architectural or structural plans, or in project specifications.	12/04/25 DJAA: Exterior and bearing walls to be framed with 2x6 lumber.	12/4/2025
13.00	Please provide adhesive and mechanical attachment specifications for Durapanel compressed straw panels. What type and size of screws and what screw spacing is required?	12/04/25 DJAA: Note Interior Wall Type Legend on Sheet A3.0, Wall Type 2 Note 5. #12 Wood Screws to be provided at 12" o.c. along top and bottom plate only. Vertical Joints of panels to be joined with biscuit joints provided by CSP manufacturer. No adhesive is required.	12/4/2025
14.00	Please provide specifications for how to finish taped and untaped panel joints. How are the screw holes to be covered? How far off the floor do these panels have to be when installed? Are these panels to be finish taped like drywall? Are seams that have the aluminum sealing tape to be covered with wood battens to hide the tape? Product specs provided by Durapanel provide several options: As this is a competitive bid, we need direction from ownership/design team.	12/04/25 DJAA: All screw holes will be covered by trim at the top and bottom of the walls. The Manufacturer provides a 35mm base plate spacer and recommends 10mm space for ease of installation. Panels do not require finish taping and can be painted directly, with the biscuit-joined factory panel joints remaining visible. The field cut ends that receive aluminum tape must be covered with trim (top and bottom of walls if req'd).	12/4/2025

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15.00	On page "10 of 66" Exhibit E Project Manual, it states in section F "Proposals shall be made on the forms enclosed in Appendix A of the specifications" please confirm the forms are located in Appendix 1	Correct. All forms are included in Appendix 1 of the Division o Section of the Project Manual.	12/4/2025
16.00	On page 39 of 66" Exhibit E Project Manual, it states "For a description of the work associated with each bid item, see SECTION G - SPECIAL PROVISIONS" can you clarify which document includes Section G - Special Provisions? I don't see it in the project manuals and the Exhibit G issued with the bid documents is titled: CITY OF OJAI CITY COUNCIL RESOLUTION NO. 25-__	Disregard this sentence. There is no description of work provided for each bid item.	12/4/2025
17.00	We (Specialty Construction) have experience delivering a wide variety of Public Works projects, and have often found that the Skilled Trained Workforce requirements typically apply to Alternative Delivery projects. This project has a Skilled Trained Workforce requirement spelled out in the RFP, specifically page 8 of 66. However, Article 2.6 of the Cabin Village DRP, and Exhibit F the DMA, both reference the standard Apprenticeship requirements as outlined in Labor Code Section 1777.5. Can you please verify and confirm if Skilled Trained Workforce is required, or if Labor Code Section 1777.5 governs?	Both requirements apply to the project. The Labor Code section 1720-1891 applies because the project is a public work. The skilled and trained workforce requirements apply because the project is a design-build procurement for a public works project in excess of one million dollars.(see Ca. Public Contracting Code section 22164(c)(1))	12/11/2025
18.00	In Exhibit E, Volume #01, page "16 of 66" the Proposal instructions section 1.3.5 lists "Proof Respondent meets Minimum Requirements". Staples Construction has been prequalified, please clarify what is to be submitted for this section as "Proof Respondent meets Minimum Requirements".	Correct. Pre-qualification implies that you have met the minimum requirements.	12/4/2025
19.00	In Exhibit E, Volume #01, page "41 of 66" the bid schedule doesn't list any Item Description, please provide the Items to be listed on the Bid Schedule or may we submit the Staples Construction standard descriptive Schedule of Values form?	Standard Schedule of Values Template is acceptable.	12/4/2025
20.00	Page E-1 symbol list, telephone/Computer/Data outlets are not clear on how many cables per outlet location. Please specify how many cables per location.	This will be confirmed in the future based on operator requirements and may or may not result in additional scope for your work. Your bid should include only what is shown on plans.	12/11/2025
21.00	Which type of cable, for example Cat 5, Cat 6, Cat6A, are to be used?	This will be confirmed in the future based on operator requirements and may or may not result in additional scope for your work. Your bid should include only what is shown on plans.	12/11/2025
22.00	Is a cable tv outlet required and if so, where?	This will be confirmed in the future based on operator requirements and may or may not result in additional scope for your work. Your bid should include only what is shown on plans.	12/11/2025
23.00	What type of faceplate is to be used per Tel/Comp./Data location?	This will be confirmed in the future based on operator requirements and may or may not result in additional scope for your work. Your bid should include only what is shown on plans.	12/11/2025
24.00	Please indicate the location of the MDF area for the project, (where LV cabling will originate, boards located.)	Mechanical Room	12/11/2025
25.00	Please advise if there is going to be a patch panel for LV cabling. If so, what kind and size of cabinet/rack?	This will be confirmed in the future based on operator requirements and may or may not result in additional scope for your work. Your bid should include only what is shown on plans.	12/11/2025
26.00	Is GC to provide patch cords? If so, what length and color?	No	12/11/2025
27.00	Is conduit to be provided for LV cabling or can it be free wired on J hooks?	J hooks are acceptable at accessible ceiling locations.	12/11/2025
28.00	Is there any prequalification requirement for the LV subcontractor?	No	12/11/2025
29.00	Can specifications for Telephone/Computer/Data be provided?	This will be confirmed in the future based on operator requirements and may or may not result in additional scope for your work. Your bid should include only what is shown on plans.	12/11/2025
30.00	Raised planters are shown on L-3.1 and are called out in note 3as CMU: Do these planters have fully grouted cells, rebar and concrete footings? If so, please provide footing/rebar details.	See attached SK-1 providing detail to describe this element, including notation for stucco detail and color.	12/11/2025
31.00	Note 3 on L-3.1 states that the exterior of the CMU planters is to match the building: Are these to receive stucco with integral color?	See attached SK-1 providing detail to describe this element, including notation for stucco detail and color.	12/11/2025
32.00	The original Dropbox has (3) three new documents saved after the original issue of the link. Are they to be included in bid documents, please note if these are for reference only or if they are an Addendum? Ojai PSH-issue for permit arch siteplan-floorplans110725 Ojai PSH-issue for permit plumbing110725 Ojai PSH-issue for permit civil110725	No. Only documents to be used for bidding purposes are those distributed on 11/7/25. Any other documents that may be located in dropbox folder are to be disregarded.	12/11/2025
33.00	Financial information is confidential, can we submit direct from accounting 3 years of reviewed financials via email in lieu of physical printed copies and in lieu of financials on the thumb drive? If so please provide the email to send financials direct.	Reviewed financials are acceptable. This question was clarified and response issued on 11/21/25	11/21/2025
34.00	Please provide the items listed in In Exhibit E, Volume #01, Appendix II, I'm unable to locate: D.4 - Project Conditions D.5 - Workers Compensation Insurance Certificate D.6 - Insurance Endorsement	D.4 Project conditions as described in AIA A104 and per response item 80.0 below. D.5 Page number 52 of 66, Point number 2 covers the certification for workers compensation insurance. D.6 Insurance Endorsement form is included on Page 63 of 66 in Exhibit E Volume #01.	12/19/2025
35.00	The AIA A104 lists contract documents but they are not furnished for review, please provide Exhibit I - Forms of Bonds, & Exhibit D - Labor Rates.	Bond forms appear in Div o and are not attached to the AIA A104. Similarly there are no labor rates required to be listed.	12/19/2025

	<b>QUESTION FROM BIDDER:</b>	<b>ANSWER:</b>	<b>DATE:</b>
36.00	In Exhibit E, Volume #01, labeled page "17 of 66" section 1.7.3 requires "a letter from bonding company stating Proposer's bonding limits and bond rating and confirming Proposer has the bonding capacity required by paragraph 4.4 of the Scope of Work", I don't see the "Scope of Work" or "paragraph 4.4, can you clarify what is the requirement?	P&P bonds will be required of successful bidder upon award as outlined on page 14 of 66 Exhibit E Volume #01. Disregard SOW reference to paragraph 4.4.	12/19/2025
37.00	In Exhibit E, Volume #01, labeled page "17 of 66" section 1.7.4 states "Provide a letter from insurer confirming Proposer's insurer will provide insurance coverages required by sample agreements in Section D." Please clarify required insurance coverages, I do not find "Section D".	Insurance requirements are as described on pages 48,49 and 50 of 66 Exhibit E Volume #01.	12/19/2025
38.00	Addendums are to be acknowledged on the bid and also via a confirmation email to Maureen & the City contact. Please provide email of the city contact.	City Manager Ben Harvey- email: ben.harvey@ojai.ca.gov tel: 805 646 5581	12/19/2025
39.00	The RFP includes Payment & Performance bonds, it also states to submit an example of P&P bonds, & it also states in Exhibit E, Volume 1, labeled page "8 of 66": "Bond Requirements Payment and Performance Bonds on the forms attached to the Development Management Agreement attached hereto will be required by the selected Contractor for any construction work performed." These P&P bonds are generally not completed until awarded. Please confirm if we can submit the P&P bonds on Staples standard form. Please confirm we can submit upon award versus with the bid packet.	P&P bonds will be required of successful bidder upon award as outlined on page 14 of 66 Exhibit E Volume #01.	12/19/2025
40.00	Please verify the bid opening date and time.	<b>Bid submission date has been extended by one week to Friday January 16, 2026. Bids are due at 4:00 and bid opening will occur at City Hall immediately after at approximately 4:15 PM with members of the public and bidders welcome to attend.</b>	12/19/2025
41.00	Sheet L-3.4 shows an atrium drain system in the courtyard, and a note says see civil plans for connection to civil drainage, but this is not shown on civils: Please provide the civil detail for that connection.	See attached SK-2	12/19/2025
42.00	Detail 7/S3.2 shows the building slab extending into the courtyard, becoming what is essentially an exterior concrete sidewalk with a thickened edge. This condition also extends through the breezeway at the main entrance. As it will be difficult to protect this finished surface while the building is being constructed, can a construction joint be built at grid lines 2, 3, B and C, and at the East and West walls of the main entrance breezeway, between grids A and B? If so, the exterior and breezeway portions of "exterior" slab can be poured after the heavy building work is completed...	12/12/25 DJAA & SSF Response: construction joints at proposed locations are acceptable, refer to 12/S3.1 for construction joint detail.	12/19/2025
43.00	For bidding purposes, please provide total wall heights for the retaining wall/walls called-out by note 9 on civil sheets 2 and 5 of 11. In other words, we need elevation of top of footing and elevation of top of wall, that can be used to bid the work apples to apples, as the separate retaining wall plans are not yet available.	See exhibit dated 12/11/2025 for wall heights	12/22/2025
44.00	Please show tops of walls and top of footings elevations where retaining walls are shown at site stairs.	See exhibit dated 12/11/2025 for wall heights	12/22/2025
45.00	Please show tops of walls and tops of footings where grade drops downhill from the switchback ramp.	See exhibit dated 12/11/2025 for wall heights	12/22/2025
46.00	Where the ramp switches back up the hill, no retaining walls are shown. The grade is very steep between ramp sections: Are retaining walls or stem walls required in these locations?	See exhibit dated 12/11/2025 for wall heights	12/22/2025
47.00	Please provide dimensioning and structural details for site concrete stairs shown on civil sheet 4 of 11.	See SSK-1 from SSF Structural Engineer for stair detail.	12/22/2025
48.00	Note 1 on A2.3 says to connect courtyard downspouts to the courtyard drainage system, see landscape and civil drawings, which don't show that connection. Please provide details and locations for this tie-in.	Tie-in location as shown on revised Composite Utility Plan dated 12/11/2025 with a tee.	12/19/2025
49.00	According to Test Pit Log #1-4 in the Soil Report, the earth material consists of sandy clay with gravel up to 1 inch across, cobbles from 3 to 5 inches across, and boulders up to 2 feet across. Please confirm whether these conditions are typical of the native soil at the job site. Additionally, would this area be considered rocky? If it is rocky soil, is imported topsoil required for this project? Please provide the depth for imported topsoil if required.	Landscape addresses soil preparation (amended top soil or similar) in relation to planting. Structural and civil to address imported topsoil for fill or similar purposes.	12/19/2025
50.00	Refer to the Plant Schedule on sheet L-4.1, which lists the turf sod as <b>Delta Heartland 90/10 Tall Fescue Blend</b> . However, detail 3/L-4.10 indicates <b>Kikuyu sod</b> . Please confirm that the new sod should be <b>Delta Heartland 90/10 Tall Fescue Blend</b> ."	Confirmed: Delta Heartland 90/10 Tall Fescue SOD. (Detail updated).	12/19/2025
51.00	On sheet L4.8, lawn soil preparation, courtyard plant preparation, backfill mix for trees & shrubs and horizontal root channels for olive tree all includes installation of potting soil mix and hardware cloth for raised bed . Please confirm these required installation is only for raised garden bed.	Confirmed: Agromin Potting soil and hardware cloth required for raised beds only (Sheet L4.8 updated).	12/19/2025
52.00	On sheet L4.8, lawn soil preparation and courtyard plant bed preparation indicate amended topsoil from Agromin. Please confirm imported amended topsoil is required for lawn and also provide the depth for imported amended soil for these areas.	Agromin Amended Topsoil is required for lawn preparation. Depth of amended topsoil: 2" (Detail updated).	12/19/2025

	QUESTION FROM BIDDER:	ANSWER:	DATE:
53.00	Refer to Detail 9 – Raingarden on Sheet L-4.10. The 18-inch depth of the bottom lift notes “see specification on Sheet L-4.0.” However, Sheet L-4.0 does not indicate a soil type for the bioswale. Please confirm whether the amended topsoil specified for graded planting beds per section 32 93 00 part 2.01.I should be used for the bioswale. If not, please provide the required bioswale soil type.	Bioswale soil type updated on sheet L-4.10. (Sheet L-4.0 updated)	12/19/2025
54.00	Refer to sheet L-5.0 for the Master Irrigation Plan. The mainline at the entrance from S. Montgomery Street does not appear to be connected to the mainline from the point of connection at the water meter. Please clarify.	Water meter is located on Ventura Street. Mainline point of connection is located adjacent to trash enclosure/utility area on plans (Verified on sheet L-5.0).	12/19/2025
55.00	Per Section 329300, Part 3.03/D/11, planting holes for California native plants are to be backfilled with a mixture of 3 parts on-site soil and 2 parts of mature compost. The specification requires that the mature compost be tested in accordance with Section 02900. However, Section 02900 was not included in the contract documents. Please confirm whether <b>Compost 100</b> meets the requirements for the mature compost specified for use with California native plants.	Confirmed: Compost 100 meets the requirement of mature compost.	12/19/2025
56.00	Refer to the Irrigation Schedule on sheet L-5.0. The controller model indicated “ <b>Hunter IC-0600-M</b> ,” is a conventional wire system. However, Specification Section 328000, Part 2.01/J, specifies that the connection between the controller and the control valves shall be a 2-wire system. Additionally, the I-Core controller model has been discontinued. Please confirm the required wiring system for the irrigation controller ( traditional or 2-wire system) and provide a recommended replacement controller model.	Confirmed: 2- wire system Controller: Hunter ICC2, 16 station, wall mount (Updated sheet L-5.0)	12/19/2025
57.00	Refer to the Irrigation Schedule on sheet L-5.0. The backflow preventer model indicated is “ <b>Febco 825Y, 1½-inch</b> .” However, Febco does not produce the 825Y model in a 1½-inch size. Please clarify.	Replace Febco backflow device with: Wilkins 975 XL2 (1 1/4" Lead Free Back Flow Device) (Updated sheet L-5.0)	12/19/2025
58.00	Refer to the Irrigation Plans on sheets of L-5.1 and L-5.2. The lateral line material is called out as Class 200 in sizes ½ inch and 1 inch. However, Class 200 pipe is not available in a ½-inch size. Please clarify .	Class 315: 1/2" pipe Class 200: 3/4" or greater sized pipe Revised pipe classification on irrigation schedule.	12/19/2025
59.00	Refer to the Landscape Construction Note 8 on sheet L-3.1, it specifies the BrickBlock aluminum edging as “ <b>.065 x 3/4 inch, mill finish, natural aluminum</b> .” However, Detail 8/L-3.5 indicates the edging size as “ <b>.065 x 5/8 inch (1.65 mm x 15.9 mm) with a 0.07" (1.78 mm) top lip</b> .” Additionally, Permaloc does not offer a BrickBlock edging size of <b>.065 x 3/4 inch</b> . Please clarify and provide the correct BrickBlock edging size to be used.	Permaloc Brickblock .065" x 1 3/4", mill finish, natural aluminum, Accutrac Base System.	12/19/2025
60.00	For bidding purpose, please provide the model and detail for <b>Portable BBQ</b> , and <b>Bicycle Racks</b> shown on sheet L-7.0.	Site furnishing shown on sheet L-7.0 not for bidding.	12/19/2025
61.00	The details of the soil moisture sensor are depicted as detail 12 on sheet L5-5, but there is no legend or indication on the plan. Please confirm if a soil moisture sensor is required for this project. If it is, please specify the quantity.	Soil moisture sensor not required (Detail 12 deleted from sheet L5-5).	12/19/2025
62.00	There is no detail for area to receive drip emitter, as shown on sheet L5-1 and L5-2. Please provide.	Drip emitter detail added to sheet L-5.	12/19/2025
63.00	1. Refer to Notes 6 on Sheet L-4.0. It indicates that the organic mulch should be applied to a maximum depth of 2 inches. However, per Section 329300, Part 2.01/J, the planting area specifies a minimum depth of 3 inches for organic mulch. Please confirm the required depth for the organic mulch.	Required depth for organic mulch per VCFD: 3" depth with limited non-continuous use in Zone 1. (Mulch schedule updated)	12/19/2025
64.00	There are different sizes of trees available, including 15-gal, 24" B, 36" B, and 60" B. However, according to details 17 and 18 on sheet L5.5, only two ring layouts are specified. Please confirm that two ring layouts will be applied to all sizes of trees, and also provide the model of Techline EZ drip tubing for the tree rings.	Details 17 and 18 on sheet L.5.5 have been updated to include 3 ring layout 2-RING: 15 GALLON AND 24" BOX 3-RING: 36", 48" AND 60" BOX Model No.: Netafim TLCV-418	12/19/2025
65.00	According to Landscape Construction Notes No. 11 on sheet L-3.1, it specifies a depth of 4" for 3/8" Topanga gravel. However, detail 4/L3/5 states that the required depth for this gravel is only 2." Please clarify.	Confirmed: 4" depth (Detail updated)	12/19/2025
66.00	The insurance requirements in the notice to proposers and in Article 6 Insurance do not match the AIA insurance requirements. Please clarify which is the correct insurance requirements. Please see (3) three attachments "Ins. Req..pdf", "Ins. Req2.pdf", "AIA Ins Req."	Insurance requirements are as described on pages 48,49 and 50 of 66 Exhibit E Volume #01.	12/19/2025
67.00	Will the owner be providing a Contractor-Controlled Insurance Program?	Insurance requirements are as described on pages 48,49 and 50 of 66 Exhibit E Volume #01.	12/19/2025
68.00	Per hardware notes on the plans under the hardware legend, a full building access control system is required. Please provide full specifications for access controls and related door hardware, to aid in apples to apples bidding.	Refer to general hardware note 1 on A2.9 and the Hardware Legend. Schlage XE360 Electronic Reader system is specified for type and quality, though due to the public low bid nature of the project, alternate manufacturers and/or products will be considered with the intent of obtaining the most cost competitive hardware solution that meets the performance requirements of the project.	12/19/2025
69.00	Pleaes review and update the door schedule. Door #9.1 in on the plan but not listed on the door schedule. Door types F and E show hollow metal frames, but there are no hollow frames in the specifications.	The Door schedule does include mislabeled doors. Please note the following correction. 1/ The 12th row of the Door Schedule, Room Name "OFFICE SUPPORT" door label is incorrect and should be Door # 8.1 as shown on A2.1 Floor Plan. 2/ The 13th row of the Door Schedule, Room Name "RESTROOM" door dag is incorrect and should be Door # 9.1 as shown on A2.1 Floor Plan.	12/19/2025
70.00	Spec section 087100, on page 483, refers to the plans for door hardware, and there is only a limited hardware legend on the plans: Please provide a detailed hardware schedule for apples to apples bidding.	See response to question #68.	12/19/2025

	<b>QUESTION FROM BIDDER:</b>	<b>ANSWER:</b>	<b>DATE:</b>
71.00	Note 13 on L3.0 calls out galvanized chain link gates, but no gates are graphically shown on the plan where the note is referenced. There are gates shown graphically on the East side of the building on the same sheet, but there is no notes referenced. Note 10 on L3.1 shows a chain link fence and gate around the bioswale on the East side of the building: Please clarify where new fencing and gates are to be located on the project.	See updated detail for Galvanized Chain Link call out and details.	12/19/2025
72.00	S2.1 calls for the building footing at the Northwest corner to be deepened and stepped. Please show the step locations in plan view on the foundation plan and provide top of footing at each step.	Site soil conditions will be directed to the project soils engineer.	12/19/2025
73.00	S2.1 references detail 8/S3.2. There is no detail 8/ S3.2. What is the correct detail call out?	Please refer to detail 7/S3.2	12/19/2025
74.00	During part one of this RFP process, the contractor was asked to budget for CCTV, security systems, door access, wireless internet, and intercom systems with very little information provided. The bid set of drawings do not define any of the above scope. Please confirm our understanding that the above mentioned scopes should be excluded from the bids as there is not information on the drawings defining them?	All low voltage will be under separate contract or change order to this contract other than conduit and elements as noted in the project documentation.	12/19/2025
75.00	Grading sheet two gives a FF elevation of 725.00 and calls out the pad grade as "TBD". Please provide a pad grade elevation.	Pad elev = 724.33. Slab section to be 4" concrete with #4 bars placed 16" O.C. over 4" sand with a vapor barrier per soils report SS-502-S dated November 21, 2024	12/22/2025
76.00	The soils report (page 7) indicates that the bottom of the building footing should be 21" below slab. Structural detail 12/S3.2 indicates bottom of footing 18" below slab. Which requirement should be followed?	Footing elevations will be a minimum of 21" below slab elevation and final elevations determined in conjunction with the soils engineer per the soils report.	12/19/2025
77.00	Is the concrete at the entry hall and between the units and the posts intended to be part of the foundation or the flat work? Sheet A2.7 indicates that it is flat work, but detail 7/S3.2 indicates that it is part of the foundation. Is it flat work or foundation? See marked up plans for areas in question in red.	12/17/2025 Response: Concrete is used for foundations, finish floor and exterior paving surface. Sheet A2.7 correctly shows the concrete finishes. Foundation concrete is shown throughout the structural drawings. Note response to question #42, construction joints in the concrete are allowed per 12/S3.1. The number and sequence of concrete pours is at the discretion of the General Contractor.	12/19/2025
78.00	The 16 courtyard pad footings are calling for a depth of 10" on S2.1. Subcontractor has not come across a pad footing depth that is less than 12". Is 10" depth for all the pad footings in the courtyard correct?	10" thick concrete footing is structurally sufficient. The bottom of footing will remain 21" below exterior grade per the soils report.	12/19/2025
79.00	Detail 3/A9.1 shows attaching the acoustical panels to furring strips with wood screws at the GWP ceilings. Spec section 095000 section 2.4 Panel Attachment calls for a ceiling tile adhesive. Should the panels be glued or fastened with screws? If glued, what should the panels be glued to?	12/17/2025 Response: Detail 3/A9.1 is correct, please attach acoustical ceiling panels with screws. Adhesive is not required.	12/19/2025
80.00	<p>The following clause appears in the bid documents:</p> <p>"The plans and specifications for the work show subsurface conditions or otherwise hidden conditions as the Design Engineer supposes or believes them to exist, but it is not intended or to be inferred that the conditions as shown thereon constitute a representation that such conditions are actually existent... DM, the City, the Design Engineer and their consultants or agents shall not be liable for any loss sustained by the Contractor as a result of any variance of such conditions as shown on the plans and the actual conditions revealed during the progress of the work or otherwise." Under this language, the Contractor would bear 100 % of the cost and delay for any concealed physical condition that differs from the plans or is discovered during construction — including, for example:</p> <ul style="list-style-type: none"> <li>• Encountering a previously unknown Native American burial ground (triggering tribal consultation, archaeological investigation, and potential substantial project delays)</li> <li>• Discovering undocumented hazardous waste, contaminated soil, or underground storage tanks</li> <li>• Encountering unmapped utilities, abandoned foundations, or significantly different soil/rock conditions.</li> </ul> <p>These risks are unlimited in scope, uninsurable, and commercially unreasonable to place entirely on the Contractor. Responsible contractors cannot submit competitive bids under this risk allocation and will either include very large contingencies or decline to bid. We respectfully request that an addendum be issued prior to bid date that deletes or substantially modifies this clause and inserts a standard Differing Site Conditions provisions.</p>	<p>The City has contracted with Rincon Consulting for a Phase II soils investigation report of the site. Based upon the results of the report findings, the City plans to excavate the lead impacted soil and properly manage and dispose of the lead impacted soil prior to future site development activities under the supervision of the Department of Toxic Substance Control, which will remediate the issue and allow for residential development. Once the impacted soil is removed, "new" replacement soil will be brought to the site to replace the soil that was removed, where it will be compacted.</p> <p>The project requires archeological monitoring.</p> <p>Based upon Rincon's investigation and testing of the site, and to the best of the City's knowledge, there are no known unmapped utilities, abandoned foundations or significantly different soil/rock conditions at the site.</p>	12/19/2025