



Skarphol / Frank
Associates

ARCHITECTURE. PLANNING. INTERIORS.
Paul Skarphol, Architect • Gregory Frank, Architect

August 28, 2026

RFI RESPONSE NO: Bid Document 'A' - 001

Community Action Partnership of Kern Project Homekey+ An Adaptive Reuse Permanent Supportive Housing Project

901 Union Avenue
Bakersfield, California 93307

This RFI Response is a clarification only and DOES NOT MODIFY the construction documents dated **08-10-2026** as noted below:

- Item 1: Question: *After reviewing the requirements for providing temporary electrical service to the project site office. The proposed temporary power service requires installation of a meter behind the rear gate of the adjacent market property. Contractor has advised that PG&E permits a maximum distance of 100 feet from the utility pole being tapped for service. Based on the proposed service location, access to the adjacent market property will be required to install, maintain, and ultimately remove the temporary electrical meter/equipment. Please confirm we are able to receive this access*
- Response: Existing electrical utility is located on the Northwest corner of the property. Please explore draw option from this existing location and do not disturb the adjacent property owners regarding this manner. New electrical utility source will be routed underground from the Southeast corner of the property from existing power at nearest street corner.
- Item 2: Question: *Please provide soils report.*
- Response: Soils report to be provided. Refer to big documents (Krazan documentation)
- Item 3: Question: *Please confirm all permit costs are by the owner. If these are to be included in our GMP, please provide an allowance for all of us to include to bid fairly.*
- Response: All permit costs will be paid by owner.
- Item 4: Question: *Please confirm all inspection agencies are paid for by the owner and excluded from our GMP pricing.*
- Response: All permit costs will be paid by owner.
- Item 5: Question: *Detail I8/C3 states "roof drain per modular building drawings." Please confirm there is are no new modular buildings on this project.*
- Response: There are no new modular buildings on this project. Misabeled note.

- Item 6: Question: *There is conflicting information on the bollard overall height. Detail 17/C2 shows the bollard to be 6' in overall height. Detail 12/AD1 shows the bollard to be 6'-6" in overall height. Please provide the correct height and revise the dimensions in the details.*
- Response: Overall height of bollard shall be 6'-0"
- Item 7: Question: *Please confirm monthly Electrical usage costs are by the owner. If these are to be included in our GMP, please provide an allowance for all of us to include to bid fairly.*
- Response: Monthly electrical usage to be paid by owner.
- Item 8: Question: *Please confirm monthly Water usage costs are by the owner. If these are to be included in our GMP, please provide an allowance for all of us to include to bid fairly.*
- Response: Monthly water usage to be paid by owner.
- Item 9: Question: *Sheet C6 states "the new 6" fire line into (E) water main by Calwater. Contractor to provide material." Please indicitate what scope is by Calwater and what scope is by the proposing contractor.*
- Response: Response from Engineer not received in time. No answer provided at this time. Once engineer response is received a supplemental notice will be sent out to all.
- Item 10: Question: *Please confirm there is no skilled and trained workforce requirement.*
- Response: No skilled and trained workforce requirements are required for this project.
- Item 11: Question: *On Building 100 reference Keynote 16 on A110. Please confirm structural engineering calculations are not provided by the contractor. These should be by the SEOR.*
- Response: The note should relay that any shoring needed shall be indicated by the contractor and notify the SEOR for additional information / drawings / calculations. These items would not be the contractors responsibility.
- Item 12: Question: *Reference sheet A710 on Building 300. East Elevation is not calling out Faux Rock, please add keynote reference on this sheet as the roeck legend isn't referenced anywhere.*
- Response: East wall as noted shall receive rock finish. The finish is referenced on the schedule, just not noted on the elevation. Rock finish shall be an "El Dorado" product. Style: Cliffstone Color: Nordic Peak.
- Item 13: Question: *South Elevation on A710 on Building 400 has a plastered area called out as 9A which is "wood eave - Dunn Edwards Stucco Tan." Please correct this callout.*
- Response: Keynote is calling out wrong area of elevation. The keynote should be pointed to the existing wood beams on either side of the existing porte cochere.
- Item 14: Question: *Detail 12/AD4 on all buildings shows the outlets being 1 1/2" of typical outlet height and then 18" AFF right above. Please provide a revised detail with the correct height.*
- Response: Detail scale is a drafting error. Should read the 18" A.F.F. – Not 1 ½"
- Item 15: Question: *Keynote 4 on A810 on all buildings. Please provide the model type, specification and attachment detail for the window coverings*
- Response: Window coverings noted on Equipment and Furniture Plan sheet A812 under "Furniture Schedule" note 'N'.
- Item 16: Question: *A813 on building 200, 300 Equipment Note 2- indicates all fixtures are to be OFCI. Is that saying that all the items listed below on the Equipment Schedule 1-11 on this sheet is OFCI?.*
- Response: Per Equipment and Furniture Plan sheet A812 note #2, all fixtures are contractor financed and installed.
- Item 17: Question: *A813 on building 200, 300 Equipment Note 2- indicates all fixtures are to be OFCI. Is that saying that all the items listed below on the Furniture Schedule A-N on this sheet is OFCI?*

Response: Per Equipment and Furniture Plan sheet A812 note #2, all fixtures are contractor financed and installed.

Item 18: Question: *A813 on building 100 Equipment Note 2- indicates all fixtures are to be OFCI. Is that saying that all the items listed below on the Equipment Schedule 1-9 on this sheet is OFCI?*

Response: Per Equipment and Furniture Plan sheet A812 note #2, all fixtures are contractor financed and installed.

Item 19: Question: *A813 on building 100 Equipment Note 2- indicates all fixtures are to be OFCI. Is that saying that all the items listed below on the Furniture Schedule A-N on this sheet is OFCI?*

Response: Per Equipment and Furniture Plan sheet A812 note #2, all fixtures are OFCI unless noted otherwise. Blinds on keynote (N) are contractor financed and installed.

Item 20: Question: *A813 on building 400 Equipment Note 2- indicates all fixtures are to be OFCI. Is that saying that all the items listed below on the Equipment Schedule 1-4 on this sheet is OFCI?*

Response: Per Equipment and Furniture Plan sheet A812 note #2, all fixtures are contractor financed and installed.

Item 21: Question: *A813 on building 400 Equipment Note 2- indicates all fixtures are to be OFCI. Is that saying that all the items listed below on the Furniture Schedule 1-7 on this sheet is OFCI?*

Response: Per Equipment and Furniture Plan sheet A812 note #2, all fixtures are OFCI unless noted otherwise.

Item 22: Question: *Detail 12/AD2 (underneath the HPI wall sleeve) shows a clearance of about 8". Tenants usually sit on these HVAC units which causes them to sag, which then creates gaps in the walls for intrusion. We are recommending a revised detail with a 2x8 on edge stand for support (cleated to the wall) to prevent the unit from moving.*

Response: Approved to install 2x8 under residential air conditioning units.

Item 23: Question: *The roof demo plan indicates roof tiles to be stored for future installation. The exterior elevations indicate new roof tiles. Are the roof tiles being stored for future use to be used on a project other than this? Do the tiles being specified match those of the existing tiles?*

Response: Please provide a bid with existing roof tiles to be stored and reinstalled and an **alternative bid** option with all new roof tiles. New roof tiles shall be straight barrel 2-piece by "Mission El Camino" blend by 'Boral Roofing' or approved equal – coordinate with architect for final color.

Item 24: Question: *Reference Building 100 A210 keynote 9. Please provide a specification, product type and installation detail for the shower kit.*

Response: Shower kit product specified on Furniture and Equipment Plan sheet A812 under "Equipment Schedule" note #7. See details #1, 2, 3, 5, 6, and 7 on sheet AD4.

Item 25: Question: *Please provide exterior window and interior window colors.*

Response: Per Exterior Elevations sheet A710, the windows shall be a powder-coat brown finish. The exterior window trim shall match the stucco paint color note 'A'. The interior window shall match the wall paint color as noted on Finish Plan sheet A810.

Item 26: Question: *Sheet AD1 100, 200, & 300 shows details 7,8,11,12,14,17,18, & 20 that looked to be crossed out. If these are not applicable to the project please remove them from this sheet. If they are applicable please remove the cross out hatch.*

Response: Correct, these are unnecessary site details that were originally required by the City for plan check purposes, they were crossed out for bidding purposes in the case of double bidding. These details are only to be referenced in the Site plan set.

Item 27: Question: *Sheet Building 100, 200, & 300 AD3 shows details 10,12,13,14,15,16,17,18,&19 that looked to be crossed out. If these are not applicable to the project please remove them from this sheet. If they are applicable please remove the cross out hatch.*

Response: Similar response to item #26. These are site details but please refer to all site information on site plan set.

Item 28: Question: *Building 400 sheet A310 has conflicting ceiling information. The ceiling legend calls out for the entire ceiling to be hard-lid. Numerous ceiling elevations are called out as "T-Bar". Please revise the RCP to show the correct ceiling type.*

Response: Building 400 is entirely hard-lid ceiling as per the 'Ceiling Legend' - not t-bar ceiling. Datum referring to ceiling types was drafted incorrectly.

Item 29: Question: *Storm Drain/ Catch Basin 12" RCP will not fit into the specified U21 inlet/catch basin. Please confirm whether the basin is to be revised to an appropriate size, or provide an alternate connection/detail.*

Response: The RCP will not be 12" – The 12" was in reference to the 3" concrete that is above the pipe. The detail was unclear but has been revised.

Item 30: Question: *Catch Basin - 12" invert elevation is not provided. Please provide the design invert and confirm the required catch-basin depth.*

Response: [Comment eliminated by contractor]

Item 31: Question: *Please clarify the limits of demolition/removal for existing paving, concrete, curbs, utilities, and site improvements that conflict with the proposed work.*

Response: Please refer to Civil drawings for extent of demolition and grading direction.

Item 32: Question: *Confirm the existing water service size and available capacity for the proposed development and identify any required service upgrade.*

Response: Response from Engineer not received in time. No answer provided at this time. Once engineer response is received a supplemental notice will be sent out to all..

Item 33: Question: *Landscape plans state that additional area drains/subsurface drainage may be required where needed. Please confirm whether the civil design provides adequate drainage for all planting areas or identify required additional drainage.*

Response: Civil plans provide adequate drainage as shown on the grading plans

Item 34: Question: *Confirm pavement section, subgrade preparation and compaction requirements for areas of new paving and paving replacement.*

Response: Pavement sections and limits are to be per sheet C1 and C2 of Grading Plan.

Item 35: Question: *Confirm existing sewer connection elevation, invert, size and capacity at the proposed tie-in.*

Response: The invert of the 6" (per record) sewer main is below design invert at the tie-in point. Uncover sewer main and confirm invert before construction/trenching and notify the civil engineer if there are any issues.

Item 36: Question: *Confirm the proposed finished grades and spot elevations at building entrances, sidewalks, parking areas, accessible routes, and transitions to existing improvements. The landscape notes direct the contractor to maintain the civil grading/drainage flowlines*

Response: See grading plans sheet C1 and C2 for finished grades and spot elevations.

Item 37: Question: *A114 roof demo plan is calling for roof tiles to be stored and re-used. A710 elevations are showing all these areas to receive new roof tiles. Are we to be storing these tiles for re-installation or will they be all new details? We need clarity on the drawings as these are vastly different prices.*

Response: Similar response to comment #23. Please provide a bid with existing roof tiles to be stored and reinstalled and an **alternative bid** option with all new roof tiles. New roof tiles shall be straight barrel 2-piece by "Mission El Camino" blend by 'Boral Roofing' or approved equal – coordinate with architect for final color.

Item 38: Question: *Detail 3/AD3 and detail 1/S7.0 are conflicting in how the fascia is drawn. Please provide direction on which detail is to be used.*

Response: Fascia per architectural detail 3/AD3. Disregard non-angled fascia on structural plans. Shown diagrammatically.

Item 39: Question: *Sheet A710 calls out "Angelus" clay roof tile as the product. The manufacturer Gladding McBean & Co does not offer an Angelus Clay Roof Tile. Please provide the product we are suppose to use for the clay roof tiles.*

Response: Similar response to comment #23. Please provide a bid with existing roof tiles to be stored and reinstalled and an **alternative bid** option with all new roof tiles. New roof tiles shall be straight barrel 2-piece by "Mission El Camino" blend by 'Boral Roofing' or approved equal – coordinate with architect for final color..

Item 40: Question: *At exterior elevations on all buildings there is keynote 1 for finish calling for 3 coat cement plaster w/ acrylic finish which is pretty clear on what is needed, but keynote 10 says cement plaster with acrylic finish. Please confirm keynote 10 is existing plaster and is only requiring a new acrylic finish to blend in with new areas identified by keynote #1. Please confirm if there is any other prep work required over existing stucco before new acrylic finish is applied like skim coat or scraping of existing finish.*

Response: Confirmed keynote #10 is existing plaster. Please note for Buildings 100, 200 & 300 per Demo Floor Plan, all existing stucco shall be removed. Building 400 shall have existing plaster to remain in areas not receiving stone veneer. Please provide a skim coat where called out note #10 on Exterior Elevation sheet A810 to Building 400 only.

Item 41: Question: Per RFP XVI. Attachments "Attachment E — Hazardous-Materials Surveys: (1) Asbestos & Lead-Based Paint Inspection Report (Pillar EHS Solutions, Inc., 9/6/2024) and (2) Phase I Environmental Site Assessment (Krazan & Associates, 3/27/2025)."

Attachment E was blank in the RFP. Please provide reports as referenced.

Response: Please see RFP located at www.capk.org/business the report is on page 46.

Item 42: Question: ***All windows shall be 'Pella' – "Impervia" dual panel sliding – Frame color: Brown*** *Will equal or better alternates be considered (Milgard C700 Series or Anderson 100 Series)? In our experience, Pella is sold direct but dos not have a local presence. Whenever there is a warranty/issue item, typically Pella has an unreasonable time frame to fix it from what we have been told in the past.*

Response: Please bid per plan at this phase. Architect and client are willing to consider an "equal" based on installation warranty, price, locality, etc. We will revisit after the bid process.

Item 43: Question: *The current RFP due date is scheduled for Tuesday September 8th which is the first day after the three day Labor Day weekend. Would the Owner consider pushing the bid date to at least Thursday September 10th? Moving the bid date to later in the week will help maximize subcontractor participation and create a more competitive bid environment.*

Response: Due to critical timing of the bid evaluation and board meeting date for approval of award, the ability for time extensions are limited. Considering the Architects recommendation CAPK has granted a one-day extension with bids due **Wednesday September 9, 2026 at 2:00 pm.**

Item 44: Question: *Can you clarify how the scoring will work for Evaluation Criterion #3 Price (lump sum, and unit prices worth 60 points)?*

Response: Price will be scored via formula to remove the subjectivity

Item 45: Question: *Document 00 01 10 – Table of Contents*

Division 25 – Integrated Automation, Division 26 – Electrical, and Division 28 – Electronic Safety and Security are identified as "Not Included."

Please provide:

*a. Complete Division 26 electrical specifications. **See plans.***

*b. Complete Division 28 fire-alarm and security specifications. **Fire alarm drawings can be found on the Site Plan set of drawings for this project.***

*c. Division 25 controls specifications, if applicable. **Fire alarm drawings can be found on the Site Plan set of drawings for this project.***

- d. Applicable requirements for electrical distribution, raceways, conductors, grounding and bonding, wiring devices, lighting, lighting controls, identification, testing, commissioning, and temporary electrical systems.
- e. The standards and bidding assumptions electrical contractors are to use if the missing divisions will not be issued before bid.

Response: **Door hardware specifications shall be provided with response. Contractor shall install electric strike for "Openpath" card readers including conduit, no plates. Door installation specialist shall install the door, data vendor shall install the card reader. Contractor shall re-assign responsibilities / delegate tasks as necessary - card readers shall be installed at all exterior doors at building 400 and communicate with the new communications systems in place.**

Item 46: Question: *Sections 08 12 13, 08 13 13 and 08 14 16 – Electrified Door Hardware*

The door and frame sections require provisions, reinforcement, cutouts, and metal raceways for electrified hardware and door electrical devices. Division 28 is not included.

Please provide:

- a. Door-hardware and access-control drawings and schedules.
- b. Locations and quantities of electrified locks, electric strikes, magnetic locks, door contacts, request-to-exit devices, card readers, automatic operators, and power-transfer devices.
- c. Required raceway sizes and routing.
- d. Requirements for junction boxes, power supplies, transformers, battery backup, and dedicated circuits.
- e. Responsibility for furnishing and installing raceways, door loops, electric hinges, cables, devices, terminations, programming, and testing.
- f. Required fire-alarm interfaces and door-release functions.
- g. Approved access-control and electrified-hardware manufacturers.

Response: **Door hardware specifications shall be provided with response. Contractor shall install electric strike for "Openpath" card readers including conduit, no plates. Door installation specialist shall install the door, data vendor shall install the card reader. Contractor shall re-assign responsibilities / delegate tasks as necessary - card readers shall be installed at all exterior doors at building 400 and communicate with the new communications systems in place.**

Item 47: Question: *Section 12 24 13 – Roller Window Shades*

Paragraph 2.2 identifies manual shade operation, while the same section contains requirements for motorized shades, motors, wiring, Class 2 controls, and wall-mounted switches.

Please confirm:

- a. Whether the project requires manual shades, motorized shades, or a combination.
 - b. Locations and quantities of motorized shades.
 - c. Motor voltage and electrical characteristics.
 - d. Required control-system manufacturer and operation.
 - e. Responsibility for motors, controllers, wall switches, power supplies, transformers, branch power, control wiring, raceways, and final connections.
 - f. Whether shades interface with lighting controls, building controls, fire alarm, or other systems.
- If no motorized shades are required, please confirm that all shades may be bid as manually operated with no electrical work.*

Response: **No motorized window shades are required. Window blinds will be manually operated per Equipment and Furniture Plan sheet A812 under 'Furniture Schedule' note 'N'.**

Item 48
:

Question: *Fire Alarm System – Missing Division 28 Requirements*

Please provide: Fire Alarm System shown on drawings. Specification section 283100.

- a. Required fire-alarm manufacturer and system model. Refer to Site Plan sheet E110.*
- b. Whether the work is a new system, extension of an existing system, or complete replacement. All new as shown.*
- c. Design and delegated-design responsibilities. Confirm with General Contractor; complete system shall be included in scope of work as shown.*
- d. Device layout, riser diagrams, calculations, and sequence of operations. Refer to Site Plan set of electrical documents showing FA requirements.*
- e. Initiating, notification, supervisory, and control-device requirements. Refer to Site Plan set of electrical documents showing FA requirements.*
- f. Voice evacuation requirements, if applicable. Refer to Site Plan set of electrical documents showing FA requirements.*
- g. Monitoring and cellular communicator requirements. Refer to Site Plan set of electrical documents showing FA requirements.*
- h. Raceway, cable, conductor, and pathway requirements. Refer to Site Plan set of electrical documents showing FA requirements.*
- i. Programming, testing, certification, commissioning, and owner-training requirements Refer to Site Plan set of electrical documents showing FA requirements..*
- j. Responsibility for permits, plan review, and fire-department fees. Refer to Site Plan set of electrical documents showing FA requirements.*

If a complete design will not be issued before bid, please establish a fire-alarm allowance or provide defined bidding quantities and assumptions.

Response: Responses in **blue**.

Item 49: Question: *Section 23 00 00 – Pelican Controls and Network Connection*

Section 23 00 00 identifies a Pelican Controls system with a Pelican Pearl economizer controller, central gateway connected to the local router in the Building A IDF Room, and repeaters as required.

Please clarify:

- a. Whether all Pelican control conduit and wiring are included under Division 23. No Subcontractor shall provide conduit and tap low voltage for use.*
- b. Responsibility for the gateway's dedicated receptacle or branch circuit Sub-contractor responsibility .*
- c. Responsibility for the data outlet, network cabling, network switch port, and final network connection. Sub-contractor responsibility .*
- d. Responsibility for control-system repeaters and associated power. Sub-contractor responsibility .*
- e. Whether the electrical contractor provides any control transformers, relays, interlocks, or line-voltage control wiring. Sub-contractor responsibility .*
- f. Whether the Pelican system interfaces with lighting controls, metering, fire alarm, or other electrical systems. Yes. .*

Item 50: Question: *Section 27 51 26 – Assistive Listening Systems*

The section requires a portable Listen Technologies LS-88-01 system, or equal, with receiver quantities based on seating capacity. Applicable rooms and seating capacities are not identified. There is only one assistive listening system required as per Building 400 – Conference Room sheet A210 Floor Plan note #9.

Please provide:

- a. Required system quantity. See A210 Floor Plan note #9.*
- b. Rooms and spaces requiring assistive listening coverage. See A210 Floor Plan note #9.*
- c. Seating capacity of each applicable space. See A210 Floor Plan note #9.*
- d. Required receiver quantity for each system. See A210 Floor Plan note #9.*
- e. Required number of hearing-aid-compatible receivers. See A210 Floor Plan note #9.*
- f. Storage and charging locations. N/A*

g. Required receptacles or dedicated circuits for chargers. **N/A**

h. Whether transmitters, radiators, antennas, signs, or pathways are permanently mounted. **Shall be handled by owner.**

i. Responsibility for setup, testing, demonstration, and owner training. **Vendor / Installer.**

Response: Responses in **Blue above.**

Item 51: Question: *Section 03 30 00 – Electrical Conduit Concrete Encasement*

Section 03 30 00 requires concrete used for electrical duct and conduit encasement to contain ASTM C33 No. 8 aggregate and 10 pounds of red coloring agent per cubic yard.

Please confirm:

a. All locations where concrete encasement is required.

b. Whether red concrete is required for all electrical encasement or only utility duct banks.

c. Required encasement dimensions and concrete strength.

d. Required reinforcement, spacers, and conduit separation.

e. Whether the concrete and coloring agent are furnished under the electrical contractor or concrete/sitework contractor.

Response: **Not Required for this project.**

END OF RFI RESPONSE NO: Bid Document 'A'-001