

COMMUNITY ACTION PARTNERSHIP OF KERN

1300 18th Street, Suite 200, Bakersfield, California 93301

ADDENDUM NO. 4**RFP OPS 2026-006 — Ramkabir Permanent Supportive Housing Project**

General Contractor Services

Date of issuance	September 17, 2026
Issued by	Elizabeth Garcia-Vargas, Procurement Supervisor — procurement@capk.org
Proposal Due Date	UNCHANGED — Wednesday, September 23, 2026, 2:00 p.m.
Question period	CLOSED — September 10, 2026, 5:00 p.m. Not reopened.
Contents	Responses to forty-two (42) supplemental written questions, Items 52 through 93, and the modifications made on the basis of those responses.

This Addendum modifies RFP OPS 2026-006 as set forth below and is issued to all prospective proposers. All other terms and conditions of the RFP, as previously modified by Addendum No. 1, Addendum No. 2 and Addendum No. 3, remain unchanged and in full force. Each proposer shall acknowledge receipt of this Addendum on the form at the end of this document. Failure to acknowledge an addendum may render a proposal non-responsive.

Part 1 lists every modification made by this Addendum, cross-referenced to the Item stating it. Part 2 states CAPK's response to each supplemental written question. Items are numbered sequentially, continuing RFI Response No. Bid Document 'A'-001 which concluded at Item 51.

Responses identified as modifications are express terms of this Addendum. Responses not so identified are clarifications only and do not modify the Contract Documents, per Addendum No. 2, Item 2 and Addendum No. 3, Item 2.3. Where this Addendum conflicts with the RFP, the Construction Documents, any prior addendum, or any response to a request for information, this Addendum governs.

PART 1 — MODIFICATIONS TO THE RFP AND CONTRACT DOCUMENTS

The full text of each modification is stated at the Item cross-referenced in the right-hand column.

	Document modified	Modification	See Item
A	RFP Section V.F	Evidence required to demonstrate financial capacity.	Item 53
B	RFP Section II.I; Attachment B, Section 1.d	Standard CPM at proposal; resource- and cost-loaded schedule after Notice to Proceed.	Item 54
C	Attachment B, Section 4.c	Thirty (30) day payment term for Architect-certified Applications for Payment.	Item 55
D	Attachment B, Article 7.d; RFP Section X.A.iv; Form C-1; Addendum No. 2, Items 7.1 and 7.5	Builder's Risk is procured and carried by CAPK. Line deleted from Form C-1; TOTAL BASE PROPOSAL redefined.	Item 57
E	RFP Section II.H.3	Coverage hours stated; common bid quantity of 4,740 guard-hours.	Item 59
F	Specification Section 08 53 13	Amended from vinyl to fiberglass; Pella "Impervia" is the specified product.	Item 87
G	Exterior Elevations, all buildings	"Texture Plus" faux rock keynote deleted. Adhered stone veneer, El Dorado Cliffstone Nordic Peak, all buildings, mortar joints.	Items 62, 63, 64
H	Addendum No. 2, Item 6.1	Roof tile: two-piece mission barrel by Westlake / US Tile, color red; underlayment ASTM D4869 Type III or IV.	Item 65
I	Structural Details 1/S7.0 and 5/S7.0	All sheathing on Buildings 100–300 removed and reinstalled as new.	Item 70
J	Structural Foundation Plans and Demolition Floor Plans, Buildings 100–300	All existing subfloor removed; 3/4" plywood; no new blocking.	Items 66, 67, 68
K	Sheet S4.0; Detail 3/AD3	T&G replaces plywood sheathing at exposed eaves.	Items 71, 72
L	Demolition Roof Plans, Buildings 100–300	Fascia shall be removed.	Item 73
M	Sheet A115, Building 300	New parapet cap to be installed.	Item 82
N	Details 4/AD1, 6/AD1, 14/AD1	CMU corrected to 8x8x16; half scored at both faces.	Items 85, 86
O	Details 8/S9.0 and 10/S9.0	"Precast" deleted; poured in place per the Landscape Drawings.	Item 83
P	Exterior Elevations and Roof Plans	Downspouts are 3x4 rectangular copper.	Item 79
Q	Addendum No. 2, Item 9	Contractor shall not verify underground conduit or remove sidewalk for temporary power.	Item 77
R	Door Types — Type C	Frameless, with one sidelite.	Item 93
S	Finish Plans and Finish Legend	Building 300 service rooms: sealed concrete and rubber base. Wood base residential, rubber base community.	Items 90, 91
T	Detail 2/AD2	Locations: northeast end of Building 400 and along the Union Avenue sidewalk.	Item 84

All other terms, drawings, specifications and attachments remain unchanged and in full force.

PART 2 — RESPONSES TO SUPPLEMENTAL WRITTEN QUESTIONS

Items 52 through 93.

PART A — PROCUREMENT, CONTRACT, AND SITE SECURITY

ITEM 52	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Is attendance at the August 18, 2026 job walk a firm eligibility requirement for submitting a responsive proposal? If so, will CAPK schedule a supplemental site visit before the revised proposal deadline?

RESPONSE.

Attendance at the August 18, 2026 job walk is not a condition of responsiveness. A proposal from a proposer that did not attend will not be rejected on that ground.

No supplemental site visit will be scheduled. Each proposer remains responsible for satisfying itself as to conditions at the Site.

ITEM 53	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. RFP Section V.F requires the proposer to show demonstrated financial capacity. Confirm the Project is not funded by the proposer and that the Owner will pay regular progress payments. Clarify what is to be submitted to demonstrate financial capacity.

RESPONSE.

Confirmed. The Project is Owner-funded. CAPK will make monthly progress payments on AIA Documents G702 and G703, certified by the Architect, less five percent (5%) retention.

Section V.F is satisfied by submitting any TWO of the following:

- (a) A surety letter dated within sixty (60) days of the Proposal Due Date stating both the bonding capacity for this Project and the proposer's available aggregate program capacity.
- (b) A letter from a federally insured financial institution confirming an unencumbered working-capital line of credit of not less than One Million Five Hundred Thousand Dollars (\$1,500,000).
- (c) Reviewed or audited financial statements for the two most recent completed fiscal years, which may be submitted in a separately sealed envelope marked confidential.

Section V.F is pass/fail and is not scored.

ITEM 54	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Per the Contract for Construction, Section 1.d, a resource-loaded CPM schedule is required with the proposal. Confirm a resource-loaded schedule is not required as part of the submittal, and confirm whether resource-loading is required during construction.

RESPONSE.

At proposal: a standard CPM baseline schedule is sufficient. Resource loading and cost loading are not required.

During construction: within twenty-one (21) days after the Notice to Proceed the Contractor shall submit a resource-loaded and cost-loaded baseline reconciled to the approved G703 schedule of values, and shall update it monthly as a condition of each Application for Payment.

RFP Section II.I and Attachment B, Section 1.d are modified accordingly.

ITEM 55	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Attachment B, Section 4.c states that CAPK shall pay the undisputed portion of a Vendor invoice within forty-five (45) days. Are progress payments going to be made on a forty-five day schedule?

RESPONSE.

No. The forty-five (45) day term is CAPK's standard term for ordinary vendor invoices. Attachment B, Section 4.c is amended to add the following:

"Notwithstanding the foregoing, CAPK shall pay the undisputed amount of each monthly Application for Payment, less retention, within thirty (30) days after CAPK's receipt of the Application for Payment certified by the Architect and accompanied by the lien and bond waivers and certified payroll records required by this Contract. CAPK shall identify any disputed amount in writing within fifteen (15) days after receipt, and may withhold only the disputed amount."

The Contractor shall pay each subcontractor within seven (7) days after receipt of payment, per Business and Professions Code section 7108.5. Retention remains five percent (5%).

ITEM 56	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. RFI Response No. 1, Item 11 calls for a shoring plan by the SEOR. Confirm whether all bidders should carry the same allowance for shoring until the scope is verified.

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 contractor's responsibility. This will be a change order if required.

Shoring required by the Contractor's own means, methods or sequencing remains the Contractor's cost.

ITEM 57	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. RFP Section X.A.iv requires the Contractor to carry Builder's Risk Insurance. The proposer's carrier declined to quote. The proposer suggests the Owner purchase the policy.

RESPONSE.

BUILDER'S RISK / COURSE OF CONSTRUCTION INSURANCE WILL BE PROCURED AND CARRIED BY CAPK. Proposers shall not carry, price, or place builder's risk insurance for this Project.

(a) Attachment B, Article 7.d is deleted and replaced: "CAPK shall procure and maintain 'all-risk' builder's risk / course-of-construction insurance on a replacement-cost basis covering the full completed value of the Work, including materials stored on and off site and in transit, until Final Completion and acceptance. CAPK, the City of Bakersfield and the Contractor shall be named insureds and loss payees as their interests appear. The policy shall include soft costs, shall be primary and non-contributory, and shall contain a waiver of subrogation in favor of CAPK, the City and the Contractor. CAPK shall furnish the policy declarations to the Contractor before mobilization. CAPK shall be responsible for the policy deductible."

(b) RFP Section X.A.iv is amended to delete "and builder's risk" from the insurance carried by the Contractor.

(c) The Contractor shall carry an installation floater or equivalent for its own tools, equipment and materials not yet incorporated into the Work.

(d) The "Builders Risk Insurance" line on Form C-1 is DELETED. Proposers shall mark it "By Owner."

(e) Addendum No. 2, Item 7.1 is amended so that the TOTAL BASE PROPOSAL is the sum of the Base Lump Sum and the Site Security Lump Sum. Item 7.5 is conformed to those two lines. The scoring formula at Item 7.2 and the 60-point value of Criterion 3 are unchanged.

(f) CAPK shall furnish the policy declarations and protective-safeguards endorsement to the successful proposer within five (5) business days after the Notice of Intent to Award. RFP Section II.H.7 and Attachment B, Article 7.f otherwise apply to CAPK's policy.

(g) The Contractor's obligations for care, custody and control of the Site, site security, protection of the Work, and indemnity are unchanged, as are its commercial general liability, automobile and workers' compensation coverages. Nothing in this Item limits CAPK's recourse against the Contractor for loss or damage caused by the Contractor's acts or omissions.

Any proposer that has priced builder's risk shall remove that cost before submitting.

ITEM 58	PROCUREMENT, CONTRACT, AND SITE SECURITY	CLARIFICATION ONLY
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QUESTION. Is a full-time security guard subject to prevailing wage? 8 CCR section 16000 states that protection provided by guards, watchmen or other security forces is excluded, but it depends on what the awarding body has determined. Since there is no wage determination for security guard, can CAPK advise?

RESPONSE.

The exception cited appears within the definition of "maintenance" in 8 CCR section 16000 and does not determine coverage of services furnished under a construction contract. The Director publishes no determination for the classification "security guard," and CAPK cannot designate a rate for a classification the Director has not determined.

For bidding, all proposers shall bid on the following common basis:

- (a) Hours in which a guard performs only observation, access control, patrol and reporting, and performs no construction, alteration, demolition, installation or repair work, are bid at the security vendor's commercial rate. No prevailing wage rate is carried for those hours.
- (b) Hours in which security personnel perform covered work are paid and reported at the applicable determination for the work performed.
- (c) The security vendor shall register under Labor Code section 1725.5 and furnish certified payroll for any hours under subparagraph (b).

This is a bidding instruction, not a coverage determination. A proposer may request a coverage determination from the Director under Labor Code section 1773.5.

ITEM 59	PROCUREMENT, CONTRACT, AND SITE SECURITY	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Section II.H.3 requires guard coverage "at a minimum, overnight on weekdays and full coverage on weekends and holidays [specify, e.g., 6:00 p.m.-6:00 a.m. weekdays and 24 hours on weekends/holidays]." The bracketed text appears to be an unfilled placeholder. Confirm the exact coverage hours so every proposer prices the same quantity.

RESPONSE.

The bracketed text is an unfilled placeholder and is deleted. Section II.H.3 is amended to read:

"3. Licensed, uniformed security guard coverage Monday through Friday, 6:00 p.m. to 6:00 a.m., and twenty-four (24) hours per day on Saturdays, Sundays and observed holidays. Coverage shall be continuous with no gap at the boundary with construction-hours supervision. The level of coverage is subject to adjustment by CAPK after award, by change order at the per-guard-hour unit rate on Form C-1."

Each proposer shall price the Site Security Lump Sum on FOUR THOUSAND SEVEN HUNDRED FORTY (4,740) guard-hours:

Component	Days	Hours/day	Guard-hours
Weekdays, Monday–Friday (6:00 p.m.–6:00 a.m.)	215	12	2,580
Saturdays and Sundays	84	24	2,016
CAPK-observed holidays falling Monday–Friday (additional)	12	12	144

Component	Days	Hours/day	Guard-hours
TOTAL — Estimated NTP 10/19/2026 to Substantial Completion 8/13/2027	299		4,740

Adjustments will be made by change order at the per-guard-hour unit rate on Form C-1. That rate is not included in the TOTAL BASE PROPOSAL and is not scored.

ITEM 60	PROCUREMENT, CONTRACT, AND SITE SECURITY	CLARIFICATION ONLY
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QUESTION. May monitored video surveillance with verified response and law enforcement dispatch satisfy part or all of the coverage required under Section II.H.3 in lieu of on-site guard hours?

RESPONSE.

No. Sections II.H.2 and II.H.3 are cumulative. Every proposer shall price the full Section II.H.2 scope and the full 4,740 guard-hours stated at Item 59.

The coverage-level reservation in Section II.H.3 is a right reserved to CAPK after award, exercisable only by change order. It is not an election available at bid. A proposal that substitutes surveillance for required guard hours may be determined non-responsive.

ITEM 61	PROCUREMENT, CONTRACT, AND SITE SECURITY	CLARIFICATION ONLY
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QUESTION. Is the builder's-risk protective-safeguards warranty to be satisfied by the monitored surveillance and alarm system under Section II.H.2, by the guard coverage under Section II.H.3, or by both?

RESPONSE.

By the complete program — Sections II.H.1 through II.H.5 together with the handoff protocol at Section II.H.9.

The Contractor shall obtain a single written confirmation from the carrier identifying each protective-safeguards, watchman and vacancy condition in the policy and the element of the program that satisfies it. A confirmation addressing only one element does not satisfy the requirement.

Per Item 57, the policy is CAPK's. CAPK will furnish the declarations and the protective-safeguards endorsement within five (5) business days after the Notice of Intent to Award.

The correct citation is Attachment B, Article 7.f. Article 11 is Indemnification.

PART B — EXTERIOR CLADDING AND ROOFING

ITEM 62	EXTERIOR CLADDING AND ROOFING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Exterior Elevations call for "Texture Plus" faux rock wall panels but Detail 4/AD2 calls for a stone veneer, and Specification 04 43 14 Adhered Stone Veneer has been provided. Clarify the stone finish at the building exterior.

RESPONSE.

Disregard the faux rock wall panels. The "Texture Plus" keynote is deleted.

Bid adhered stone veneer: "El Dorado Stone," Style "Cliffstone," Color "Nordic Peak."

Specification Section 04 43 14 and Detail 4/AD2 govern the installation.

ITEM 63	EXTERIOR CLADDING AND ROOFING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Pre-Bid RFI #001, Item #12 changed the stone veneer on Building 300 to Eldorado Cliffstone Nordic Peak. Is the stone veneer on Buildings 100, 200 and 400 also changed to Eldorado Cliffstone Nordic Peak?

RESPONSE.

Confirmed. Eldorado Cliffstone Nordic Peak for the exterior of all buildings.

ITEM 64	EXTERIOR CLADDING AND ROOFING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Is the stone veneer to be installed dry stack, or with mortar joints between the stones?

RESPONSE.

Mortar joints between the stone veneer.

ITEM 65	EXTERIOR CLADDING AND ROOFING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Exterior Elevations call for "Angelus" clay tile roof, but Angelus does not make a clay tile roof and Specification 07 32 00 does not provide a make or model. Clarify the roof tile specification.

RESPONSE.

Typical roofing shall be two-piece mission barrel by "Westlake" and "US Tile" in color red. Underlayment shall meet ASTM D4869 Type III or Type IV.

This revises Addendum No. 2, Item 6.1 as to product and color. Items 6.2, 6.3 and 6.4 of Addendum No. 2 are unchanged: all-new tile, no salvage or reinstallation, and no alternate price.

PART C — STRUCTURAL AND FRAMING

ITEM 66	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Per the note on sheet S2.1 for Buildings 100, 200 and 300, "Replace Existing Sub-floor Sheathing with 3/4" Plywood w/ 10d @ 6" O.C. E.N." Do Buildings 100 through 300 have an existing subfloor? If so, is all of the existing subfloor to be removed and replaced?

RESPONSE.

Buildings 100–300 have an existing subfloor. Sub-floor height varies from building to building. All existing subfloors in Buildings 100–300 are to be removed.

ITEM 67	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Demolition Floor Plans do not indicate removal of the floor sheathing but the Structural Foundation Plans call to remove and replace floor sheathing. Confirm on the Demolition Floor Plans that the existing floor sheathing is to be removed.

RESPONSE.

All existing subfloors in Buildings 100–300 are to be removed. The Structural Foundation Plans govern and the Demolition Floor Plans are supplemented accordingly.

ITEM 68	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. If the existing subfloor is to be completely removed and replaced, does the floor sheathing require new blocking? Will 3/4" OSB tongue-and-groove sheathing be acceptable?

RESPONSE.

Existing sub-floor is to be completely removed. Do not bid with new blocking. Replace existing sub-floor sheathing with 3/4" plywood w/ 10d @ 6" O.C. (E.N.)

ITEM 69	STRUCTURAL AND FRAMING	CLARIFICATION ONLY
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QUESTION. Sheets S2.1 for Buildings 100, 200 and 300 show interior shear walls. Confirm whether sheathing at each shear wall location is required to run the full length of the wall line to its natural termination, rather than stopping at the scheduled "L=" length.

RESPONSE.

The "L" length governs. If you are referring to the footing, the footing will run continuous through the room.

ITEM 70	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Wall type "Building Envelope" on the Floor Plan Wall Legend calls for 5/8" fire-code gypsum panels either side of 2x6 studs. Structural Details 1 and 5 on S7.0 show existing sheathing on the exterior. Clarify whether existing exterior wall sheathing is to remain.

RESPONSE.

Disregard structural details that show existing sheathing. All sheathing on Buildings 100–300 shall be removed and reinstalled as new.

ITEM 71	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Detail 3/AD3 calls for 1x T&G sheathing at exposed eave conditions at Buildings 100, 200 and 300. (A) Does Detail 3/AD3 apply to the new patio areas? (B) What is the lumber species and grade for the 1x6 eave material? (C) Is 1x T&G and 1/2" sheathing required, or just 1x6 T&G?

RESPONSE.

T&G to replace plywood sheathing. The T&G eaves can be a paint grade Doug Fir.

ITEM 72	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Demo Roof Plans (A115) at Buildings 100, 200 and 300 show a hatched zone denoting roofing to be removed to expose existing framing for new sheathing. (A) Confirm new 1/2" sheathing is to be installed at these locations. (B) At the exposed eaves, is T&G required, and if so is it T&G and 1/2" sheathing, or just T&G?

RESPONSE.

Install 1/2" sheathing where we remove the existing. Exposed eaves will be T&G only, painted Doug Fir.

ITEM 73	STRUCTURAL AND FRAMING	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Demo Roof Plans do not state removal of the existing fascia, but Structural Roof Plan S4.0 calls out 1/S7.0, which states "2x Fascia w/ (2) 8d ea. Joist, see Arch." Will existing fascia be removed and new fascia supplied and installed?

RESPONSE.

Fascia shall be removed.

Profile per Architectural Detail 3/AD3, per RFI Response No. 1, Item 38.

ITEM 74	STRUCTURAL AND FRAMING	CLARIFICATION ONLY
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QUESTION. Structural Roof Framing Plan S4.1 designates "New 2x8 Ceiling Joists at 24" o.c., at demolished interior wall locations, typ." How many residence rooms require this new ceiling joist framing?

RESPONSE.

New 2x8 ceiling joists are at demolished interior wall locations only. See demolition plan for wall demolition.

ITEM 75	STRUCTURAL AND FRAMING	CLARIFICATION ONLY
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QUESTION. Plan sheet S2.1, detail 7 on S5.0, calls for a new stem wall. Confirm whether there is an existing section of stem wall to be removed.

RESPONSE.

This stem wall detail pertains to new wall. No removal of any existing stem wall is required.

PART D — SITE, CIVIL, AND SITE STRUCTURES

ITEM 76	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Confirm status of the Soils Report.

RESPONSE.

No soils report has been prepared for this Project. Structural General Note 3 states: "No soils report for this project has been prepared. Allowable soil bearing values used are per Table 1806.2 of the 2022 California Building Code." Bid on that basis.

RFI Response No. 1, Item 2 is corrected. The Krazan & Associates document in the bid documents is a Phase I Environmental Site Assessment dated March 27, 2025. It is not a geotechnical report.

Differing subsurface conditions are addressed under the Differing Site Conditions Article added by Addendum No. 1, Item 1.

ITEM 77	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Per Addendum No. 2, Item 9.9 and RFI #1, the Contractor is to provide temporary power underground from the corner of 8th Street and Union Avenue. Confirm whether there is an existing underground conduit to be used, or whether the scope includes removal and replacement of sidewalk to run new conduit.

RESPONSE.

CAPK has explored temporary power solutions and has applied for a temporary power drop from PG&E. This power will be brought over from the south (8th Street) onto the adjacent property to a temporary meter. Contractors shall be granted access to the temporary power and use it as necessary once established.

Contractor shall not verify underground conduit or remove sidewalk for temporary power at this time. That scope is deleted and shall not be carried in the Base Lump Sum.

ITEM 78	SITE, CIVIL, AND SITE STRUCTURES	CLARIFICATION ONLY
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QUESTION. Confirm whether the existing or new conduit confirmed above can be used for the permanent power supply as well.

RESPONSE.

Negative. Power will be brought in from the East, along Union Avenue.

ITEM 79	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The plans and details do not provide a proper callout for the gutter downspouts. Assuming the downspouts are 3" copper to match the gutters. Clarify downspout finish and size.

RESPONSE.

Correct. 3x4 rectangular copper downspouts.

ITEM 80	SITE, CIVIL, AND SITE STRUCTURES	CLARIFICATION ONLY
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QUESTION. Plan Sheet C1 shows a retaining wall up to 2'-6" high at the Building 300 parking. Confirm whether this wall will require a guardrail.

RESPONSE.

Not required.

ITEM 81	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Plan sheet A118 east elevation calls for an architectural feature to be removed; sheet A119 south elevation calls for the feature to remain. Confirm whether the feature is to be removed.

RESPONSE.

This response is given as to Building 300. The architectural feature is to be removed, since a majority of that face is being removed. If the feature is to be re-installed, a change order may be issued.

ITEM 82	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Plan sheet A115 at Building 300 calls for the existing flat roof to remain. Confirm the existing sheet metal parapet cap and roof drains are to remain, and confirm it is acceptable that this section of roof will not have a warranty.

RESPONSE.

Flat roof to remain. New parapet cap to be installed. Roof drains are on the Civil Drawings. Warranty is noted.

ITEM 83	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Structural details 8/S9.0 and 10/S9.0 call for the concrete countertop and seat-wall cap at the Outdoor Grill to be precast and state "see Landscape." Landscape sheet LCD.03, Keynotes 6 and 7, call for poured in place. Confirm.

RESPONSE.

Follow the landscaping drawings with pour-in-place concrete. The word "precast" on Details 8/S9.0 and 10/S9.0 is deleted.

ITEM 84	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Detail 2/AD2 shows an existing retaining wall to be plastered with a 16" radius cement cap. We are unable to find the locations this detail pertains to. Provide the locations.

RESPONSE.

This existing retaining wall is to the northeast end of Building 400, and along the sidewalk on Union Avenue.

ITEM 85	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Detail 6/AD1 calls for 6x9x16 CMU at the Trash Enclosure (CMU is not manufactured 9" high). Detail 3/AD1 calls for 8x8x16. Details 3/S9.0 and 12/S9.0 call for 8" CMU. Is the Trash Enclosure CMU to be 6x8x16 or 8x8x16?

RESPONSE.

Typo. CMU trash enclosure blocks to be 8x8x16.

ITEM 86	SITE, CIVIL, AND SITE STRUCTURES	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Detail 4/AD1 calls for half score gray concrete block and shows the score on both the inside and outside. Detail 14/AD1 does not show scored block. (1) Is the CMU to be scored? (2) If scored, exterior only or both faces?

RESPONSE.

Per 4/AD1, concrete blocks shall be half scored at both interior and exterior faces.

PART E — INTERIOR FINISHES, WINDOWS, AND DOORS

ITEM 87	INTERIOR FINISHES, WINDOWS, AND DOORS	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Window Schedules call for 'Pella' "Impervia" windows but specification 08 53 13 calls for 'Milgard' "Tuscany" windows. Which is correct? May an alternate window be submitted?

RESPONSE.

Please bid per plan, not specification. Windows shall be 'Pella'. Value engineering on window types and manufacturer shall be coordinated with owner and bid award contractor.

ITEM 88	INTERIOR FINISHES, WINDOWS, AND DOORS	CLARIFICATION ONLY
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QUESTION. Specification 09 65 16 Resilient Sheet Flooring is provided but this flooring type is not shown on any of the finish plans. Confirm there is no resilient sheet flooring on this project.

RESPONSE.

No resilient sheet flooring for this project.

ITEM 89	INTERIOR FINISHES, WINDOWS, AND DOORS	CLARIFICATION ONLY
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QUESTION. Plan Sheet A211 at Building 300 calls for a shower bench. Provide a specification for a bench compatible with the Delta shower insert.

RESPONSE.

The shower insert will be installed on the south, west and north walls. The east (wing) wall on which the bench is installed is a tiled wall. Attach per the manufacturer's instructions to the tiled stud wall.

Provide in-wall blocking at the bench location.

ITEM 90	INTERIOR FINISHES, WINDOWS, AND DOORS	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. Building 300 (Part B) includes the Utility Room, Storage and Mechanical Rooms, which do not show any finishes. Should they be sealed concrete with a rubber base, similar to the Building 400 Storage and Utility rooms?

RESPONSE.

Correct. Match the concrete floor and rubber wall base from the Building 400 storage and utility rooms for the Building 300 Utility, Storage and Mechanical Rooms.

ITEM 91	INTERIOR FINISHES, WINDOWS, AND DOORS	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. In the finish plans for Buildings 100, 200 and 300, BS-1 is shown as a wood base. For Building 400, BS-1 is shown as a rubber base. Clarify the intent.

RESPONSE.

Confirmed. Rubber wall base in community areas and wood wall base in residential areas.

ITEM 92	INTERIOR FINISHES, WINDOWS, AND DOORS	CLARIFICATION ONLY
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QUESTION. (1) Are the shower doors required to be fire-rated? (2) Would a semi-frameless shower door system by CRL Products, using 1/2" single-pane clear tempered glass, be acceptable?

RESPONSE.

Shower doors are not fire-rated.

CRL Products using 1/2" clear tempered glass is acceptable.

ITEM 93	INTERIOR FINISHES, WINDOWS, AND DOORS	MODIFIES THE CONTRACT DOCUMENTS
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QUESTION. The Type C aluminum and glass doors are shown in the door type with a frame and one sidelite. In the interior elevations and floor plans they appear to have two sidelites and to be frameless. Confirm whether the interior elevations may be used as the basis for pricing.

RESPONSE.

The Type C assembly shall be frameless, with one sidelite. Price on that basis.

ACKNOWLEDGMENT OF ADDENDUM NO. 4

The undersigned acknowledges receipt of Addendum No. 4 to RFP OPS 2026-006 and confirms that its proposal is based upon the RFP as modified by Addendum No. 1, Addendum No. 2, Addendum No. 3 and this Addendum No. 4.

This signed acknowledgment must be included with the proposal.

Proposer / Firm Name: _____

By (Signature): _____

Name / Title: _____

Date: _____

END OF ADDENDUM NO. 4