

This document represents Answers to Questions submitted as part of RFP# 2025-26.01; General Building Contractor (Class B License); For Construction, Renovation, and Restoration Services issued by Central Valley Low Income Housing Corporation

GENERAL

Timeline: Duration for project and anticipated start date, completion date.

AWS: Completion is sought by March 31, 2027, as determined by State of California, though there is possibility for extensions with proper documentation of delays. Start date will be as soon as a contract is secured via this RFP. Anticipated July 1.

Will liquidated damages be part of the contract?

AWS: LD typical of multifamily projects will be sought, and agreed upon during contract negotiations. LD will be subject to reasonable expectation of delays, and subject to any extensions on timeline. Owner commits to collaborative, reasonable process in light of the timeline being requested by the state.

CHANNEL STREET APARTMENTS – RFI's Questions

RFI 1: Occupancy during Construction

1. Will the buildings be Fully Vacant? Phased occupied or partially occupied?

AWS: Buildings will be fully vacant at time of construction.

RFI 2: Demo

1. There an electrical demolition plan for levels 2 & 3 on sheets E1.1 and E1.2, but E2.2 shows there's no work needed to be done on these floors.

AWS: Please bid full replacement of existing electrical wiring, fixtures & sub-panels.

2. Made an assumption that all plumbing fixtures are to be removed since some items on the plan are not aligned. E.g Unit 308 at Sheet A103 sink and toilet are not highlighted but will receive new fixture based on Sheet P2.5.

AWS: All plumbing fixtures are to be removed and replaced.

3. Removal of LF cabinets are all assumption since there's not

much data on the floor plan

AWS: All cabinets to be removed and replaced.

4. Clarification on the HVAC demolition for 1st floor as per plan M2.2 only shows that 2nd and 3rd floor with removals.

AWS: All HVAC to be removed and replaced.

5. Are we removing the appliances? Kindly provide specifications of appliances if we are to replace it.

AWS: All appliances are to be removed and replaced. Please see spec's in Addenda folder.

RFI 3: Framing

1. Clarification on the Framing Plans, S2.2 and S2.3 as there are legends of wall demolition but based on A102 and A103 only a small portions of wall are to be removed. Please clarify.

AWS: CEBC Level 1 work only on levels 2 & 3. Demo limited to removal and replacement of cabinets, appliances, fixtures, flooring, etc.

- Fire Sprinkler Demolition for ceiling heads: Allowance
- Dropping Hallway Ceilings for ceiling lids: Allowance

RFI 4: Vertical Lifts

2. Lift type? Manufacturer or basis of design? Travel height? See spec sheet Gaventa Genesis Enclosure model with integrated doors and gates. ~3' travel height.
3. Are lifts: Open platform? Shaft enclosed? Fire-rated enclosure required?
AWS: See spec sheets. Scope is reduced to North lift only.
4. Lift power and coordination: Electrical requirements (Voltage/ phase), Dedicated panel requirements, and structural support or pit requirements. AWS: Allowance for dedicated panel. See specs sheets.
5. Are Lifts required to have phone/emergency communication line? AWS: Yes.

RFI 5: Fire Protection (Deferred Submittal)

1. Sprinkler Design Criteria: Please confirm Design Density (NFPA 13) and Coverage areas (units + common areas + basement). AWS: NFPA 13, all areas as required.
2. Fire Alarm Scope: Is full fire alarm system required? Monitoring requirements? Responsibility (design-build vs provided plans) AWS: Electrical monitoring. Design only

provided. The Contractor is to provide the full scope of the required NFPA 13 suppression system.

- Owner/Architect
 - Provide designs through Architect/John Wagner
 - Contractor, Electrical sub-contractor
 - Provide Electrical to Panel: Dedicated 120V circuit
 - Provide connection points for risers: Conduit, raceways, and junction boxes.
 - Provide Communication Source
 - Fire Sprinkler sub-contractor under GC.
 - Waterflow Switches
 - Tamper switches
 - Backflow preventer
 - Riser assembly
 - Alarm Company (contracted with Owner)
 - Provide all fire alarm devices
 - Provide Fire Alarm Control Panel (FACP)
 - Wiring to waterflow/tamper switches
 - Connection to the FACP
 - Provide Alarm Programing
 - Provide UL-listed monitoring service
 - Provide NFPA 72 Testing and Record Completion
 - Provide as-built drawings
3. Fire Rated Assemblies: Locations of 1 hour assemblies (walls/ceilings), corridor rating requirements. **Per current plans.**

RFI 6: Door / Windows

1. Many of the windows in the schedule are not on the floor plans, referring to 1st and 2nd floor east elevation. **AWS: Use schedule & elevation count.**
2. What type of openings are Type C and D? It says on the schedule it's a Framed Mesh. Please provide more details on this requirement. Wood framed mesh screen. **Remove and replace existing screens to match existing.**
3. Window Finish + Material: Frame material (vinyl, aluminum, ect.) **AWS: Vinyl. Match existing finish color.**
4. There's W2.1 and W4 on the door schedule. **AWS: Please clarify. See updated set.**
5. Exterior trim / flashing responsibility? **AWS: No proposed trim. Window flashing per manuf. specs.**
6. Door schedule provided but no full hardware set detail. Hardware sets? ADA compliance hardware? Keying requirements? **Please use allowance based on GC's previous affordable projects. ADA compliance on the accessible path.**

7. Door 74,75,76, and 77 are not on the Door Schedule. What Door type? AWS: See updated plans.
8. Which doors requires rated assemblies (20min / 45min) AWS: 45 min entry doors

RFI 7: Interior Finishes

1. Please provide finish schedule for: Units (LVT, carpet, ect.), Corridors, Laundry / Wet areas. Allowance for \$4/sq ft LVP throughout.
2. Wall Finishes: Full repaint vs patch only? Gypsum Wall Board replacement extents, match texture / wall texture level? AWS: New paint throughout. Per sq ft cost for wall board repair. Ground floor, (CEBC Level 2) orange peel gyp. finish.
3. Kitchen Cabinet Type: (prefab or custom), Countertop material? AWS: Single panel Custom cabinets & quartz CT's.

RFI 8: Plumbing

1. Please provide: Fixture schedule (toilets, Lavs, tubs, showers, sinks) AWS: Use allowance based on similar affordable projects. Medium.
2. ADA fixture requirements for accessible units AWS: Use allowance based on similar projects.
3. Water Heater Scope: Existing water heaters to remain or replace. Central vs unit-based systems AWS: All new plumbing fixtures/WH. Central WH, remove and replace existing unit.

(California Street has individual water heaters.)
4. Pipe Replacement Scope: Are supply/waste lines to be replaced or only fixtures? AWS: Waste lines as necessary on level 1 & basement. Fixtures only on level 2 & 3.
5. Floor drains on bathrooms are missing. AWS: No roll in showers. All tubs.

RFI 9: Electrical (plans indicate replacement of all electrical fixtures)

1. Are panels to be replaced or reused? AWS: New sub panels and wiring, switches, outlets, fixtures. Existing switch gear to remain.
2. Full rewiring required? AWS: Yes.
Please provide Fixture Types, Lighting controls (Title 24 compliance requirements)
3. Will the owner require an access control solution for primary doors or individual apartment doors? AWS: Primary doors will require wired access control. Individual apartment doors will not require wiring.

RFI 10: Low Voltage

1. Is Data/Cable Required in each unit? Conduit only? Or not applicable? AWS: Internet will be provided by WiFi. Cat6 required to each floor sufficient to provide WiFi throughout. Collaboration with security contractor identified by Owner.

2. Is a Security Camera System required? **AWS: Yes. Collaboration requested with identified security contractor.**
3. Is access control required at gate/entries? **AWS: Yes.**
4. Who provides internet/telecom service? **AWS: Comcast-Xfinity**
5. What low-voltage needs will this project have? **AWS: Wiring sufficient for gate, main door entry/exit, Internet needs.**
6. Will there be a need for coax and data feeds from an MDF to tenant rooms? **AWS: Data conduit sufficient to provide WiFi throughout.**
7. Will apartments need to be locally cabled to a Media Center Cabinet? **AWS: To be determined with security contractor.**
8. Will there be data cable needs for wired networks, wireless networks, CCTV, Access Control, Intercoms? **AWS: Conduit required to provide WiFi throughout.**
9. Will the owner require CCTV solution for security monitoring as part of the project? **AWS: Yes.**
10. Will the owner require an intercom solution for the primary entry door to phone individual apartments? **AWS: No**
11. Is Fire Alarm included in Low Voltage or separate trade? **AWS: Fire system design only.**
12. Are Lifts required to have phone/emergency communication line? **See RFI 4 – 5.**

RFI 11: Accessibility

1. Full scope of Modifications in the 5 Accessible Units **AWS: Per plans & RFI responses.**
2. Turning Raii, clearances, fixtures **AWS: per plans, CBC-11B, ADA & FHA guidelines.**

RIF 12: Path of Travel Scope

1. Extent of upgrades required beyond shown areas. **AWS: Cost per sq ft for exterior resurfacing.**
2. Any off-site improvements required by the city? **AWS: No**

RFI 13: Structural Modifications

1. Any required structural reinforcement for: Lifts? New Openings? Window replacements? **AWS: Per structural drawings**

RFI 14: ROOFING

1. The drawing reference roof details but do not clearly define the full roofing system. Please confirm: Roofing type (TPO), membrane thickness, Insulation type and R-Value, Deck type? **AWS: TPO, remove and replace. 60 mil. No new insulation. Per sq ft cost for decking remove and replace as necessary. Please review asbestos and haz mat reports in RFP package for remediation and demo requirements. A CA abatement contractor will be required.**
2. Provide existing roof assembly information if available. **AWS: (E) TPO, on roof decking.**

3. Roof Structure Repair Allowance: Sheathing replacement. Rafter repair/reinforcement. AWS: Per sq ft cost for decking remove and replace as necessary.
4. Roof Drainage System Details AWS: Recommended site inspection / roof walk.
5. Confirm overflow drains/scuppers are required per CBC. Provide details and elevations. AWS: Match existing.
6. Parapet & Coping: Confirm new coping requirements, materials and Height modifications. AWS: Remove and replace as necessary. Per LF cost.
7. Flashing Details: Reference A706 but clarify full scope. Parapet, Windows near roof, wall transition, ect. AWS: Allowance per A706.
8. Roof Penetrations (MEP + Fire): Provide coordinates location for HVAC penetrations, Plumbing vents, electrical conduits, fire sprinkler piping, ect. AWS: Existing. Fire line allowance, electrical conduits allowance. (N) HVAC condenser units (5ea).
9. Insulation / Title 24 Compliance: Rigid insulation or Tapered System? R-Value? AWS: N/A. (Basement to 1st level per plan.)
10. Slope Design? AWS: N/A existing.
11. Provide structural details for supporting new roof-mounted HVAC Equipment. AWS: Per manuf. specs.

RFI 15: On-Site / Off-Site / Civil

1. **ADA Ramp Details** (*G101 references Civil C3*): Ramp dimensions, Handrails requirements and Finish (Concrete vs Metal) AWS: Ramp is removed from scope.
2. **Fence Replacement Scope:** Fence Type, Height, and Material. Total LF for Replacement. AWS: 8' tall, wrought iron pinch tip fencing. 160'. Include North PL gate, w/ pushbar.
3. **Egress Stair Scope:** Full Replacement or partial repair? Material to be used (Steel or wood?) AWS: Remove and repair as necessary. New LVP finish.
4. **Trash Area:** Trash area to be altered as per sheet G100, but there's no plan on the new trash area. Is this part of the scope of work? AWS: No new trash area. Slope and surface to meet accessibility req's.
5. **Mail Box:** As per keynote 12 at A1010, remove and replace existing mailbox but no note on A110 on the new mailbox. Please provide specification. AWS: Typ. Boxes for 25 units.
6. **Offsite Improvement Requirements:** Sidewalk replacement, curb and gutter work, driveway apron, street restoration limits? AWS: Per G101.
7. **City of Stockton Standard Improvements:** ADA curb ramps, detectable warning surfaces?, sidewalk widening requirements? AWS: Not in scope.
8. **ADA Path of Travel:** Need Offsite Tie-In. AWS: Not in scope.
9. **Utility Connections / Upgrades:** Any offsite work requirements? Water Service upgrades? Sewer lateral replacement? Gas Service Upgrades? Electrical Service upgrades? AWS: Per G101. C-3.

10. **Sewer Scope:** condition of existing sewer lateral, cleanout location requirements? **AWS:** Per G101. C sheets.
11. **Stormwater Management:** Roof drainage discharge location. Connection to public storm system via onsite drainage. Any detention requirements? **AWS:** Not in scope.
12. **Traffic Control.** **AWS:** Not in scope.

Legacy Apartments

Civil/Site

RFI C-01 – Offsite Improvement Requirements

Confirm full extent of frontage improvements required by City of Stockton, including sidewalk, curb, gutter, and driveway apron. **Pending approved ROW permit.**

RFI C-02 – ADA Path of Travel

Clarify limits of ADA path of travel from building entrance to public right-of-way and whether upgrades extend into the street frontage. **AWS: Per Civil**

RFI C-03 – ADA Curb Ramp Requirement

Confirm if a new ADA curb ramp is required at or near the project frontage. **AWS: Per Civil**

RFI C-04 – Grading Plan

Provide grading plan or confirm that no site grading modifications are required. **AWS: Per Civil. No grading on-site. Off-site is limited to sidewalk repair including basement adjustment with infill to PL; possible change to retain basement access through sidewalk access hatch.**

RFI C-05 – Stormwater Drainage

Confirm roof and site drainage discharge locations and whether connection to public storm system is required. AWS: Per Civil, roof plans & Plumbing. Existing storm water systems to remain. Replace and repair as necessary.

RFI C-06 – Sewer Lateral Scope

Confirm condition of existing sewer lateral and whether replacement or upgrade is required. AWS: Per plumbing drawings. Provide cost per / LF for R&R.

RFI C-07 – Utility Upgrades

Confirm whether water, gas, and electrical services are adequate or require upgrades. AWS: Per plans. California requires new switchgear. Channel St does not. Both sites require fire services and fire hydrants. See Addenda items for most current Fire suppression plans.

RFI C-08 – Encroachment Permit

Clarify responsibility for obtaining encroachment permits and associated fees.

AWS: Contractor is responsible for the permit and the fees paid by the owner.

RFI C-09 – Traffic Control Requirements

Provide requirements for traffic control plans, lane closures, and pedestrian access during construction.

AWS: Contractor is responsible for traffic control.

RFI C-10 – Survey and Layout

Confirm if survey staking and property line verification are required and by whom.

AWS: Construction staking is to be provided by the contractor as well as as-built drawings. Property verification to be provided by the owner.

RFI C-11 – Main Entry Gate

Existing Main Entry Gate to stay (G100). Existing Main Entry Gate to be remove and replaced (C2)
Clarify if auto sensor is need to operate the gate.

AWS: New gate and motor is to be included within the contractor's scope of work to remove & replace with new motor and remote access.

RFI C-12 – Bike Rack

Confirm type of Bike Rack to be installed (G101).

AWS: Allowance based on previous projects.

RFI C-13 – Landscape

Please provide Landscape details.

AWS: No proposed landscaping. Use \$20k allowance for possible R&R.

Architectural RFIs

RFI A-01 – Finish Schedule

Provide complete finish schedule for all units and common areas (flooring, paint, wall finishes).

AWS: See finish schedule in addenda set.

RFI A-02 – Flooring Types

Confirm flooring types and transitions between materials. Units, Hallways, Stairs, ect. AWS: See finish schedule in addenda set.

RFI A-03 – Cabinetry Scope

Provide cabinet details, materials, and appliance integration requirements. AWS: See finish updated addenda set. Custom, single panel.

RFI A-04 – Door Hardware Schedule

Provide complete door hardware schedule including accessibility requirements. AWS: Allowance for HW based on previous projects

RFI A-05 – Openings

Door B8 no width, please specify. AWS: Per updated plans.

RFI A-06 – Wall Finishes

Not included in the current drawings. Confirm if a finish schedule will be provided. AWS: Orange peel, drywall finish with 2 coats of satin Swiss coffee paint.

RFI A-07 – Ceiling Finishes

Confirm whether there will be any ceiling work. AWS: All units will need work related to fire lines with patch and paint. All ceilings to be painted, flat, Swiss coffee, 2 coats.

RFI A-08 – Appliances

Please provide specification of make, model and performance requirements. AWS: Allowance based on previous projects.

RFI A-09 – Countertops

No details regarding countertops. AWS: Allowance based on previous projects. Quartz.

Plumbing FRIs**RFI P-01 – Shower vs Tub Confirmation**

Confirm whether all units are to receive showers only or if any units require tub/shower combinations. AWS: All units to have tubs.

RFI P-02 – Shower Type

Confirm shower system type (prefabricated, tile, waterproofing system). AWS: N/A

RFI P-03 – ADA Shower Requirements

Confirm roll-in vs transfer shower type for accessible units and required accessories. AWS: N/A

RFI P-04 – Fixture Specifications

Provide detailed plumbing fixture schedule including manufacturer and model. AWS: Use allowances for medium level fixtures.

RFI P-05 – Water Heater System

Confirm water heating system type and capacity requirements. AWS: Per Manuf. Specs.

Electrical RFIs**RFI E-01 – Fixture Schedule**

Provide complete lighting fixture schedule and quantities. AWS: See E sheets.

RFI E-02 – Panel Upgrades

Confirm whether existing electrical panels are to remain or be replaced/upgraded. AWS: (E) Switchgear to be removed and replaced. New sub panels in units.

RFI E-03 – Service Capacity

Confirm if existing electrical service is adequate for new loads. AWS: Switchgear to be removed and replaced.

RFI E-04 – Low Voltage Scope

Define scope for data, phone, and security systems. AWS: See answers for Channel. Similar system.

RFI E-05 – Fire Alarm System

Confirm full fire alarm system scope and coordination with deferred submittals. AWS: See answers for Channel. Similar system.

Fire Protection RFIs**RFI FP-01 – Sprinkler System Design**

Confirm design criteria for NFPA 13 system and provide preliminary layout if available. See RFI-5

RFI FP-02 – Fire Service Line

Confirm location and scope of fire service connection. AWS: Fire backflow allowance (in basement) NFPA 13 standpipe system. Per preliminary plans.

RFI FP-03 – Penetration Requirements

Provide requirements for fire-rated penetrations and coordination with other trades. AWS: Per CBC.

Structural RFIs

RFI S-01 – Existing Structural Condition

Provide assessment of existing structure and identify anticipated repairs. AWS: Per structural drawings and narrative.

RFI S-02 – Floor Framing Capacity

Confirm existing floor framing capacity for new loads. AWS: Per structural drawings and narrative.

RFI S-03 – Roof Structure

Clarify if any structural reinforcement is required at roof. AWS: Per structural drawings and narrative. Add unit cost for stud, joist, R&R.

Roofing RFIs

RFI R-01 – Roofing System Type

Confirm roofing system type, thickness, and manufacturer. AWS: TPO, 60 mil

RFI R-02 – Roof Replacement Scope

Confirm full removal vs overlay of existing roofing system. AWS: Roof replacement on top of Level 4 not sought; Existing roof sufficient and to remain. For roof of balconies on top of Level 2, full removal and replacement.

RFI R-03 – Insulation Requirements

Provide required insulation type and R-value per Title 24. AWS: Basement to level 1 per T24.

RFI R-04 – Drainage System

Confirm roof drainage design including drains, scuppers, or gutters. AWS: Existing to remain, remove and replace as necessary.

RFI R-05 – Roof Penetrations

Provide coordinated locations for all roof penetrations (MEP + fire). AWS: Provide unit cost based on most current plans and GC experience.