

REQUEST FOR INFORMATION (RFI)

IFB No; 26-002

Project title: Cottonwood sitework (siding replacement and repair project)

1. I see only 32 pages of documents and cannot find the submission documents. Could you please clarify where I can find them? **Agency Response: All documents related to this procurement can be found here <https://www.ych.ca.gov/doing-business-with-us/>. Any materials found on a website other than this one are not approved or endorsed by YCH and should not be considered during this procurement. It should be noted that an incorrect Attachment C was originally posted and picked up by other websites. This cost estimate was outdated and contained information not relevant to this procurement.**
2. Is a bid bond required? If so, please advise us on the liquidated damages and whether we can use a form from our insurance company? **Agency Response: Please see Addendum II posted on 4/13/26.**
3. Could you provide the start and completion dates of the construction? **Agency Response: The project will be expected to start within 30 days of execution of the contract, and a Notice to Proceed will be issued before work can begin. The timeline for the project will be determined during the contracting process.**
4. Is the meeting on the 9th mandatory? **Agency Response: Yes, please see Addendum – 1 posted to the website on Tuesday April 7th.**
5. Does the project fall under PLA, CWTA, or MTPA (Master Trade Partner Agreement)? **Agency Response: No, the project is a prevailing wage project though.**
6. Is pre-qualification required for this project? **Agency Response: This question is unclear and therefore cannot be answered.**
7. Is there a construction time duration or Liquidated Damages? **Agency Response: See Addendum 2.**
8. Is there a Contractor Warranty Period? **Agency Response: There is no specific warranty period. However, the contractor is required to provide one-year implied warranty.**
9. Is this IFB going to be awarded on a low bid criteria or is this an RFP with grading criteria? Not necessarily the low bid? **Agency Response: This is an IFB and therefore will follow the lowest responsive and responsible bidder requirement.**

10. What is the liquidated damages rate? Our surety officer needs to know before issuing the bid bond? **Agency Response: See Addendum 2.**
11. Any special bid bond form or can our surety use their own form? **Agency Response: See Addendum 2.**
12. Will YCH be responsible for paying any/all building permit fees? **Agency Response: The contractor will be expected to cover permit fees.**
13. Will the contractor be responsible for utility use charges? **Agency Response: No.**
14. Will the contractor be responsible for any building permit fees? **Agency Response: The contract will be responsible for building permit fees.**
15. Will the contractor be responsible for providing a separate office trailer for the inspector of record? **Agency Response: No, this is not necessary for this job.**
16. Will technical specifications be provided? **Agency Response: Relevant specification sections provided. See Addendum 04 narrative.**
17. Please provide a specification for Paint. Are we to assume all exterior elevations are to receive paint? **Agency Response: Relevant specification sections provided. See Addendum 04 narrative.**
18. Is there a hazardous materials report available for this project? **Agency Response: A 2024 inspection was completed regarding asbestos and mold, none was found. The property was built in 1987, no lead present.**
19. Are there any DBE, SBE, DVBE, MBE, WBE requirements on this project? **Agency Response: None of these requirements apply to this project, but it is a prevailing wage project.**
20. Is there a bid form you'd like us to use to submit our proposal? **Agency Response: See the procurement website for materials, including addendums related to this procurement.**
21. Is a bid bond required with our proposal? If yes: for how much? Is there a particular form you would like us to use? **Agency Response: See Addendum 2.**
22. Are we to provide any walls, windows, flooring, etc.? My understanding of the scope is no, but there is a legend that I believe was mistakenly left in the drawings on sheet A2.22? **Agency Response: No new windows, walls, or flooring. Incidental repair of**

walls and flooring resulting from discovery of rot or other non-complying issues shall be part of the project scope.

23. There is quite a bit of scope shown in the engineer's estimate, attachment C, that is not shown in the plans, including roofing, stairs, misc metals, mechanical, electrical, plumbing, fire sprinkler, site improvements (parking/paving) pressure washing, etc. Please clarify? **Agency Response: The engineer's estimate being referenced was inadvertently posted online in various places and is an older version of an independent cost estimate that is no longer relevant. It contains costs for components that are not part of this project moving forward, and should not be considered accurate or pertinent to this procurement.**
24. Are we to repair or replace any of the decks that are to be removed due to dry rot? **Agency Response: The rear decks are to be repaired. But any wood members with dry rot shall be replaced. If the wood members of an entire deck are rotted, then all members should be replaced in kind.**
25. Are we to provide any new traffic coatings at the decks? If yes, please provide a specification? **Agency Response: The rear decks are uncoated with gaps between the decking for drainage. The second floor exterior access decks to the units on the west sides of the buildings have an existing traffic coating that shall be protected.**
26. Does the Housing Agency have an Estimated Cost Range for this project? **Agency Response: We do not provide cost estimates for procurement projects.**
27. Please confirm if there are any additional bid documents to be submitted at the time of bid other than the Attachment C – Price Proposal Sheet? **Agency Response: See Addendum 2.**
28. Please clarify the intent regarding 25% wall stud replacement. This will likely require and trigger interior finishes such as drywall removal and replacement. How much are we to bid the interior unknown scope? **Agency Response: Incidental repair of walls and flooring resulting from discovery of rot or other non-complying issues shall be part of the project scope. Assume 15% of interior finishes sharing framing with exterior finishes will need to be replaced.**
29. If there end's ups being interior scope of work, what is the YCHA plan for the current occupied tenants ? **Agency Response: We must provide 24 hour notice to enter a unit, so the contractor would need to properly communicate to the YCH team in advance so noticing can be done.**

30. Please clarify if the details 9,10,11 A9.10 are to be typical and apply at all windows throughout the complex or just the 2 locations referenced on the Bldg 1 west & Bldg 2 west for total of (2) windows. **Agency Response: Details 9, 10, & 11 on sheet A9.10 are to apply to all window locations on all buildings.**
31. On the west side of the building there are upwards of 20 gas meters with live gas lines penetrating the wall , and siding will not be obtainable without shut down, disconnect and reinstalling the meter service lines. what is the YCHA plan for these areas?
Agency Response: Contractor shall temporarily unfasten meters from walls to install siding behind. Contractor shall coordinate this work (including shut-downs) with YCHA and PG&E.
32. Who is responsible for moving and handling all the stored tenant items through the backside of the units? **Agency Response: Tenants will be notified prior to construction starting that they need to clear all decks. Tenants will be responsible for moving their items.**
33. Please clarify the plan for the wood framed Balconies/ Most are rotted and are restricting the replacement of the siding at these locations. **Agency Response: The rear decks are to be repaired. But any wood members with dry rot shall be replaced. If the wood members of an entire deck are rotted, then all members should be replaced in kind.**
34. Please provide the tech specs for the 6. NEW HARDIE FIBER CEMENT SHINGLES ON OUTER WALLS. **Agency Response: Relevant specification sections provided. See Addendum 04 narrative.**
35. Please provide the project estimate, please clarify the note on sheet A0.00 COST ESTIMATOR: KITCHELL? **Agency Response: We do not provide cost estimates for procurement projects, but we are required to get an independent cost estimate which YCH staff utilized during the review process and Kitchell is the cost estimator for this procurement.**
36. . Do you have the specs for the finishes? Relevant specification sections provided?
Agency Response: See Addendum 04 narrative.
37. Are we painting all the horizontal siding & the shake siding or just designated areas? **Agency Response: Paint all exterior surfaces.**
38. Are we painting the doors & door & window trim? **Agency Response: Paint all exterior surfaces.**

39. Are we painting the trim & fascia, gutters & downspouts? **Agency Response: All trim not associated with the roofing shall be painted. The roof fascia, gutters, and downspouts shall be painted in the roofing project.**
40. Are we painting the balcony railing? **Agency Response: Paint all exterior surfaces.**
41. Are we painting the stair railing & stringers? **Agency Response: Paint all exterior surfaces**
42. Is the second-floor exterior walkways & stair treads getting a coating? **Agency Response: There is an existing coating on the second floor exterior walkways to remain and shall be protected during construction.**
43. Do we know how many colors & what colors go where? **Agency Response: Colors will be finalized with the awarded contractor and YCH staff.**
44. Will we need to prime new & existing siding, trim, fascia, gutters, downspouts, & doors? **Agency Response: Prime and paint all exterior surfaces. Painting of roof fascia, gutters, and downspouts to be completed in roofing project.**
45. Can bid date be pushed? One week to ten days would be beneficial? **Agency Response: There is no plan at this time to extend the IFB proposal deadline.**
46. Can you provide tentative date for RFI responses? We need time to finalize proposals? **Agency Response: As noted on the IFB document, answers will be posted on 3/16.**
47. Will tenants remain in the units during the work? Units will be unsecure as windows will be removed. Dryrot repairs will necessitate interior drywall repairs and painting. This would also add to duration and cost of the project. Also, the buildings will be extremely unsafe for the tenants. It would not seem anyone would want to take on this liability.
- Agency Response: Windows shall be temporarily removed only if extent of dry rot requires.**
48. Who is responsible for moving furnishings if required for access to window / wall areas? Should an owner allowance be stipulated for bid purposes? **Agency Response: Residents will be notified of the work and are responsible for ensuring all items do not interfere with the construction.**
49. How are Proposed Change Orders addressed? Turnaround time? Are fully executed (signed/dated) change orders required prior to any additional work (dryrot) be started? **Agency Response: Change order process will be addressed in more detail in**

the contract. Generally speaking, fully executed changed orders (signed/dated) must occur before work can start. Turnaround time should be 24-48 hours.

50. What can be expected for Turnaround time from Architect for submittals?

Agency Response: 7 business days

51. What will Turnaround time be from Architect for RFI's during construction?

Agency Response: 6 business days.

52. Specifications on siding and trim: Scope of Work on the Cover Sheet says Hardie products but no specific finishes; primed? prefinished? smooth/textured? This information will be required for correct pricing. No information given?

Agency Response: Relevant specification sections provided. See Addendum 04 narrative. All new and existing surfaces shall be primed & painted.

53. Plans call for all existing windows to be removed and replaced after shear ply application. Please confirm there are no new windows required?

Agency Response: No new windows.

54. Interior painting will be required after dryrot repairs. How should the painting scope be estimated? Just doing patches will be noticeable? Agency Response: Interior painting, if needed, will be done just in patches.

Patch and paint affected areas.

55. The scope will require removal and replacement of all existing exterior light fixtures, hose bibs, surface mounted electrical panels and or any conduits or piping attached to the existing walls. None of this is shown or mentioned in the documents. Are there quantities and details that can be provided? Especially for any major items like electrical panels or meter sets?

Agency Response: Provide allowance to accommodate temporary removal of utilities in order to sheath the facades.

56. Does this project have an existing Fire Suppression System? Agency Response: no

57. What extent is any Existing Exterior Plumbing to be removed and Replaced?

Agency Response: Any piping in direct contact with existing surfaces to be replaced or worked on must be temporarily removed to access the finishes.

58. What extent is any Existing Exterior HVAC to be removed and Replaced?

Agency Response: Any ducting, piping, and mechanical units in direct contact with existing surfaces to be replaced or worked on must be temporarily removed to access the finishes.

59. What is the Extent of Existing Exterior Electrical items to be Removed and Replaced?

Agency Response: Any panels, conduits, etc in direct contact with existing surfaces to be replaced or worked on must be temporarily removed to access the finishes.

60. Elevation 12/A9.10 - states New Roofing by others. Sheet A4.10 Sheet Notes - States Assume Removal of 25% of Existing Roof Sheathing Due to Dry Rot. Is the GC to assume responsibility for demolition of existing roofing and also performing roof dryrot repairs, and the owner is only performing actual shingle roofing replacement?

Agency Response: All roof work to be completed in a separate project.

61. Siding and trim details on sheet A9.10 show J mold trims at windows. Elevation drawings seem to depict exterior trims around openings and windows. What is the scope intent for all window trims?

Agency Response: See revised details 9, 10, & 11/A9.10 for trims.

62. The Exterior Elevations depict horizontal trim bands at first second floor line. Are there any horizontal trim bands required for the project? If so, please identify where and what materials are to be used?

Agency Response: There are no horizontal trim bands.

63. What is the schedule for future roofing contract by others? Existing siding demolitions will require the removal of existing (Rake) fascias in order to install new weather barriers and sidings. It is critical that roofing be performed after new siding scope is completed?

Agency Response: Roof replacement should be completed before siding/deck replacement project begins. Roof replacement will include extended roof line to allow siding to be done after roof replacement and fascia are installed and should not interfere with access needed for siding/deck work.

64. Please provide new flashing, weather barrier and siding details at Rake wall areas of Roofs?

Agency Response: New detail 1/A9.11 shows wall under rake condition

65. A detail 1/A9.20 is shown on Bldg. 01 Exterior Elevation 04 at Roof Line. The detail does not seem to be related to this area. Please provide correct detail?

Agency Response: The detail references are for the eave/ gutter details and are for the roofing scope and not in this project.

66. The documents state that the project duration is 60 days. This does not seem realistic considering the extent of scope. Especially if tenants will be occupying the dwelling units. It would seem this is more on the duration of six months minimum. Is the 2 month duration? Agency Response: We understand that 60 days may not be reasonable for this project, but we are interested in having the project completed in a timely manner. The timeline for the project will be determined during the contracting process.
67. What is the extent of scope at existing stairs? No information is shown. Do Existing Rails remain? Can more information be provided for bidding purposes or an allowance be provided by the owner? Agency Response: Patch and paint stairs.