



ADDENDUM #4

RFI Responses through 6/26/26

Request for Information (RFI)

Sovovatum Village Project – Phase II

Proposal Due Date: **07/10/2026**

Submittal Contact:

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Oak and Stone Development

Owners Representative

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1. Schedule Update

RFI Submittal Deadline – Is revised from **6/23/26 to 6/30/26 @ 5PM**

RFP Submittal Deadline – Is revised from **6/30/2023 to 7/10/26 @ 5PM**

Candidate Interviews – Is tentatively proposed to be conducted **07/13/26 - 07/17/26**

Notice of Award – Updated to **07/22/26**

Contract Execution – **07/29/26**

Construction – **08/10/26 – 04/14/27**

2. RFI Responses to Date

Any pending RFI's and information that is incomplete will be addressed in an additional addendum by the close out date for RFI's.

- Is there a specific bid form that you would like us to use? The RFP states "Lump Sum" with trade costs broken out but doesn't mention how many trades or divisions, and if we need to separate costs by building (2-story & Car Wash) and/or site.
It is advisable to submit a Bid Breakdown alongside the lump sum price
- The plans indicate that the new irrigation valves are to be connected to the existing irrigation controller; however, the controller make, model, and station capacity are not provided. Please confirm that the existing controller has sufficient available stations to accommodate the proposed irrigation system or provide direction for any required upgrades.
Response (C2 Collaborative): Controller Make: Hunter, Model: ACC2- 54 Station, Station Used: 31, Station Available: 23 open stations. Contractor to verify existing controller.
- The plans indicate that new irrigation valves are to be connected to the existing controller using existing control wiring where available, with new wiring installed as required. For bidding purposes, should we assume ALL new control wiring will be required from the proposed valves to the existing controller?
Yes, it is best to just run new wires to the existing controller.
- The RFP states that the dispensary and associated site work is specifically excluded, but that GC will supply and install the electrical infrastructure that runs

through it. However, Sheet 4 of 5 Utility Plan of the Site Improvements Bid Set, also shows water, fire and sewer lines that run across this area. Please confirm that these utilities are excluded.

Oak and Stone Development to confirm. Dispensary is a phase III project and should be excluded.

- Refer to 2-Story Building Bid Set. Please clarify or provide additional detail on the type of metal finish for the canopy noted on sheet A3-11

Response (KTGY): Provide prefabricated canopy system with solid decking infill by CityScapes or approved Equal. Finish to be powder coated. Refer to manufacturer's standard finish and specifications.

- Exterior Elevations, note 6. It notes "perforated metal panel" and refers to the details but on A4-12 and 11&12/AD-05, there is no additional information on the metal finish.

Response (KTGY): Solid decking infill by CityScapes or approved Equal. Finish to be powder coated. Refer to manufacturer's standard finish and specifications.

- Refer to the Car Wash Building Bid Set. Please confirm what type of material for the 2'x4' ceiling tile in the Office on 1/A2-21.

Response (KTGY): Provide 2'x4' white color, mineral fiber ACT and exposed 15/16" T-bar suspension system (Armstrong Fine Fissured or approved equal). Install in accordance with seismic and mfr. requirements.

- Refer to the 2-Story Building Bid Set. On the Materials and Finish Legend on A2-13, it calls out the acoustical ceiling tile to be color: SW7048 Urbane Bronze and SW7551 Greek Villa. However, Armstrong Optima Concealed ceiling tile only comes in white color. Please confirm if the intent is to have the ceiling tile and grid painted or if the color only applies to the ceiling grid (custom order) and the tile will remain white.

Response (KTGY): Intent is for both the acoustical ceiling grid and ceiling tiles to be field painted to match the specified finish colors. Confirm with mfr warranty requirements.

1. A6-11: What are the tile sizes for PWT1, PWT2, & PWT3?

Response (KTGY):

PWT1: Villa, Zellige Agave Ceramic Tile, Size: 2 1/2 x 8

PWT2: Arctic White, Daltile Color Wheel Classic, Size: 3 x 6

PWT 3: Artisan Brown, Daltile Color Wheel Classic, Size: 2 x 6 (Bullnose)

2. A6-11: PWT2 calls for a 4" bullnose, but the elevations show a 2" bullnose. Please confirm spec.

Response (KTGY): PWT3 is 2x6 Bullnose

3. A6-11: PWT-3 on the elevations on A5-11 show as what appears to be a trim piece at the top of the tile. Is this the bullnose? This seems to contradict the note for PWT2.

Response (KTGY): Provide PWT2 for wall tile, PWT3 is bullnose "trim" at top of tile.

4. The restroom at the car wash: are these tiles all TBD budgets at this time?

Addendum to include selections for the car wash restroom.

5. The restroom at the car wash: What is the size of WT-1?

Provide Daltile, Classic Colorwheel Collection Arctic White 0790 6"x6" or approved Equal.

6. Is epoxy grout or mortar beds at the restrooms needed?

Response (KTGY): Provide mortar beds, Custom Building Products or Equal

7. Can you please provide a spec for CPT-2?

Response (KTGY): CPT2 (gaming area) to receive Shaw Contract, Legacy tile "Raku Ember", confirm compatibility with ASM steel platform

8. What is the base spec for the car wash restroom 101?

Provide 3"x6" Cove base by Daltile, Classic Colorwheel Collection Arctic White 0790

9. Do we need to included the cost of wet fire sprinkler systems at both buildings?

Response (KTGY): Not required at Car wash per code/ or reference Tommy's set. Oak and Stone to confirm.

10. The plans don't show where the waste goes to exist the building or where the grease interceptors of, to what they connect to in the building.

Response (SEI): The plumbing drawings that were issued for bid were not complete due to missing information and outstanding questions. Revised drawings to be issued.