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001		
Q:	The design build bid for the police station, could it be a modular building? Or what type of structure are you guys looking for?	
A:	A Modular Building is not acceptable for this project.	
002		
Q:	In reviewing the RSOQ it states that Audited financial statements are required. In one area it says Reviewed or Audited financial statements. Audited financials cost tens of thousands of dollars and take many months to put together and are not common practice among GC's . Are financial statements reviewed by a CPA acceptable?	
A:	Yes, (per RFQ page 41): "The Financial Statements must be audited or reviewed by a certified Public Account(ant)".	
003		
Q:	Looking through the available documents I cannot find any info on Finishes for this project (Specifically Div 09). Is there anything available currently??	
A:	Criteria Documents including Division 09 will be provided in Phase 2 of the procurement process; Request for Proposal (RFP).	
004		
Q:	Section CIII (A) Scored Questions for the D-BE, Question number 17: This question eliminates a D-BE from the project if their EMR for past 3 year average is greater than 1.00. Please see the attached letter from our insurance company that explains a very unusual circumstance that has caused our EMR rating to reach 1.04 average over the past 3 years. Can you change the scoring for this question to issue zero (0) points if the EMR is between 1.00 and 1.05; and Elimination for EMR rating greater than 1.05?	
A:	No. A proposer's safety record shall be deemed acceptable if its experience modification rate for the most recent three-year period is an average of 1.00 or less, per Section 3201.5 of the Labor Code.	
005		
Q:	Section 2.0 of the RSOQ states "The D-BE shall also be responsible for coordination of owner provided and installed furniture and equipment, and for any activation coordination for the Project." Please confirm that the owner will provide ALL IT (servers, switches, racks, etc.), AV (displays, control systems, racks, speakers, etc.) , security (cameras, alarms, etc.), communications, radio, and dispatch (911) equipment, including the radio tower. Can we assume that the D-BE will only provide infrastructure, pathways (conduit, cable trays etc) for connecting such equipment?	
A:	Cannot Confirm. Complete criteria documents outlining specific responsibilities will be provided in the RFP stage of the process. No, not at this time.	
006		



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Q:	The City has indicated that the final selection will be based on "Best Value" which is defined as "the value determined by objective criteria that may include, but not be limited to, price, features, functions, life cycle costs, experience, past performance and other criteria deemed appropriate by the City and its management team". What is the relative importance of price compared to other criteria? How will the points be determined?	
A:	The RFP will include information on the relative importance or weight assigned to each decision factor the City will consider in making a final selection.	
007		
Q:	Will the points in the RSOQ phase carry over to the RFP phase, or will the points only be used to determine who is invited to the RFP phase?	
A:	No, the points will not carry over to the RFP phase. Top 3 DBE firms will be invited to participate in the RFP phase.	
008		
Q:	The Scoring Summary (Attachment F, Page 73) assigns 20 maximum points for the Design Team - Design Architect. Is the Design Architect a person or can a firm be assigned as the Design Architect? If the Design Architect has to be an individual, can the Design Team assign either the Architect of Record or the Design Team Project Manager as the Design Architect?	
A:	The City will take into account all factors of the design team and design architect.	
009		
Q:	On page 21 under definitions, it defines the "Design Architect" as a "California Licensed Architect." Our firm will work as the Design Architect with a California Licensed Architect who will be the Architect of Record. Our firm is a Licensed Architect in Michigan plus 12 additional states, but is not licensed in California. Are we still eligible to be considered as a team under the above conditions? Please let me know if you need additional clarification.	
A:	The Architect of Record must be licensed in California not the firm.	
010		
Q:	<ol style="list-style-type: none"> 1. Will there be project State or Local Small Business subcontracting requirements for the selected DBE? 2. Also, will there be Local Hiring requirements? 3. For the current RSOQ, due to current COVID concerns, would Los Banos reconsider the acceptance of electronic submittals of our responses on the June 1st due date? 	
A:	<ol style="list-style-type: none"> 1. No 2. No 3. No 	
011		
Q:	<ul style="list-style-type: none"> • While in a previous RFI Webcor has requested submitting our response electronically, if the City declines – do the Exhibits and Attachment G need to be submitted with a wet signature, or are electronic signatures acceptable? 	
A:	Wet Signature required.	
012		



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Q:	<ol style="list-style-type: none"> 1. Is the City planning on commissioning the project through the LEED process? If so, what level of achievement is targeted? 2. A site plan and floor plan for the project were included in the RFQ. Is the DB team expected to just deliver that specific design, or is the DB team encouraged to find ways to improve on the adjacencies and relationships depicted, and to bring best practices to the table? 3. Is the project intended to be designed as an "Essential Facility"? 4. Does any information exist on the soils of the site? 5. Does any information exist on the County's plans for the adjacent parcel to the west? 6. Does the City envision public or community outreach as part of the project? 7. The City has outlined a schedule where the selected shortlist teams will meet with for Confidential Interviews during the week of 7/21 to 7/27. Is it the intention that each team will have one day of meetings with constituents during this period, or is some other format envisioned? 	
A:	<ol style="list-style-type: none"> 1. Not through LEED, but through CalGreen. 2. Yes 3. Yes 4. Yes, there is a soils report that will be given out at the RFP stage. 5. No 6. Yes 7. It could be a full or half day meeting. 	
013		
Q:	Please clarify which entities comprise the DBE Team and D-BE Team? Is this the same as the D-B Team which the RFQ indicates consists of the D-BE (the corporation, etc. providing licensed contracting, architectural, and engineering services), and electrical, mechanical, and plumbing contractors (as applicable)?	
A:	Yes	
014		
Q:	Exhibits E3 and E5 indicate that the D-BE Team must complete the forms. If the D-BE Team includes firms providing engineering services and electrical, mechanical, and plumbing contractors, the form does not include fields for these entities to sign these Exhibits. Please clarify whether the firms providing engineering services and electrical, mechanical, and plumbing contractors must sign Exhibits E3 and E5.	
A:	Only the responding General Contractor and Architect need to sign. The engineering firms and MEP contractors will be under the DB-E contract.	
015		
Q:	Please define the specific responsibilities for the roles of the Project Executive, General Construction Principal, and D-BE Project Director.	



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<p>A: Project Executive- Either the GC or AOR can provide oversight. The PE is responsible for providing executive leadership and oversight, partnership commitment, and proper allocation of resources for project success.</p> <p>General Construction Principal- The GC Principal will be responsible for directing the DB-E team in coordination with the City and Vanir to ensure the successful delivery of the project.</p> <p>D-BE Project Director- The D-BE PD will be Design team (AOR) and responsible for directing the DB-E team in coordination with the City and Vanir to ensure the successful delivery of the project.</p>	
016	
<p>Q: The RPQ indicates that Project Profiles are limited to 2 pages for each project and that additional information, photos, and other graphic materials may be included. Are the additional information, photos, and other graphic materials included under the 2-page limit or may we include these items on additional pages?</p>	
<p>A: Yes</p>	
017	
<p>Q: Please clarify the number of hardcopies required for submittal. RFQ page 13 of 76, 4.2.4 Submittal Organization indicates: Submit one (1) binder clearly marked "Original", seven (7) duplicate hard copies while RFQ page 26 of 76, Attachment B Checklist of Submittals indicates: six (6) hard copies of RSOQ response.</p>	
<p>A: 7 Hardcopies</p>	
018	
<p>Q: In Section CIII(A), for questions 13 -15 regarding CalOSHA, FedOSHA, and EPA/AQMD/RWQCB citations, may our responses reflect the past 5 years or please indicate a time parameter we may use for our response.</p>	
<p>A: Yes, for the past 5 years.</p>	
019	
<p>Below is our current insurance ratings. Does our current occurrences meet the requirement? If not, can we do a project specific policy?</p> <p>INSURANCE</p> <p>Q: 6. Does the D-BE have a liability insurance policy with a policy limit of at least \$15,000,000 per occurrence, \$20,000,000 aggregate and \$20,000,000 in excess liability from a California admitted company with a Best Rating of A:VII or better.</p> <p>Your limits are: General Liability \$2,000,000 aggregate / \$1,000,000 per occurrence – with the excess you are still under the requirements Rating A+ XV</p> <p>Excess Liability \$10,000,000 per occurrence/aggregate Rating A XV</p>	



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	Auto Liability \$1,000,000 – with the excess you do meet the requirements Rating A+ XV	
A:	Yes, the liability insurance requirement can be satisfied through the combination of a standard primary Commercial General Liability policy and an Excess Liability policy. On question 6 pg 38, I scratched the excess requirement and reduced the per occurrence requirement to \$10M per occurrence and reduced the aggregate to 15M this approach would let the contractor get there with any combination of primary and excess coverages.	
020		
Q:	The insurance requirements indicated for the Architect, in question 8 on the Pass/Fail questionnaire are very atypical, especially for this type and size of project. Would it be acceptable to revise the insurance requirements to the following: \$2 million per claim & \$4million aggregate.	
A:	Yes, the professional liability insurance limits requirement can be satisfied by \$2M per occurrence \$4M aggregate. On question 8 pg 39, the City has reduced the per occurrence requirement to \$2M and reduced the aggregate to \$4M.	
021		
Q:	In reviewing the Q&A on the Los Banos Police Station RFP it looks like the insurance requirements have been reduced to the total required Liability limits to \$10M per occurrence and \$15M aggregate. Further, they have clarified these limits can be satisfied through the combination of a primary CGL and Excess Liability policies. Currently DDC maintains a primary CGL policy with limits of \$1/2M and an Excess Liability policy with \$10m/\$10M limits. DDC's current total limits of liability are \$11M each Occ. & \$12M Agg. We can provide a letter from our insurance broker that our limits will be increased to the new limits listed in the Q&A if we are awarded this project. Will a letter from our insurance company stating that satisfy this section?	
A:	Yes, a letter from their insurance company stating the firm can meet the insurance limits that can be verified during the RFQ review is acceptable.	