

CITY OF LOS BANOS
REQUEST FOR STATEMENT OF QUALIFICATIONS
FOR
PROGRESSIVE-DESIGN-BUILD ENTITIES

Los Banos Civic Center



Addendum Number 1

For The
CITY OF LOS BANOS CIVIC CENTER
Request for Qualifications for Progressive Design Build
Entities

August 28, 2025



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Request for Qualifications for Progressive-Design-Build Entities

Question #1: On page 41 of the RFQ, in Part A – Questionnaire Instructions, Section 4. Financial Information. Submit evidence (in a sealed envelope), including audited financial statement, that establishes that the PDBE has the capability to complete the project. Are reviewed financial acceptable instead of audited?

Answer: No, the Audited Financials are required.

Question #2: We respectfully request clarification regarding *Attachment B – Potential Conflict of Interest Disclosure Form*. Specifically, is the form required to be submitted concurrently with the Statement of Qualifications on September 2, or is it due at an earlier date?

Answer: The form is required to be emailed prior to September 2.

Question #3: Will the Progressive Design-Build Team be responsible for hiring the Geotechnical Engineer, or will the City of Los Banos be engaging the Geotechnical Engineer directly?

Answer: The PDBE will be responsible for all required testing.

Question #4: Will the Progressive Design-Build Team be responsible for hiring the material testing firm to conduct testing on the URM and CMU walls, or will the City of Los Banos engage the material testing firm?

Answer: The PDBE will be responsible for all required testing.

Question #5: Is there any expectation regarding the preparation of construction drawings in terms of software format (AutoCAD 2-D or Revit BIM/3-D)? If drawings are required to be prepared in Revit, can the City please advise what Level of Detail (LOD) will be required?

Answer: There is a requirement for a 3D rendering, but BIM is not required.

Question #6: Has the project already been submitted for Site Plan Review and/or Conditional Use Permit, or will the Progressive Design-Build Team be responsible for managing the SPR/CUP process?

Answer: SPR/CUP is not required,

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Question #7: Will the project require emergency power or an emergency generator?

Answer: No.

Question #8: Will the Progressive Design-Build Team be responsible for hiring a surveyor to confirm ADA compliance and required site improvements at both the City Hall and Annex Building?

Answer: The PDBE is responsible for the Design and Construction of ADA compliant facilities.

Question #9: Is it the intent to phase construction so that the Annex Building remodel is complete before demolition of the Police Station and internal improvements to City Hall, or can all of this work occur simultaneously?

Answer: All 3 properties are to be completed simultaneously.

Question #10: Can I please get the editable version of this RFQ.

Answer: Editable Forms and Templates in WORD documents are provided in **Attachment AD1.01**.

Question #11: Can you please advise the document, Attachment B. Potential Conflict of Interest Disclosure, is complete. What conflict of interest are we disclosing?

Answer: Fill in lines for Firm/Company, Address, and Phone. Additionally, enter a check mark(s) that are appropriate that Primary Team member. Use a separate form for each Primary Team Member. The City will determine if there is a Potential Conflict of Interest.

Question #12: Section II-O, Skilled Labor, The RFQ states that Attachment H is required to be turned in with the proposal, however, there is no Attachment H form to be filled out.

Answer: See **Attachment AD1.02**.

Question #13: What is the final date for the submission of Attachment A. Identification of Progressive-Design-Build Entity Proposal Manager and Attachment B. Potential Conflict of Interest Disclosure?

Answer: Both forms are required to be emailed prior to September 2.



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Question #14: Project is called 'Civic Center' and 'Development Services Center' at various points throughout. Please clarify.

Answer: The name of the project is Civic Center. In the RFQ the terms 'Civic Center' and 'Development Services Center' are synonymous.

Question #15: Various attachments and exhibits are referenced throughout instructions, checklists, submittal requirements, etc., but are not clearly nor consistently labeled, or are not provided. Please clarify.

Answer: This is not significant and does not affect scope.

Question #16: Section I-A Project Description mentions three distinct projects:

- Police Annex at 535 J Street: Renovation into Design Services/Civic Center
- City Hall at 520 J Street: various tenant improvement projects
- Police Station at 945 5th Street: complete demolition

Are these three projects included in the cost and schedule estimates provided throughout the remainder of the RFQ? (i.e., 5 months for the Pre-Construction Phase, 20 months for Progressive-Design-Build Phase, \$7,800,000 budget)

Answer: The RFQ is only for all three properties. Scope for the properties at 520 J Street and 945 5th Street will be added at a later date. The 5 months for the Pre-Construction Phase, 20 months for Progressive-Design-Build Phase, \$7,800,000 budget are for all three properties.

Question #17: The image shown is labelled 'Resources Building'. Please clarify if this is the Police Annex building.

Answer: Yes.

Question #18: The Project Criteria document is mentioned here, and the Table of Contents is provided in Section VII. Please clarify if this document will be provided for review during the RFQ period or only to the selected PDBE.

Answer: See **Attachment AD1.03. Assessment for Community Development Services**, 535 J Street, City of Los Banos, CA.



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Question #19: Section II-B Procurement Method: Please clarify if the 5-month allotment for Pre-Construction Phase (mentioned in Section VI Exhibit A - Article 3) is included in the overall 20-month allotment for the overall Project Delivery from the Notice to Proceed? The Progressive-Design-Build Phase is allotted 20 months in Section VI Exhibit A - Article 3 as well.

Answer: No, the 5 month Pre-Construction Phase is not part of the 20 month Construction duration.

Question #20: Section II-E, Attachments A and B are described to be submitted to the State, but the contact information on these forms lists the City. Please clarify.

Answer: Change the word State, as used in reference to the Project Owner, to City.

Question #21: Section II-E, Attachments A and B are required to be submitted by the date listed in the RFQ Procurement Schedule, but this information is not provided on this table.

Answer: Both forms are required to be emailed prior to September 2.

Question #22: Section II-E, An incomplete table is provided. Please clarify.

Answer: For Attachment B, add the Primary Team Member name to the Firm/Company name.

Question #23: Section II-K, 'PDBE' is listed with no due date or time. Is this for Attachments A and B?

Answer: On the RFQ Procurement Schedule the reference 'PDBE' is a header for the items below it.

Question #24: Section II-K, 'Proposals Due' is listed. Is this a separate submittal outside of the SOQ?

Answer: The 'Proposals Due' refers to secondary submittals of the short listed PDBE's.

Question #25: Section II-O Commitment to Use a Skilled and Trained Workforce: Attachment H is mentioned as included, but this form is either not labeled as such or not provided.

Answer: See Attachment AD01.2

Question #26: On Attachment C – Checklist for Submittals: there is a reference to Attachment H: Is this the Declaration included in Section IV, Part A, Section 1.

Answer: No. For Attachment H, see **Attached AD01.2**.

Question #27: On Attachment C, Part A – Questionnaire Instructions: Checklist items are labelled 'Section C#', but in Section IV, Part A, these items are labeled 'Section #'.

- i. Section C1 is listed under Section IV, Part A as Section 2.
- ii. Sections CII-III are not located in Section IV, Part A.
- iii. Exhibits E1 and E2 do not match the Exhibits 1 and 2 provided in Section IV, Part A.
- iv. Exhibits E3 – E5 are not located in Section IV, Part A.



- v. Exhibits E6 and E7 are not labeled as such under Section IV, Part A, Sections 4 and 5.
- c. Part B – Experience Instructions: Checklist items are labelled ‘Section D#’, but in Section IV, Part B, these items are labeled ‘Section #’.
- i. Section DI corresponds to Section IV, Part B, Section 1. ‘Firm Profiles’ is not included as a checklist item here.
- ii. Section DII corresponds to Section IV, Part B, Section 2.
- iii. Section DIII corresponds to Section IV, Part B, Section 3.
- iv. Section DIV corresponds to Section IV, Part B, Section 1.
- v. Section DV corresponds to Section IV, Part B, Section 4.
- vi. Section DVI corresponds to Section IV, Part B, Section 5.
- vii. Section 6 – Designated Subcontractors and Section 7 – Preconstruction Cost in Section IV, Part B are not included as a checklist item here.

Answer: These items are not significant and do not affect scope.

Question #28: Regarding Section IV – Part A: Questionnaire Forms and Templates: 1. Section 1 Declaration: Is this Attachment H mentioned previously?

Answer: No, see **Attachment AD01.02**.

Question #29: 2. Pages 44-51, and a portion of page 43 are not labeled as Section 6 but correspond to this Section’s title as listed elsewhere for Part A. Please clarify.
3. Section 6 Safety Record on page 52 corresponds to Section 7 as listed elsewhere for Part A.
4. Exhibit 1 General Statement of Bank Credit and Exhibit 2 Bonds and Insurance are the only exhibits listed in Part A. Please clarify where the Exhibits E1-E7 as listed in the Attachment C — Checklist for Submittals in Section II are located.

Section V – Part B: Experience Forms and Templates:

1. The asterisked note regarding use of forms provided on Part A is not provided here for Part B.

Answer: These items are not significant and do not effect scope.

Question #30: Section VI – Sample Standard Agreement:

1. Article 2 Project Budget: The Project Description as defined in Exhibit A only references the scope of work associated with the Police Annex building. In Section I-A, the Project Description includes a scope of work at two other buildings. The referenced Community Development Services Center Assessment document estimates the \$7,800,000 number shown here.

a. Does the listed Project Budget only cover the scope of work defined in Exhibit A?

Answer: The \$7,800,000 is for all three addresses indicated.

Question #31: Will the Preconstruction Cost provided in a separate, sealed envelope in Section V, Part B need to include the scope of work referenced in Section I-A?

Answer: Yes, all three sites will be done simultaneously.



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Question #32: 2. Article 3 Schedule of Work: The Preconstruction Phase is allotted 5 months upon Notice to Proceed. The Progressive-Design-Build Phase is allotted 20 months upon execution of an amendment to the Agreement.

a. As noted in Section II-B, the overall Project Delivery is allotted 20 months total. Please clarify sequence and allotted months.

Answer: The 5 month Pre-Construction Phase is not part of the 20 month Construction duration.

Question #33: The Section A - Project Description only references the scope of work associated with the Police Annex building. In Section I-A, the Project Description includes a scope of work at two other buildings. Please clarify how these projects are to be delivered to the City.

Answer: The Police Station and City Hall scopes may be added to the contract.

Question #34: Section G – Demolition Package: Does this refer only to a demolition package for the Police Annex building or includes a separate demolition package for the Police Station referenced in Section I-A?

Answer: This is for the demolition of the Civic Center (Police Annex Building) only.

Question #35: Section J – Space Programming: Does this refer only to the proposed Civic Center at the Police Annex Building, or includes the referenced City Hall tenant improvements in Section I-A?

Answer: This is for the Space Planning of the Civic Center (Police Annex Building) only.

Question #36: Section K – Design: Please clarify if Schematic Design, Planning, and Design Development level packages (as well as the Demolition packages) are required for completion of the GMP at the end of the Preconstruction Phase of 5 months, or if this also includes the Construction Documents and Specifications Book package within this timeframe.

Answer: The following can be found on page 7 of the RFQ:

Preconstruction Phase: After selecting a Progressive-Design-Build entity based upon qualifications, the City may enter into an Agreement and direct the Progressive-Design-Build entity to begin design and preconstruction activities sufficient to establish a GMP for the Project. See Sample Standard Agreement, Exhibit A included in Section VI for the anticipated Preconstruction Phase scope of work.

Progressive Design Build Phase: Upon the acceptance of the GMP, the City will amend the agreement to include the Progressive-Design-Build Phase and direct the Progressive-Design-Build entity to complete the remaining design and preconstruction activities, and all construction activities, necessary to complete construction and closeout of the Project.

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Question #37: Section VII – Project Criteria:

1. Currently, only the Table of Contents is listed. Please clarify if this document will be provided for review during the RFQ period or only to the selected PDBE.

Answer: This page is not required for this RFP. Please delete the page in its entirety.

AD01.1: Editable Forms and Templates are provided. Please see **Attachment AD01.1.**

AD01.2: Commitment to Use a Skilled and Trained Workforce: **Attachment H**, is attached labeled as **Attachment AD01.2.**

AD01.3: Assessment for Community Development Services, 535 J Street, City of Los Banos, CA. See **Attachment AD1.03.**

AD01.4: Revised Insurance Coverages. The Insurance Coverages on pages 60, 61, and 62 have been revised. Please see **Attachment AD01.04 Insurance Coverages.**

AD01.5: Workers' Compensation. Strike out the word Notarized from Section 5. INSURANCE, Line A. on page 43. See Attachment **AD01.5.**