



ADDENDUM #2 for
PRE-QUALIFICATION
QUESTIONNAIRE FOR
PROSPECTIVE DESIGN-
BUILD ENTITIES

PROJECT: City of Gonzales Community Center Complex

Date: August 31, 2021

ADDENDUM #2 – PRE-QUALIFICATION QUESTIONNAIRE FOR
PROSPECTIVE DESIGN-BUILD ENTITIES
GONZALES COMMUNITY CENTER COMPLEX

1. The deadline for submitting questions has changed from August 23, 2021 to 4 pm September 02, 2021.
2. Attached is the list of attendees to the August 24, 2021 Design Build Entity (DBE) Pre-qualification Pre-proposal Conference.
3. Attached is the presentation material from the DBE Pre-qualification conference.
4. Additional information for page 7, Section titled "Request for Proposals" - the RFP to be issued to the pre-qualified DBEs will include the following two elements:
 1. The project location is adjacent to Gonzales High School and the City is very interested in having this major project provide educational opportunities to High School students. The DBE who is awarded the Design/Build Contract, shall provide four "Career Days", at the City/School Joint Gym or Project parking lot, with the DBE team providing educational booths/tables which can include show and tell demonstration of tools and technology in construction, and contractor/student questions & answers, regarding careers in the construction field. Scope and breath of the Career Day(s) will be further defined in the RFP.
 2. A request for DBEs to provide a "Good Faith Effort Outreach program" for the purpose of maximizing opportunities for local hires (qualified construction craftspersons or professionals) to be used for the Project, and for subcontracting with local businesses where possible. "Local hires" are defined as craftspersons or professionals who reside in Monterey County. This item will be further defined in the RFP and may include a weighting of 10 points, under this category.

Written Questions submitted and Responses:

- 5.** Written Question #01: Can the City clarify what design deliverables will be required for the RFP competition (e.g. site plan? floor plans? Elevations? photo-realistic renderings? animated fly-thru's? specifications?, etc.)?

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Response #01: The RFP will not require submittal of photo-realistic renderings, fly-through videos, or any specifications. A limited number of drawings (site plans, floor plans, elevations, etc.) will be requested to describe the Design-Builder's approach to the RFP requirements. The \$100,000 stipend amount was established in part to represent this effort.

6. Written Question #02: For General Contractors that do not self-perform and therefore do not have an apprenticeship program, will our experience in working with our subcontractors to fulfill this obligation meet the requirements of Section 12 Apprenticeship Program?

Response #02: Complete the Apprenticeship Program form with the requested information including any applicable information from your subcontractors. Scoring will be partially based on documentation received from your team.

7. Written Question #03: In the pre-proposal meeting, the City mentioned there will be several upcoming public engagement events for the public. Can you tell me when those will be held, where and when?

Response #03: The Open House and Community Engagement meetings will be held on:

Round 1 - September 1, 2021. Intercept kiosks at Starbucks & Farmers Market, 3:00 pm – 5:00 pm. Community meeting at the Joint-Use Gym, 6:30 pm – 8:00 pm.

Round 2 - October 7, 2021

8. Written Question #04: The Pre-Qualification ask for our line of credit. If a line of credit is required, we can get one however we have never needed or used one.

Response #04: If applicable, complete the General Statement of Bank Credit with the requested information. As stated in the form, *"The form is optional and may be used to augment your Working capital or help your firm establish a rating when completed by your bank...."*

9. Written Question #05: Can we use the MEP subcontractor engineer

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for the prequalified engineer?

Response #05: Yes. Attached the following information to your proposal as supplemental documentation:

Design-Build Subcontractor(s)

If licensed design services are to be provided by Design-Build Subcontractors, provide the following information for each such Subcontractor:

1. Name of license holder exactly as on file with the Contractors State License Board (“CSLB”): _____
2. Office Address: _____
3. License classification(s): _____
4. License #: _____
5. Issue Date: _____
6. Expiration Date: _____
7. Public Works Contractor Registration # on file with the Department of Industrial Relations (“DIR”): _____
8. Has any CSLB license held by the MEP contractor or its qualifying individual been suspended or revoked within the last 5 years?
___ Yes ___ No
If “yes,” explain on a separate signed sheet.
9. Has the general contractor changed names or license numbers within the past 5 years?
___ Yes ___ No
If “yes,” explain on a separate signed sheet.

END OF ADDENDUM #2

DBE Team to acknowledge receipt of the Addendum with the submission of the Questionnaire.

Gonzales Community Center Complex
 DESIGN/BUILD PRE-QUALIFICATION PRE-PROPOSAL CONFERENCE
 Tuesday August 24, 2021 @ 5:30 PM
 Joint-Use Gym next to Gabilan Court, Gonzales, CA

Name	Company	E-Mail address	Phone Number
Rene Mendez City Manager	City of Gonzales		
✓ Patrick Dobbins Public Works Director	City of Gonzales		
✓ Greg Armendariz Project Executive	Swinerton Management & Consulting		
Robert Kagiyama Senior Project Manager	Swinerton Management & Consulting	rkagiyama@swinerton.com	(415) 500-1108
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MADI 196
ARCHITECTURE & PLANNING

Gonzales Community Center Complex

DESIGN-BUILD TEAM PRE-QUALIFICATION CONFERENCE August 24, 2021





Project Team:

City of Gonzales:

- René Mendez, City Manager
- Patrick Dobbins, Public Works Director
- Carmen Gil, Director of Community Engagement & Strategic Partnerships

Consultants

- Swinerton Management & Consulting (Project & Construction Management)
- Group 4 Architects (Design Criteria subconsultant)

Agenda



1. Project Vision
2. Project Overview
3. Schedule
4. RFQ and RFP Process, Submittal Requirements, Evaluation
5. Questions and Answers
6. Site Walk

RFQ documents and any Addenda are posted to City website and issued via email.



Project Vision

Our award-winning community will select a Design/Build partner to take us to the next level of innovation by delivering a Community Center Complex, which will provide:

- A flexible, vibrant facility
- A hub for the community
- Recreational and social needs for all age groups
- Flexible indoor and outdoor spaces



Project Overview

The Community Center Complex is expected to encompass the following elements:

1. 12,000 to 15,000 SF Community Center with a large multi-purpose room, in-door/outdoor stage, flexible meeting rooms, commercial kitchen, and outdoor spaces
2. 6,000 SF Monterey County Free Library (to be relocated from the Gonzales Shopping Center)
3. 4,000 to 5,000 SF Teen Innovation Center
4. On-site parking, landscaped areas and outdoor activity spaces.



Project Overview

PROJECT LOCATION





Project Overview

- Total Building size of 22,000 to 25,000 square feet
- 3.6 acres of sitework
- Value of the Design-Build Contract will be approximately \$20 to \$22 Million
- Funding is mix of local, State and Federal monies.



Project Overview



WE NEED YOUR INPUT
ON THE NEW COMMUNITY COMPLEX
NECESITAMOS TU APORTACION
EN EL NUEVO COMPLEJO COMUNITARIO

COMMUNITY ENGAGEMENT / PARTICIPACIÓN DE LA COMUNIDAD
ROUND / LA RONDA
1 DESIGN VALUES / VALORES DE DISEÑO
 September 1 / Septiembre 1

ROUND / LA RONDA
2 CONCEPTUAL DESIGN / DISEÑO CONCEPTUAL
 October 7 / Octubre 7

ENGAGEMENT FORMAT FOR ROUND 1 & 2 / FORMATO DE PARTICIPACIÓN PARA LA RONDA 1 COMO PARA LA RONDA 2
 3:00 – 5:00 PM – Intercept kiosks @ Starbucks (851 5th St) and Farmers Food Market (246 Alta St)
 6:00 – 7:30 PM – Community workshop @ Fairview Middle School Gym (401 4th St) Taller comunitario

Join us in shaping the design of your new Gonzales Community Center Complex! On 9/1, share your vision for indoor and outdoor spaces and activities. On 10/7, give input on the preliminary design of the building and spaces. For each round, either drop by at the conveniently located Intercept kiosks or attend the community workshop!

¡Únase a nosotros para dar forma al diseño de su nuevo Complejo del Centro Comunitario de Gonzales! El 1 de septiembre, comparta su visión de los espacios y actividades interiores y exteriores. El 7 de octubre, dé su opinión sobre el diseño preliminar del edificio y los espacios. Para cada ronda, pase por los quioscos de Interceptación convenientemente ubicados o asista al taller comunitario.



Phone icon: Lorem Ipsum (650) 555-5555
 Website icon: <https://gonzalesco.gov/>

JUST IMAGINE WHAT WILL YOU DO AT YOUR NEW COMMUNITY COMPLEX? ¿QUÉ HARÁS EN TU NUEVO COMPLEJO COMUNITARIO?

<p>MAKING/BUILDING / HACIENDO Y CONSTRUIR</p>	<p>MEETING SPACE / ESPACIO PARA REUNIONES</p>	<p>COOKING / COCINANDO</p>	<p>FITNESS / APTITUD FÍSICA</p>
<p>CREATIVE ARTS / ARTES CREATIVAS</p>	<p>DIGITAL ARTS / ARTES DIGITALES</p>	<p>GAMING / JUEGO DE AZAR</p>	<p>HOSTING PARTIES & EVENTS / ALOJAMIENTO DE FIESTAS Y EVENTOS</p>
<p>TEEN SPACE / ESPACIO PARA ADOLESCENTE</p>	<p>PERFORMING ARTS / LAS ARTES ESCÉNICAS</p>	<p>EARLY CHILD RECREATION / RECREACIÓN INFANTIL TEMPRANA</p>	<p>LIFELONG LEARNING / EL APRENDIZAJE PERMANENTE</p>



Design-Build Schedule

Design-Build Procurement Schedule (2021-22):

- 07/30/21** Pre-qualification Questionnaire issued
- 08/24/21** Non-mandatory Pre-qualification Conference
- 08/31/21** Deadline for questions (4:00 PM)
- 09/16/21** Pre-qualification Questionnaire due (4:00 PM)
- 10/04/21** Selection of Prequalified Design-Build Entities (DBE's)
- 11/15/21** Council approval of Programming/Design Criteria
- 11/18/21** Issue Request for Proposal to Prequalified DBE's
- 02/17/22** Proposals due
- 04/18/22** Award Design-Build Contract
- 04/25/22** Notice to Proceed



Pre-qualification Questionnaire

- **Must use Questionnaire provided by City**
- **Attach additional sheets as needed to provide requested information**
- **Questions must be submitted in writing via e-mail:
*rkagiyama@swinerton.com***
- **Today's questions must be followed up in writing in order to be officially answered**
- **Addenda e-mailed to attendees and Distribution List and posted to City website:
*https://gonzalesca.gov/engaged-community/gonzales-community-center-complex***



Pre-qualification Questionnaire

- Design/Build Entity (DBE): California “A” or “B” Contractor’s License
- DBE will hold the contract with City of Gonzales
- Design/Build Team: Information submitted in Part A of the Questionnaire
- Minimum Required Design/Build Team Members:
 - General Contractor
 - Architect
 - Structural Engineer
 - Mechanical Engineer
 - Electrical Engineer
 - Civil Engineer
 - Landscape Architect



Pre-qualification Questionnaire

PART A: MANDATORY REQUIREMENTS

1. Notice To Design Build Entities
2. Process And Information
3. Declaration
4. Design-Build Team
5. Licensure / Registration
6. Prevailing Wage Compliance
7. Financial Information
8. Insurance
9. Exhibits:
 - Exhibit 1 – General Statement Of Bank Credit
 - Exhibit 2 – Bonds, Insurance, And Indemnity
 - Exhibit 3 – Performance Bond
 - Exhibit 4 – Payment Bond



Pre-qualification Questionnaire

PART B: RELEVANT EXPERIENCE

1. Relevant Experience Of The Design Build Team
30%
2. Relevant Experience / Training Of Key Personnel
20%
3. Apprenticeship Program
5%
4. Safety Record
10%
5. Experience Of Work Completed With Design-Build
Delivery and/or Teaming Approach
20%
6. Termination/Failure To Complete/ Violations,
Claims, Arbitration And Litigation
15%



Pre-qualification Questionnaire

EVALUATION

- Evaluation Committee
- Mandatory Requirements: Pass/Fail
- Relevant Experience
 - Scoring / weighting
 - City intends to short-list 3 Design-Build Entities



Request for Proposals

DESIGN CRITERIA

- Based on Architectural Conceptual Design
- MEP systems: Basis of Design
- Structural and Civil: Basis of Design
- Reference Documents:
 - Topographic file
 - Geotechnical Report
 - Building Program
 - Other documents



Request for Proposals

CONTRACT REQUIREMENTS

- Design-Build Agreement, Division 0 & 1 Documents
- Provision of Payment Bond and Performance Bond
 - Surety bonds issued by a corporation licensed in the State of California
 - Sureties must be California State registered Class "A" Securities
- Prevailing Wage Requirements (California Labor Code)
- Davis-Bacon Wage requirements (Federal)



Request for Proposals

PROCESS:

- Design Competition
- Basic Design Drawings
- \$100,000 stipend
- Confidential Meetings

SUBMITTAL REQUIREMENTS:

- Technical Proposal
- Designated Subcontractors
- Opportunities for Innovation
- Best-value Enhancements
- Team Interview



Request for Proposals

SELECTION PROCESS

- “Best Value” as defined in sections 22160-22169 of the California Public Contract Code
- Stipulated sum: Anticipated to be between \$20 to \$22 million
- Point Accumulation Process:
 - Technical Proposal
 - Designated Subcontractors
 - Opportunities for Innovation
 - Best-Value Enhancements



Q & A