Sonoma Valley Fire District

Serving the communities of

Sonoma, Valley of the Moon, Glen Ellen, Kenwood and Mayacamas

ADDENDUM NO.2

Date: October 19, 2026

Issued by: Sonoma Valley Fre District

Project: **RFQ for the Progressive Design-Build Fire Station #2 Relocation Project # 002**

This addendum shall supersede the original Information and attachments regarding the RFQ for the **Progressive Design-Build Fire Station #2 Relocation, Project # 002** where it adds to, deletes from, clarifies or otherwise modifies them. All other conditions and any previous addenda shall remain unchanged.

Part A – Additional RFI Responses

Revised Responses Provided in (RED)

List of Attachments:
Revised RFI Responses - PDF Document

END OF ADDENDUM 2

Sonoma Valley Fire District
Serving the communities of
Sonoma, Valley of the Moon, Glen Ellen, Kenwood and Mayacamas

RFI #	QUESTION	RESPONSE
1	**Off-site and prefabricated construction.** Will the District accept a design-build approach that uses off-site or prefabricated building systems (for example, factory-built structural or volumetric modules) that meet the California Building Code and essential services requirements?	Yes. The District will consider off-site or prefabricated building systems, including factory-built structural or volumetric modules, as part of the progressive design-build process. The proposed system must meet the Project's operational and design requirements, applicable building codes and essential services requirements, and all requirements of the authorities having jurisdiction. The Design-Builder remains responsible for demonstrating compliance, coordinating required reviews and inspections, and obtaining approvals. Any proposed change to the design submitted for the Use Permit must be evaluated with the District and Permit Sonoma. Acceptance of a proposed system will occur through the District's design review process; this response does not approve a specific product or design.
2	**Self-performance limit.** If so, how will factory-built building systems be treated under the 10% limit on Self-Performed Construction Work (Contract §2.2(d)) when the manufacturer is a member of the Design-Build Entity?	Contract §2.2(d) limits Construction Work performed by the Design-Builder with its own forces to 10% of the Construction Work in the Phase 2 Price, unless the parties agree otherwise. Factory fabrication is not automatically exempt from that limit. If the manufacturer is part of the entity contracting with the District and performs the work with that entity's own forces, its construction work will count toward the 10% limit. If the manufacturer is a separate team member contracting with the Design-Builder, the District will review the proposed contractual arrangement and scope to determine how the work is classified. The Design-Builder should identify the manufacturer's role, the fabrication and installation scopes, and the associated costs in its SOQ and subsequent contracting plan. Applicable District approval and contract procurement requirements will apply. Any exception to the 10% limit requires agreement by the parties.
3	**Single trade package.** May a factory-built building system be procured as a single trade package, and how would the three-bid requirement (Attachment 2, §1.3, item 15) apply to a proprietary system?	A factory-built building system may be proposed as a single trade package if the package clearly defines the fabrication, delivery, installation, and related interface responsibilities. The District will review and accept the proposed work packages through the contracting plan process. The Design-Builder should seek at least three responses for the package. Use of a proprietary system does not, by itself, waive that requirement. If diligent, good-faith solicitation shows that adequate competition is unavailable, the Design-Builder may request the District's express written authorization for noncompetitive procurement under General Conditions §6.7(C). The request should document the solicitation, explain why alternatives are unsuitable, and provide enough cost information for the District to assess price reasonableness. If the work will instead be performed with the Design-Builder's own forces, the self-performance requirements addressed in RFI 2, including the 10% limit and General Conditions §6.5, apply. The proposed package structure does not change how that limit is calculated.
4	**Subcontractors listed in the SOQ.** Attachment 2, §6.2(a) requires a competitive solicitation plan "for all scopes of work for which a subcontractor was not listed in Design-Builder's SOQ." Please confirm whether scopes assigned to Key Subcontractors named in the SOQ are exempt from the competitive procurement requirements of Attachment 2 §6 and GC Article 6. If they are not exempt, please describe how those subcontractors would be procured.	Listing a Key Subcontractor in the SOQ does not exempt its work from Attachment 2 §6 or General Conditions Article 6. For a Key Subcontractor identified in the SOQ, General Conditions §6.6(A) provides a specific method for establishing its price: the Design-Builder must follow the competitive pricing procedures for Self-Performed Construction Work in §6.5(B). Those procedures require an open-book scope and price, advance notice so the District can obtain an independent cost estimate, and reconciliation if the proposed price exceeds that estimate by more than 5%. Accordingly, the three-response subcontractor solicitation procedure in §6.7(B) does not apply to the identified Key Subcontractor's assigned scope when its price is established under §6.6(A). The Design-Builder must identify that scope and pricing approach in its District-approved contracting plan. Work outside the Key Subcontractor's identified scope remains subject to the applicable procurement requirements.
5	**Workforce requirements and off-site work.** How do the skilled and trained workforce certification (Exhibit D) and the Project Labor Agreement requirement (Attachment 2, item 10) apply to fabrication performed off-site?	**Off-site fabrication is not categorically exempt from the workforce requirements. Under Exhibit D (Skilled and Trained Workforce Certification) to the Request for Qualifications (RFQ), the requirement applies to work on the Project that falls within an apprenticeable occupation in the building and construction trades. Whether particular fabrication work falls within that requirement depends on the work performed and Applicable Law. The Project Labor Agreement required by Scope of Services (Attachment 2 to the Progressive Design-Build Contract) § 1.3, item 10 has not been established. During Phase 1, the Design-Builder shall identify its proposed off-site fabrication scopes, locations, and employers so that Project Labor Agreement coverage can be addressed.**
6	**Project Labor Agreement.** Does the District have an existing Project Labor Agreement with the local Building & Construction Trades Council, or is the Design-Builder expected to negotiate a new one? What time should the Phase 1 schedule allow for executing it?	The RFQ does not include an existing Project Labor Agreement. Attachment 2, §1.3, item 10 assigns the Design-Builder responsibility to establish a PLA and, to the fullest extent, execute it with the local Building & Construction Trades Council and local unions. The Design-Builder should begin discussions promptly after the Phase 1 notice to proceed and include PLA development, District review, and execution as activities in its Phase 1 CPM schedule. For scheduling and planning purposes, allow approximately 90 calendar days for this effort, subject to refinement with the District and labor representatives at kickoff. The schedule should target execution before soliciting construction trade packages so bidders can price the applicable terms consistently. The 90-day allowance is a planning assumption, not a deadline stated in the RFQ.

7	**Key Personnel roles.** Given the size of the Project, may one individual fill more than one of the nine Key Personnel positions listed in RFQ §5.2.8 (for example, Project Estimator and Lead Project Scheduler)?	Yes. One individual may be proposed for more than one Key Personnel position, provided the individual is qualified for each role and the SOQ demonstrates that they have sufficient availability to perform all assigned responsibilities throughout the Project. Identify the individual in each applicable position on the organization chart, describe their responsibilities and anticipated time commitment for each role, and provide one resume that addresses both roles. The District will evaluate the proposed staffing arrangement as part of its review of the team's capacity. Proposing one person for two roles does not reduce the responsibilities associated with either position.
8	**Program and a second question period.** At the conference the District said the program/space-needs document will be issued by addendum. When is it expected? Because the question deadline is October 6, will the District allow a second question period after the program is issued?	The District does not anticipate issuing a program or space-needs document by addendum before the SOQ deadline. The program and space needs will be reviewed and confirmed with the selected Design-Builder during Phase 1 services. Accordingly, the District does not plan to open a second question period for a program document during this RFQ solicitation.
9	**Budget composition.** The District confirmed the $20,000,000 budget is all-inclusive. Please identify which District costs are paid from it, such as the procurement and program management consultant, District-paid testing and inspection (GC Article 8), permit and plan check fees, impact and utility connection fees, and District contingency. Please also state the target amount available for design and construction.	The $20 million is the District's Project budget goal. District soft costs, including the District's procurement and program management consultant, and the District's contingency are outside that amount. The budget goal includes the Design-Builder's Phase 1 fee and Phase 2 GMP, District-paid Project testing and inspection, permit and plan-check fees, impact and utility connection fees, and other costs required to deliver the fire station. The District has not established a separate target amount available solely for design and construction. During Phase 1, the District and awarded Design-Build Entity will confirm cost allocations and review scope, design, and budget options if the developing Project cost exceeds the budget goal.
10	**Equipment and systems.** Are furniture, fixtures and equipment, IT and low-voltage systems, station alerting, audio-visual, and security and access control part of the Design-Builder's scope and budget, or will the District procure them separately?	For planning purposes, the Design-Builder's scope includes building infrastructure and permanently installed systems, including IT and low-voltage pathways and cabling, station alerting, audio-visual systems, and security and access control. The District anticipates procuring movable furniture, portable equipment, and user devices separately. Both Design-Builder-provided and District-procured items required for this fire station are to be tracked against the $20 million Project budget goal. The equipment list, system requirements, and final procurement responsibilities will be reviewed and confirmed with the awarded Design-Build Entity during Phase 1 programming.
11	**Energy and backup power.** The RFQ calls for "sustainable energy features" and emergency backup power. Does the District have specific targets, such as all-electric design, zero net energy, solar with battery storage, or a LEED level? What run time and fuel type are required for backup power?	Specific energy and backup power requirements, including sustainability targets, generator fuel type, and required run time, have not yet been determined. These requirements will be developed with the District during the Project's programming phase. At a minimum, the design will comply with applicable California codes and standards.
12	**District standards.** Attachment 2, §4.5(a) requires drawings to follow District standards and CAD/BIM templates. Please provide those standards, or confirm that none exist.	Those standards do not currently exist. During Phase 1, the Design-Builder shall propose drawing standards and CAD/BIM templates for the District's review and approval before preparing the design development documents.
13	**Future training building**. The District stated the future training/community building is excluded except for a driveway and utility stubs. Please define the extent of the driveway and stubs (termination points) and the utility sizes or loads to assume.	Construction of the future training/community building is excluded from this Project. The Project will include a driveway connection and utility stubs to support its future development. The driveway limits, utility routes and termination points, and the sizes and loads to be accommodated have not yet been established. The Design-Builder shall develop these requirements with the District during Phase 1 programming and site design, coordinate them with applicable utility providers, and include the District-approved scope in the Phase 2 GMP. Proposers are not required to assume specific utility sizes or loads in their SOQs.
14	**Conditional use permit.** At the conference the District indicated that entitlements are in place and that a conditional use permit is in process. Please confirm the current status of the conditional use permit (PLP25-0008) and any conditions of approval that would affect the building's size, height, materials or appearance.	The Use Permit application (PLP25-0008) remains in process with Permit Sonoma. The District has no additional information regarding its status or potential conditions of approval beyond what is currently available on the Permit Sonoma website.
15	**Existing studies and Reference Documents.** The Reference Documents list in Attachment 2, §2 reads "[INSERT]." Please identify the Reference Documents. Will the District provide a geotechnical report, topographic and boundary survey, Phase I environmental site assessment, or hazardous materials (asbestos and lead) survey of the existing structures? If not, should Proposers assume these are part of Phase 1 Services under GC Article 5 and Attachment 2, §4.2	The Reference Documents currently provided with the RFQ are Exhibits N through Q: the Greenhouse Gas Report, Archaeological Study, Biological Resource Assessment and Wetland Map, and Preliminary Site Plan. These replace the "[INSERT]" placeholder in Attachment 2, §2. The District does not have a geotechnical report, topographic and boundary survey, Phase I environmental site assessment, or asbestos and lead survey of the existing structures. Proposers should include in their Phase 1 Services the investigations and reports necessary to develop and validate the design, including a site survey and geotechnical investigation. Phase 1 should also include evaluation of environmental conditions and hazardous materials in existing structures where those findings are needed for the proposed work. The Design-Builder shall identify its proposed investigation scope and coordinate it with the District before fieldwork begins.
16	**Existing structures and systems.** Are demolition of the existing residence and outbuildings, and abandonment or removal of the existing septic tank, leach field and any wells, part of the Design-Builder's scope?	Yes. The Design-Builder's scope includes demolition of the existing residence and outbuildings and the lawful abandonment or removal of existing septic systems, leach fields, and wells to the extent required for the approved Project. During Phase 1, the Design-Builder shall investigate and document these features, confirm the required disposition with the District and permitting authorities, and include the approved work in the Phase 2 GMP. Demolition and site work must comply with applicable permit and environmental requirements.

17	**Wetlands.** Exhibit P identifies seven seasonal wetlands and a drainage potentially subject to Corps, Regional Water Quality Control Board and CDFW jurisdiction. Has the District determined that the project will avoid these features? If a Section 404, Section 401 or Section 1602 permit is required, who is responsible for obtaining it, and how will the associated schedule risk be allocated?	The District has determined that the current Project layout will avoid all seven seasonal wetlands and the drainage identified in Exhibit P. The Design-Builder shall evaluate and ensure avoidance during Phase 1 site planning, confirm the limits of potentially jurisdictional features with the appropriate agencies, and identify any permits or mitigation required by the proposed design. If authorization is required, the Design-Builder is responsible for preparing and coordinating the applications and obtaining the required approvals, with District participation where an owner signature or decision is needed. The Design-Builder shall include the anticipated agency reviews and permit durations in its schedule and address known permitting work in its Phase 1 services and proposed GMP.
18	**Two separate parcels.** The District stated the two parcels will remain separate. Are any reciprocal access, utility or other easements required, and may the station or its site improvements cross the common parcel line?	The District has not identified any reciprocal access, utility, or other easements required between them at this stage. During Phase 1, the Design-Builder shall verify the common boundary and develop a site plan identifying any access, utilities, drainage, or other permanent improvements that cross it. Any proposed crossing is subject to District and Permit Sonoma review and approval.
19	**Permanent power.** Has the District applied to PG&E for permanent electrical service? Is the cost of the service extension and PG&E fees part of the Design-Builder's scope and budget?	During Phase 1, the Design-Builder shall confirm the required electrical load and service point, coordinate the permanent-service application with PG&E and the District, and incorporate PG&E's requirements into the design and schedule. For pricing purposes, assume the Design-Builder's Phase 2 GMP will include the permanent electrical service work and applicable PG&E service-extension and connection charges, with those charges identified separately in the open-book cost estimate. If the District elects to pay any PG&E charge directly, that amount will be identified in the Project budget and excluded from the GMP to avoid double counting.
20	**Off-site improvements.** Has Permit Sonoma identified any required frontage or off-site improvements on Arnold Drive, such as road widening, turn lanes, sidewalks or traffic signal preemption?	The District has no confirmed requirement at this time for Arnold Drive widening, turn lanes, sidewalks, or traffic signal preemption. The Design-Builder shall coordinate with the District and Permit Sonoma during Phase 1 to determine any required improvements and include the approved Project scope in the Phase 2 GMP. The RFQ identifies a separate project for the new sewer line along Arnold Drive. The Design-Builder will need to coordinate its work with that project.
21	**Professional liability limits.** Exhibit C, Section II, question 3 requires professional liability limits of $1,000,000 per claim, while GC Article 3 requires $2,000,000 per claim. Which limit governs for the SOQ and for the Contract?	**The General Conditions (Attachment 1 to the Progressive Design-Build Contract, Exhibit L to the RFQ) (GC) govern.**
22	**Financial statements.** RFQ §5.2.5(3) requests reviewed or audited financial statements for each of the past three years, while Exhibit C, question 8 requests the latest statement. Which applies? Is this required of every team member or only the Design-Build Entity and General Contractor? May financial statements be submitted in a separate sealed envelope marked confidential?	**RFQ § 5.2.5.1, item 3 (Financial Statement) governs the period covered: reviewed or audited statements for each of the past three years. Exhibit C (SOQ Form), Section II, question 8 of the RFQ also applies. It requires that the most recent statement be completed no more than two years before the SOQ submission date and that the submission include a schedule of the Contractor's construction contracts completed and in progress. Statements are required for the Design-Build Entity and, if different, the General Contractor. If the Proposer is a joint venture or partnership, each member or partner must submit them (RFQ § 5.2.5, first paragraph). The sealed envelope question is addressed in the response to RFI 74.**
23	**Engineer of Record and Architect of Record.** RFQ §1.3 refers to an Engineer of Record, while Exhibit C refers to an Architect of Record. Please confirm which license the lead design firm must hold, and whether a licensed architect may serve as the Engineer of Record.	The RFQ's references to the "Engineer of Record" in §1.3 are intended to identify the lead design firm; they do not require that firm to hold an engineering license. A firm providing architectural services through a California-licensed architect may serve as the lead design firm and should identify its Architect of Record in Exhibit C. The team must also identify appropriately licensed engineers responsible for the engineering disciplines. An architect should not be identified as the engineer responsible for engineering documents solely by virtue of holding an architect's license; each design professional must be responsible for documents within their licensed scope.
24	**Project experience limit.** RFQ §5.2.7 allows a maximum of five projects. Does that limit apply to the Proposer team as a whole or to each firm, given that Exhibit M has separate sections for the Design-Build Entity, Contractor and Design Firm?	The limit is five distinct projects for the Proposer team as a whole, including at least one fire station project. Exhibit M provides separate forms to identify experience of the Design-Build Entity, Contractor, and Design Firm; it does not allow five additional projects per firm. A project on which multiple team members worked together counts as one of the five. Identify each firm's role on that project so the District can evaluate its relevant experience.
25	**Page limit.** Do the organization chart, the project schedule, tabloid-size exhibits and the Exhibit K contract comments count toward the 20-page narrative limit?	The organization chart and project schedule count toward the 20-page narrative limit because they are required content for the narrative sections. A tabloid-size exhibit within the narrative also counts toward the limit; each 11 × 17 sheet counts as two pages. Tabloid sheets may be used only for graphics or tables that cannot be read easily at letter size. Exhibit K contract comments do not count when submitted in Appendix B, as directed by RFQ §5.1. The other exclusions listed in §5.1, including required forms, Exhibit M, the fee form, and resumes in the appendices, also remain outside the narrative limit.

26	**Bond and insurance percentages.** Contract §3.2(d) and (e) include blanks for bond and insurance cost percentages, but Exhibit B requests only the Self-Performance Fee and Subcontractor Fee. Should Proposers also provide bond and insurance percentages with the SOQ?	No. Proposers need provide only the Self-Performance Fee percentage and Subcontractor Fee percentage requested in Exhibit B as amended by Addendum No. 1. Bond and insurance percentages are not required with the SOQ. Bond and insurance costs will be identified in the GMP based on actual, verified costs without markup, as provided in the General Conditions. The blank percentage fields in Contract §3.2(d) and (e) will be revised to align with that requirement.
27	**Conflict of interest disclosures.** Exhibit A directs disclosures to the Project Manager at "[insert email]." Please confirm the address for conflict of interest disclosures.	Submit written disclosures of actual or potential organizational conflicts of interest to Bob Norrbom at **BobN@sonomavalleyfire.org**. This replaces "[insert email]" in Exhibit A and is the procurement contact identified in RFQ §3.3.
28	**Revised procurement schedule.** At the conference the District indicated the published schedule will change. When will the revised schedule be issued? Does the November 3, 2026, SOQ deadline remain in effect until then, and is the December 2028 completion date still the District's target? Please also describe the planned interview format and duration.	A revised procurement schedule is provided within this Addendum 1. Proposers shall follow the dates established in the revised schedule. Additional information regarding the interview format and duration will be provided to shortlisted Proposers.
29	**Insurance limits.** Exhibit C, Question 3 lists GL $5M per occurrence / $10M aggregate, Auto $2M, Employer's Liability $2M and Professional Liability $1M. General Conditions §3.2 lists CGL $10M (contracts $10–20M) or $15M (over $20M), Auto $1M, Employer's Liability $1M, and Professional Liability $2M with a five-year extended reporting period. Which set governs, and at which Contract Price tier?	**The General Conditions (GC) govern the insurance required under the Contract (RFQ § 2.1, Contract Components). The Commercial General Liability tier is based on the Contract Price, as defined in GC § 1.2(A)(14), and not on the $20 million Project budget.**
30	**Program.** Please confirm the station is single-story and about 18,500 SF. Are any of the training, storage or maintenance components in Attachment 2 §1.1 in this Project's scope, or are they all future?	The preliminary planning goal is a single-story fire station of approximately 18,500 square feet, subject to confirmation during Phase 1 programming and as the Project budget allows. Training, storage, and maintenance functions needed for station operations are part of the programming review. The separate future training/community building is not included in this Project, except for the planned driveway and utility stubs.
31	**Budget.** Does the $20,000,000 not-to-exceed include any of the following? Is there a District contingency outside the $20M? • District soft costs • permit, plan check and impact fees • utility connection and annexation fees (PG&E, Water, Sewer) • FF&E • IT, communications and station alerting • off-site improvements	The $20 million is the District's Project budget goal, not a firm ceiling on the Design-Builder's Contract value. It excludes District soft costs and the District's contingency, both of which are carried outside that amount. For planning purposes, the $20 million goal includes the Phase 1 fee and Phase 2 GMP; permit, plan-check, impact, utility connection, and annexation fees for the fire station; FF&E; IT, communications, and station alerting; and required Project off-site improvements. The separate Arnold Drive sewer-main project is outside this budget, while the fire station's connection to that main is included. During Phase 1, the District and awarded Design-Build Entity will confirm scope and cost allocations. If the developing Project cost exceeds the budget goal, they will review scope, design, and budget options together.
32	**Entitlements**. What is the status, and what are the expected approval dates, for: • Use Permit PLP25-0008 • The General Plan Amendment / urban service boundary change • Sewer district annexation • The CEQA categorical exemption • PG&E application for new service to the Fire Station	The Use Permit (PLP25-0008), General Plan Amendment, sewer district annexation, and CEQA categorical exemption are all in process. The District has no new status information or confirmed approval dates to provide at this time. For permanent power, the District has not provided a PG&E service application or service-extension estimate. During Phase 1, the Design-Builder shall confirm the required load and service point, coordinate with PG&E and the District, and incorporate confirmed service requirements and timing into the Project design and schedule.
33	**Existing structures.** Will the District evaluate the residence at 19154 Arnold Drive for California Register eligibility before demolition (Exhibit O, p. 334)? Or confirm that the existing buildings will be demolished by others prior to DBE mobilization.	The District will coordinate an evaluation of the residence at 19154 Arnold Drive for California Register eligibility as part of the environmental and entitlement process before demolition is authorized. The results and any resulting requirements will be provided to the Design-Builder. The District does not anticipate demolishing the existing buildings through a separate contract before Design-Builder mobilization. Demolition remains in the Design-Builder's scope, consistent with RFI 16, and is subject to the required evaluations, approvals, and permit conditions. Exhibit O notes that the residential complex had not been evaluated for California Register eligibility at the time of that study.
34	**Wetlands.** Has the June 13, 2024 draft delineation (Exhibit P) been submitted to or verified by the Corps? Is the site plan intended to avoid all wetland fill?	The District has not provided documentation showing that the June 13, 2024 draft wetland delineation in Exhibit P has been submitted to or verified by the U.S. Army Corps of Engineers. Proposers should not treat its mapped limits as an agency-approved jurisdictional determination. The preliminary site plan shows the proposed station away from the mapped wetland areas, but the District has not confirmed that the final design will avoid all wetland fill. Consistent with RFI 17, the Design-Builder shall evaluate avoidance during Phase 1, coordinate with the appropriate agencies as needed, and identify any required permits before the design and GMP are finalized.
35	**Geotechnical information.** Please provide any geotechnical reports, boring logs, percolation tests, groundwater data, or fill information for the site. If none exists: • Confirm the Design-Builder performs the geotechnical investigation in Phase 1, within the Phase 1 fee; • Confirm whether District-provided data may support a Differing Site Condition claim (GC §5.2.D–E).	The District cannot provide a geotechnical report, boring logs, percolation tests, groundwater data, or fill information. The Design-Builder shall perform the geotechnical investigation and obtain the report and supporting data needed for the design during Phase 1, within its Phase 1 fee. This is consistent with Attachment 2, §4.2 and General Conditions §5.2(E). Any District-provided site information is a Reference Document for information only. General Conditions §5.2(D) states that reliance on such documents cannot be the basis for a Differing Site Condition claim. A condition discovered after the GMP may still be evaluated under the contract's Differing Site Conditions definition and §9.7 if it could not reasonably have been found during the required Phase 1 investigations and the Design-Builder gives the required notice.

36	**Other site information.** Please provide any hazardous materials surveys of the existing structures, Phase I environmental site assessment, topographic and boundary survey, and utility records.	The District has not provided hazardous materials surveys of the existing structures, a Phase I environmental site assessment, a topographic and boundary survey, or utility records with the RFQ. As stated in the response to RFI 15, the Design-Builder shall include in its Phase 1 Services the investigations and reports necessary to develop and validate the design, including site surveying, utility identification, and evaluation of environmental conditions and hazardous materials where needed for the proposed work. The Design-Builder shall coordinate its investigation scope with the District before fieldwork begins.
37	**Concurrent sewer project.** Please provide the schedule, scope and contractor for the Arnold Drive sewer line. Who is responsible for the Project's tie-in?	The new sewer line along Arnold Drive is a separate project that will proceed concurrently with the fire station, as stated in the RFQ. Its detailed scope, schedule, connection point, and contractor have not been provided for this solicitation. The District will share that information when confirmed. The Design-Builder is responsible for designing and constructing the fire station's sewer lateral and tie-in to the available sewer main, including coordination and required approvals. Construction of the Arnold Drive sewer main is outside the Design-Builder's scope. The Design-Builder shall coordinate the tie-in sequence with the separate sewer project during Phase 1.
38	**PLA.** Has the District drafted or negotiated the PLA, and with which Trades Council?	The District has not provided a drafted or negotiated Project Labor Agreement for this Project. As stated in RFI 6, the Design-Builder is expected to establish a new PLA during Phase 1 and, to the fullest extent, execute it with the North Bay Building and Construction Trades Council and applicable local unions. The North Bay Council represents building trades in Sonoma County. The Design-Builder should begin coordination promptly after the Phase 1 notice to proceed and include PLA development and execution in its Phase 1 schedule.
39	**Special Conditions.** Attachment 3 is "[RESERVED]." Will Special Conditions be issued by addendum before the SOQ due date?	Attachment 3 is intentionally marked "[RESERVED]." The District does not currently plan to issue additional Special Conditions before the SOQ due date. Proposers should prepare their SOQs based on the RFQ, sample Contract, and issued addenda. If the District establishes additional requirements during the solicitation, it will issue them by addendum.
40	**Phase 1 design scope.** Please confirm Phase 1 runs through Design Development only, with Construction Documents fees in the GMP. Then please clarify: • Does the District expect Phase 1 to include mechanical, electrical, plumbing and fire sprinkler design within the DD, or only narratives and basis of design?	Confirmed. Phase 1 design services extend through 100% Design Development (DD). Construction Documents are Phase 2 services, and their fees shall be included in the proposed GMP. This is stated in Addendum No. 1's amended Exhibit B and Attachment 2, §1.5. Phase 1 shall include mechanical, electrical, plumbing, and fire sprinkler design through the DD level. Narratives and a basis of design alone are insufficient. The DD package should establish the principal systems, design criteria, preliminary sizing and loads, equipment locations, major distribution routes, and performance specifications in enough detail to coordinate the building design, obtain meaningful trade pricing, and develop the GMP. Final calculations, detailed routing, and permit-ready Construction Documents are completed in Phase 2.
41	**Bonds.** Please confirm performance and payment bonds are due only before Phase 2 and are sized to the GMP, not the total Contract Price (GC §3.3).	Performance and Payment Bonds are required prior to commencement of Phase 2 Work. In accordance with General Conditions Section 3.3, each bond shall be in an amount no less than one hundred percent (100%) of the Contract Price.
42	**Design team.** Does the District expect specific design disciplines to be named in the SOQ (civil, structural, MEP, geotechnical, survey)?	The SOQ must identify the lead design firm, Architect of Record, Key Subcontractors, and required Key Personnel. Proposers should also identify their proposed civil, structural, and mechanical/electrical/plumbing design firms or leads so the District can evaluate the team's capacity to complete Phase 1 through Design Development. Geotechnical and surveying firms may be selected during Phase 1. If they are not named in the SOQ, describe how and when they will be engaged and who will manage their work. Identify any other discipline firms already committed to the team.
43	In reference to 5.2.7 Section 3 – Project Experience and Reference and Exhibit M, please confirm you want 5 projects each for the DBE, Contractor and Architect as outlined in exhibit M.	No. As clarified in RFI 24, submit a maximum of five distinct projects for the Proposer team as a whole, including at least one fire station project. Exhibit M's separate DBE, Contractor, and Design Firm sections are for identifying each firm's role; they do not permit five projects per firm. A project involving multiple team members counts once toward the five-project limit.
44	The below item seems to cut off. Can you please complete the sentence. ***"Specific project experience similar to the Project and the role this team member played as well as duration of involvement in each selected project. Key relevant projects are to be listed for each person. A brief description of the project should be given including, but not necessarily limited to, the type of work performed, type of facility, capacity of the project, cost of the project, contracting method, project completion date, and the owner contact information for whom the services"***	"Specific project experience similar to the Project and the role this team member played as well as duration of involvement in each selected project. Key relevant projects are to be listed for each person. A brief description of the project should be given including, but not necessarily limited to, the type of work performed, type of facility, capacity of the project, cost of the project, contracting method, project completion date, and the owner contact information for whom the services were provided."
45	Please confirm that all Section 1 submittals and supporting documentation (including financial statements, licenses/registration/credentials, bonding, insurance, and worker's compensation/safety program/safety records) are excluded from the 20-page narrative limit.	Yes. Section 1 forms and supporting documents—including financial statements, licenses and registrations, credentials, bonding and insurance documentation, and workers' compensation and safety records—are excluded from the 20-page narrative limit when submitted as supporting materials in the appendices. Any explanatory narrative placed in the body of the SOQ counts toward the limit. This is consistent with the clarification in RFI 25.

46	**Owner Budget Validation.** The RFQ identifies an anticipated total project budget not to exceed $20,000,000 inclusive of design and construction. Please confirm whether this budget includes all owner soft costs, contingencies, permitting fees, plan check fees, utility connection fees, FF&E, specialty equipment, escalation, IT/AV/station alerting, and testing/inspection services, or if it is intended solely for the Design-Builder's contract value.	The $20 million is the District's Project budget goal, not an amount reserved solely for the Design-Builder's Contract. It includes the Phase 1 fee and Phase 2 GMP; Design-Builder and design contingencies; escalation; permitting, plan-check, impact, and fire station utility connection fees; FF&E and specialty equipment; IT, audio-visual, and station alerting systems; and Project testing and inspection services. District soft costs and the District's contingency are outside the $20 million goal. During Phase 1, the District and awarded Design-Build Entity will confirm the scope, procurement responsibility, and cost allocation for each item. If the developing Project cost exceeds the goal, they will review scope, design, and budget options together.
47	**Validation of Existing Due Diligence Information.** Please confirm what geotechnical, utility, hazardous materials, surveying, and site investigation information will be provided to the selected Design-Builder. If available, please provide anticipated release dates for these documents.	As clarified in RFIs 15, 35, and 36, the District has not provided geotechnical, utility, hazardous materials, or topographic and boundary survey reports with the RFQ. No additional reports or release dates have been identified at this time. The available site information is included in the RFQ exhibits, including the Preliminary Site Plan and environmental studies. The selected Design-Builder shall perform and include in its Phase 1 Services the investigations, surveys, and reports necessary to validate site conditions and develop the design, coordinating the investigation scope with the District before fieldwork begins.
48	**Utility Improvements Responsibility.** Please clarify which utility extensions, relocations, off-site improvements, and utility agency fees are anticipated to be included within the Design-Builder's scope versus performed directly by the District or utility providers.	For planning purposes, the Design-Builder's scope includes designing and coordinating the fire station's utility services, constructing on-site distribution and service laterals, completing the station's sewer tie-in, and addressing utility relocations and off-site improvements required by the approved station design. The Design-Builder shall coordinate utility-provider work and identify agency charges separately in its open-book estimate and GMP. The Arnold Drive sewer main is a separate project, outside the Design-Builder's construction scope. Utility providers will perform work they require to be performed by their own forces. The District will obtain easements required for permanent improvements and will apply and pay for review of necessary encroachment permits in public rights-of-way, as provided in General Conditions Article 4 and §5.2(H). The limits of service extensions, relocations, and frontage improvements have not yet been established. They will be confirmed with the District, utilities, and Permit Sonoma during Phase 1. Any charges the District elects to pay directly will be identified in the Project budget and excluded from the GMP, consistent with RFIs 19, 20, 31, and 37.
49	**Permitting Authority and Timeline.** Please identify all anticipated permitting agencies and provide the District's expected review durations for entitlement, planning, building permit, fire marshal, environmental, and utility agency reviews.	Anticipated agencies and service providers include Permit Sonoma for planning and building approvals; the applicable fire authority for fire and life safety review; Sonoma LAFCO and Sonoma Valley County Sanitation District/Sonoma Water for sewer annexation and service; Valley of the Moon Water District for water service; PG&E for electrical and gas service; and the applicable Sonoma County authority for Arnold Drive improvements. Depending on the final design and site impacts, review by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife may also be required. These agencies and their review requirements are anticipated and shall be confirmed as part of the Design-Builder's Phase 1 services. The District has not established review durations or approval dates. The Design-Builder shall confirm applicable reviews and anticipated durations with the agencies and incorporate them into the Project schedule.
50	**CEQA Status.** The RFQ states the project is categorically exempt from CEQA. Please confirm whether all CEQA requirements have been fully satisfied and whether any additional environmental studies, mitigation measures, or monitoring requirements will be the responsibility of the Design-Builder.	No. The RFQ states that a categorical exemption is in the review process; it does not state that CEQA review is complete. The District will confirm the outcome and provide any resulting requirements when available. Proposers should refer to Permit Sonoma's public permit portal for available application information. The Design-Builder shall coordinate with and support the District in preparing any necessary updated CEQA documents, as required by Attachment 2, §1.3, item 17. During Phase 1, the team shall identify whether the developing design requires additional environmental studies, mitigation measures, or monitoring. Any resulting design or construction requirements will be defined with the District and incorporated into the applicable Project scope, schedule, and GMP.
51	**GMP Development.** Please clarify the District's expectations regarding GMP development, including: • Target design completion percentage at GMP establishment. • Owner contingency requirements. • Treatment of escalation and design contingency.	The GMP is expected to be negotiated at the conclusion of Phase 1, based on 100% Design Development documents, as stated in Addendum No. 1. Construction Documents will be completed in Phase 2, with their cost included in the GMP. The District's contingency is included within the $20 million Project budget but will be held outside the Design-Builder's GMP. Its amount has not yet been established for this solicitation. Any proposed Design-Builder contingency or allowances within the GMP must be separately identified, justified, and agreed to by the District under the Contract. Phase 1 estimates should show design contingency and escalation as separate, transparent line items, with their assumptions and anticipated timing. As the design advances, the Design-Builder shall resolve the design contingency into defined scope and pricing or propose a specifically identified GMP allowance or contingency for District approval. The GMP shall account for escalation anticipated through the planned procurement and construction schedule; escalation will not be an automatic addition after GMP approval.
52	**Design Criteria Package.** Please confirm whether the Preliminary Site Plan and Use Permit documentation represent the complete Design Criteria Package, or if additional programming, operational requirements, equipment lists, room data sheets, or performance criteria manuals will be provided.	The Preliminary Site Plan and Use Permit materials are preliminary reference documents, not a complete Design Criteria Package. The District's program and space needs will be reviewed and confirmed with the Design-Builder during Phase 1 services. The Design-Builder shall work with the District to develop the operational requirements, equipment lists, room data, and performance criteria needed to complete the design and establish the GMP.

53	**Hazardous Materials Responsibility.** Please confirm whether hazardous materials investigations have been completed and identify the responsible party for unforeseen hazardous material remediation should contaminated soils or materials be encountered.	The District has not provided a completed hazardous materials investigation for the site or existing structures. As clarified in RFIs 15 and 36, the Design-Builder shall identify and perform the investigations needed during Phase 1. Conditions identified before the GMP shall be addressed in the design and proposed GMP. If previously unidentified hazardous material is encountered during construction, the Design-Builder shall secure the affected area, stop related work, and notify the District as required by General Conditions §5.7. The Design-Builder shall retain qualified professionals for any required removal or abatement. Responsibility for an adjustment to the GMP or Contract Time will be determined under the contract's Differing Site Conditions and change-order provisions. The Design-Builder bears the cost of hazardous material it introduces or of disturbing a condition identified in the Contract Documents, as specified in §5.7.
54	**Fire Station Equipment.** Please clarify whether specialty fire station equipment including alerting systems, communications systems, turnout gear storage systems, exhaust extraction systems, vehicle lifts, training equipment, and furnishings are included within the Design-Builder's scope.	The final specialty equipment list will be confirmed with the District during Phase 1 programming. For planning purposes, the Design-Builder should anticipate including permanently installed station systems and equipment in its design and GMP, including station alerting and communications infrastructure, fixed turnout gear storage, and apparatus exhaust extraction. Whether vehicle lifts or other specialized equipment are required will be determined during programming. Movable furnishings, portable training equipment, radios, and user devices are anticipated to be procured by the District, with the Design-Builder providing and coordinating the required space, power, data, and connections. Equipment for the separate future training/community building is outside the current construction scope. All equipment procured for this Project remains subject to the $20 million Project budget clarified in RFI 31.
55	**GMP Development.** Phase 1 fee basis versus GMP timing. Exhibit B says to price Phase 1 through Design Development only and assumes the GMP is negotiated at the end of DD. But Attachment 2 (item 7) and RFQ §1.1 (item 14) say the GMP is based on trade bids received, which normally requires Construction Documents. Is trade bidding and the GMP-at-bid in Phase 1 or Phase 2? What design level should the Phase 1 lump sum assume?	For SOQ pricing, assume the GMP will be negotiated at the end of Phase 1 based on 100% Design Development (DD) documents, as stated in Addendum No. 1. The Phase 1 lump sum shall include design through DD, preparation of defined trade bid packages, trade solicitation and evaluation, cost estimating, and GMP preparation and negotiation. Construction Documents are Phase 2 services, with their cost included in the GMP. Trade pricing supporting the GMP is expected during Phase 1 using DD documents and defined trade scopes. The GMP proposal shall identify any scope that cannot be fully priced at DD and present proposed allowances or contingencies for District review. The District is open to discussing a different GMP development timeline or process with the awarded Design-Builder if it would benefit the Project. Any agreed change will be documented in accordance with the Contract.
56	**Building Size.** Building size and stories. The RFQ says single-story, while the GHG report (Exhibit N) describes a "one- or two-story 18,500 SF" station. Please confirm the target size and number of stories, and whether a space program or bridging documents exist. §5.2.6 asks for a basis-of-design narrative and certification that "all mandatory program and performance requirements" are met, but no program is provided.	Consistent with RFI 30, Proposers should use a single-story fire station of approximately 18,500 square feet as the preliminary basis for their SOQs. The "one- or two-story" description in Exhibit N was used for the environmental assessment and does not establish the District's preferred design. Final size and configuration will be reviewed with the selected Design-Builder during Phase 1. The District has not issued a detailed space program or bridging documents for this solicitation. As clarified in RFI 52, the Preliminary Site Plan and Use Permit materials are preliminary references, and the program and space needs will be reviewed and confirmed during Phase 1. For RFQ §5.2.6, Proposers should base their design narrative and compliance statement on the requirements actually stated in the RFQ and addenda, identify material assumptions, and describe how they will develop and validate the program with the District. Proposers are not expected to certify compliance with an unissued space program.
57	**Sewer Project Interface.** Is the sewer extension dependent on the General Plan Amendment to the urban service boundary noted in Exhibit N? Where is the scope split at the property line, and is water service also by others?	Exhibit N identifies the proposed General Plan Amendment and urban service boundary change as part of the process to allow public sewer and water service to both parcels. The sewer extension and connection schedule must therefore be coordinated with those approvals and the sewer district annexation. The District has not established the final approval sequence or connection date; these shall be confirmed with the agencies during Phase 1. Consistent with RFI 37, the Arnold Drive sewer main is a separate project. The Design-Builder is responsible for the fire station's sewer lateral and tie-in. The exact connection point and scope split will be confirmed with the sewer provider during Phase 1.
58	**Entitlement and Schedule.** What is the current status and expected decision date for Use Permit PLP25-0008, the GPA, and the CEQA categorical exemption? With award in December 2026, a 180-day Phase 1, and a December 2028 completion date, how should proposers treat entitlement delays in the §5.2.6 schedule?	Consistent with RFI 32, Use Permit PLP25-0008, the General Plan Amendment, and the CEQA categorical exemption remain in process. The District has no new status information or confirmed decision dates to provide. The exemption has not been confirmed as approved. Proposers should refer to Permit Sonoma's public permit portal for available application information. For RFQ §5.2.6, Proposers should show these approvals as separate schedule milestones and dependencies, identify the dates assumed for planning purposes, and explain how design work can proceed during the anticipated 180-day Phase 1 review period. The December 2028 completion date remains the District's target; it is not a guarantee of agency approval dates. Proposers should identify the potential effect of later approvals and their proposed coordination approach. Any resulting adjustment to the contract schedule will be evaluated under the Contract's applicable delay and change provisions.
59	**Conceptual Building Design Clarification.** Please confirm if complete conceptual building designs are required in addition to the basis of design narrative in the Project Design Description section.	No. Complete conceptual building designs are not required with the SOQ. Proposers should provide the basis-of-design narrative requested in RFQ §5.2.6, explaining their proposed design approach and the assumptions used where the program has not yet been confirmed. Conceptual graphics may be included to support the narrative but are optional and count toward the applicable narrative page limit. The building design will be developed with the District during Phase 1.

60	**Definition of "Key Subcontractors." Reference: Sections 5.2.5.1(4), 5.2.7, 5.2.8 and 5.2.9; Exhibit A definitions.** The RFQ asks for licenses, experience, team structure and scope descriptions for "Key Subcontractors," but does not define the term. Exhibit A defines "Subcontractor" broadly and uses "Subconsultant" separately. Under Section 1.1, trade contractors are to be procured competitively during Phase 1. Please clarify: 1. Does "Key Subcontractor" mean design subconsultants to the Engineer of Record, construction trade subcontractors, or both? If trade subcontractors are included, which trades does the District consider "Key," given that trade packages are bid in Phase 1? 2. Where a Proposer's team includes a licensed general contractor supporting the Design-Builder in a non-trade role (for example local construction management, preconstruction or self-performed work), how should that firm be presented: as a Key Subcontractor, as part of the Proposer, or otherwise? 3. For Section 1, which entities must include license and DIR documentation with the SOQ: the General Contractor and Engineer of Record only, or also each named subconsultant and subcontractor?	Meaning and trades. "Key Subcontractor" means a firm identified in the SOQ that will contract with the Design-Builder to perform a key Project role, as defined in the General Conditions. It may be a design consultant or a construction trade contractor. The District has not designated mandatory Key Subcontractor trades. Proposers should identify firms already committed to key roles and describe their scopes. Trade packages without a firm identified in the SOQ will be procured during Phase 1 under the Contract's applicable procedures. A consultant retained by the lead design firm should be shown on the design team, but is not automatically a Key Subcontractor under this definition. Additional general contractor. Identify the firm that will serve as the Project's General Contractor in the role required by the RFQ. If another licensed contractor will provide preconstruction, construction management, or construction services under contract with the Design-Builder, show that firm separately on the organization chart and describe its role. Identify it as a Key Subcontractor if it meets the definition above. Merely naming a firm on the team does not make its later construction work "self-performed"; the work will be classified and procured under the Contract, consistent with RFIs 2 and 4. Section 1 documentation. Submit applicable license, registration, and credential documentation for the Proposer, General Contractor, lead design firm/Designer of Record, and each Key Subcontractor named in the SOQ, as RFQ §5.2.5.1(4) requires. Identify other known design subconsultants and subcontractors and provide their applicable qualifications; a firm not yet selected during the SOQ stage need not supply documents then. DIR registration documentation applies to firms whose proposed work requires it.
61	**Section 2, Project Design Description.** Reference: Section 5.2.6, Section 2 – Understanding Project, fourth bullet: "Project Design Description: Provide a narrative description of the basis of design. Address how the proposed design achieves the programmatic goals and performance requirements of the project." Question: Please clarify the intent of this item. Are Proposers expected to provide a design solution with the SOQ, or a narrative response based on the Preliminary Site Plan in Exhibit Q and the program described in the RFQ?	Proposers are not expected to submit a design solution with the SOQ. As clarified in RFI 59, provide a narrative explaining the team's proposed design approach based on the RFQ's stated goals and the Preliminary Site Plan in Exhibit Q. Identify material assumptions and explain how the team will confirm operational needs, the space program, and performance criteria with the District during Phase 1. Complete conceptual plans or renderings are not required.
62	Will the project need to comply with any NEC Article 708, Critical Operations Power Systems (COPS) requirements?	The RFQ does not designate the station or any portion of it as a Critical Operations Power System under NEC Article 708. During Phase 1, the Design-Builder shall review the station's operational and backup power requirements with the District and the authority having jurisdiction. Article 708 shall apply if a critical operations area or system is designated under the applicable code or by the authority having jurisdiction. At a minimum, the electrical and backup power systems shall comply with applicable California codes and standards.
63	Will the Fire District and Kitchell team utilize AI to review and score the RFQ responses received from the Design-Build teams?	SOQs will be reviewed and scored by the District's designated evaluation committee in accordance with the criteria in the RFQ. Kitchell is not a member of the evaluation committee. Neither the District nor Kitchell will use AI to evaluate or score SOQs.
64	**BIM Standards.** Phase 1 Scope of Services 4.5(a) and 4.6(a) require Design-Builder to use BIM for drawing production and constructability/clash coordination, referencing 'District standards' for CAD/BIM templates. Please provide the District's CAD/BIM standards, or confirm whether a BIM Execution Plan, required Level of Development (LOD) by design phase, model-sharing/interoperability format, and model handover requirements at closeout will be defined by the District or left to Design-Builder's proposal	The District has no CAD/BIM templates or BIM standards to provide. The Design-Builder shall propose its drawing templates and a BIM Execution Plan during Phase 1 for District review. The plan shall identify the intended model detail by design phase, the disciplines to be modeled, coordination and clash review procedures, and file formats for sharing models and drawings. Model handover requirements at closeout will be established with the District during Phase 1 and documented before the GMP is finalized. The Design-Builder remains responsible for the CAD/BIM drawing production and BIM coordination required by Attachment 2, §§4.5(a) and 4.6(a).
65	Contract Terms - Standards of Care. Article 1.2 defines Standard of Care as "The professional skill and care ordinarily provided by design-build professionals practicing similar services under similar circumstances." Article 5.1.D elevates the standard of care beyond this definition by indicating, "Design-Builder warrants that the Services and Work will be of the highest quality and free from defects and that all Work will conform with the requirements of the Contract Documents." Terms such as "highest quality" are not insurable standards. Please confirm the Standard of Care is intended to confirm to applicable professional standard of care and not subject to warranty, guarantee, or defect-free performance obligations.	The District intends professional design services to be performed in accordance with the Standard of Care defined in General Conditions Article 1.2. The District will clarify Article 5.1.D so that "highest quality" and "free from defects" do not impose a warranty, guarantee, or defect-free standard on professional design services. Construction Work remains subject to the Contract Documents and applicable construction warranties.
66	**Bonds.** Prime bonds: (a) Against what value are the 100% bonds calculated — the negotiated GMP or the $20,000,000 budget? Subcontractor risk transfer: (b) Is Subcontractor Default Insurance (SDI) permitted in lieu of subcontractor payment and performance bonds? (c) If permitted, are the SDI premium, deductible, and co-pay reimbursable? (d) If not permitted, what is the subcontractor bonding threshold, is it mandatory or discretionary, and may it be waived for prequalified subcontractors?	**Regarding question (a), each performance and payment bond must be at least 100% of the Contract Price (GC § 3.3(B)), which includes Phase 1 and Phase 2 compensation (GC § 1.2(A)(14)). The $20 million Project budget is not the bond amount. Regarding questions (b) through (d), the Contract Documents do not require subcontractor bonds, set a subcontractor bonding threshold, or address Subcontractor Default Insurance (SDI).**
67	**Building Automation.** (a) Does the District have an existing BAS standard, preferred manufacturer, or sole-source requirement for the fire station? (b) Must the BAS integrate with any existing District-wide monitoring or energy management system?	The District has not identified a BAS standard, preferred manufacturer, sole-source requirement, or existing District-wide monitoring or energy management system requiring integration. During Phase 1, the Design-Builder shall confirm the District's operating and monitoring needs and propose a BAS appropriate for the station. Any required integration and system performance criteria will be documented before the GMP is finalized.

68	**Community Outreach.** Is there a community engagement/outreach process required for this project? If so, is there a specific quantity of sessions that is to be anticipated?	The District anticipates community outreach during Phase 1. For planning purposes, Proposers should include one community outreach or District Board session in their Phase 1 scope, including preparation of presentation materials and participation by appropriate Design-Builder team members. The District will lead public notices and community communications. The session format and timing will be confirmed with the selected Design-Builder during Phase 1.
69	**Contract Terms - Consequential Damages.** Is the District willing to entertain a mutual waiver of consequential damages to help lower the cost of construction and future subcontractor bids?	**The District does not agree to a mutual waiver of consequential damages. A Proposer seeking a change to the Contract must submit it in Exhibit K (Comments on Draft Contract) to the RFQ, with the SOQ, as RFQ § 5.2.11, Appendix B (Draft Contract Redlines) directs.**
70	**Contract Terms - District Field Office.** Article 9.1.B indicates "if specified in GMP Amendment or the Construction Documents, Design-Builder shall provide and maintain an on-site field office and bathroom for the exclusive use of the District…" Is the District going to want a field office and restroom at the project site?	The District does not currently anticipate requiring a dedicated on-site field office and restroom for its exclusive use. Proposers need not include them in the SOQ pricing. If the District determines they are needed during Phase 1, the requirements and cost will be specified in the GMP Amendment, consistent with General Conditions §9.1.B.
71	**Entitlements.** The RFQ states that for CEQA "a categorical exemption is in the review process." (a) Is the CEQA review process part of the Use Permit application currently under review or a separate application? (b) Is the status of the CEQA exemption known?	The RFQ identifies the categorical exemption as under review in connection with the Project's entitlement process; it does not identify a separate CEQA application. The District has no further information to provide on whether Permit Sonoma is processing it under Use Permit PLP25-0008 or on when the CEQA review will be completed. The exemption has not been confirmed as approved. Proposers should refer to Permit Sonoma's public permit portal for available application information.
72	**Environmental Health**. Are there any known environmental health requirements that are required to be incorporated into this Project? For example a Vapor Intrusion Mitigation System.	The District has not identified a requirement for a vapor intrusion mitigation system or another specific environmental health measure in the RFQ materials. During Phase 1, the Design-Builder shall review available site information, perform the site investigations required by its scope, and confirm applicable requirements with the authorities having jurisdiction. Any measures identified through that work will be evaluated with the District and incorporated into the design and GMP as appropriate.
73	**Exhibit B Fee and Rate Proposal Sheet (bonds and insurance).** The Exhibit B - Fee and Rate Proposal sheet does not include a line item for Bonds and/or Insurance. (a) Are Design-Build teams expected to convey the cost for Bonds and Insurance as part of the Fee and Rate Proposal in our submission to the District? (b) Does all required insurance must be in place prior to Phase 1 services and maintained for the duration of the project (does this apply to Builder's Risk insurance as well)? (c) Please confirm bonds are only required to be in place prior to the commencement of Phase 2 services.	(a) Exhibit B does not request separate bond or insurance percentages with the SOQ. Proposers shall include insurance required for Phase 1 in their Phase 1 lump sum. Phase 2 bond and insurance costs will be identified in the GMP at actual, verified cost without markup, as provided in the General Conditions. (b) Insurance required for Phase 1, including professional liability coverage for Design Work, must be evidenced at or before the Project Initiation Meeting and maintained as required by the Contract. Builder's Risk coverage is required before construction or other physical Work subject to loss begins; it is not required solely for design and preconstruction services. The District will clarify the "before commencing performance of the Work" wording in the Builder's Risk provision to reflect this timing. (c) Yes. Performance and payment bonds are required before Phase 2 Work commences. The District will clarify that the "no payment until bonds have been approved" provision in General Conditions §3.3(B) does not prevent payment for properly performed Phase 1 Services before those bonds are due.
74	**Financial Information.** The RFQ requires that we submit three years of audited financial statements. Audited financial statements contain sensitive proprietary data. (a) May the audited financial statements be submitted under a separate sealed/confidential cover along with the main SOQ submission? (b) Can the District confirm financial statements will be exempt from any California Public Records Act disclosure request?	**Financial statements may be submitted in a separate sealed envelope within the sealed SOQ package, labeled "Confidential Financial Information." The District cannot confirm that the statements are exempt from disclosure under the California Public Records Act (Gov. Code, § 7920.000 et seq.). A Proposer claiming an exemption must follow the procedure in RFQ § 3.7 (Public Records and Disclosure).**
75	**Geotechnical Report.** The RFQ references the existence of geotechnical information as a "reference document" that may be provided to the Design-Builder. Can a copy of this geotechnical report be provided?	No geotechnical report is available for the Project. The selected Design-Builder shall include the geotechnical investigation and report needed for the Project in Phase 1 Services. The RFQ does not expressly require a geotechnical engineer to be named in the SOQ. Proposers should, however, explain how they will provide qualified geotechnical services and account for that work in their Phase 1 fee and schedule.
76	**Guarantee.** Reference Sample Agreement Exhibit 2, 3.7 - Please clarify the required "performance guarantee" and contemplated cost incentives associated with Phase 1 schedule milestones. Are proposers expected to propose these incentives in the SOQ/Fee Proposal, or negotiate them after selection?	Proposers are not required to propose or price a cost incentive in the SOQ or Exhibit B Fee and Rate Proposal. The selected Design-Builder will develop a Phase 1 schedule and a plan for meeting its milestones for discussion with the District after selection, consistent with Exhibit 2, §3.7. Any monetary consequence for a missed milestone would be negotiated and expressly documented in the Contract before it applies, including the affected milestones, amount, and treatment of delays outside the Design-Builder's control. Section 3.7 does not establish an automatic fee reduction or other monetary penalty.
77	**Insurance.** The insurance limits in Exhibit C's pass/fail questionnaire differ from those in the General Conditions in the sample agreement. Please identify the controlling SOQ and contract insurance limits for general liability, automobile, worker's compensation/employer's liability, professional liability, and builder's risk, and confirm whether the higher limits in the General Conditions apply at SOQ submission or only when work begins?	**The limits that apply under the Contract are stated in GC § 3.2, as clarified in the responses to RFI 21 and RFI 29. Builder's Risk is governed by GC § 3.2(D). The SOQ does not require the GC limits to be in force at submission. RFQ § 5.2.5.1, item 6 (Insurance) requires a statement from the Proposer's insurer or broker that the Proposer is capable of complying with the insurance requirements of the Contract. Evidence of coverage is required before the applicable Work begins, as stated in Scope of Services (Attachment 2 to the Progressive Design-Build Contract) §§ 3.2(b) and 8.2(a).**
78	**Insurance.** Pollution liability is required if the project involvese pollutants, but its minimum limit is deferred to the reserved Special Conditions. Please confirm whether pollution liability coverage is required for this project and state the required limit, scope, and duration.	**The Pollution Liability Insurance will be omitted from the current insurance requirements and will be negotiated during the Guaranteed Maximum Price (GMP) phase.**
79	**Payment.** Does the District issue payments via check or electronically?	The District issues payments by check.

80	**Permitting.** Which agency fees, plan-review fees, impact fees, and utility connection fees are DBE cost, and which are County cost? Are these fees to be paid for by the DBE and reimbursed by the District or is the expectation that the DBE will include the budget necessary to pay for these fees without District reimbursement?	The District has not assigned every agency, plan-review, impact, and utility connection fee to a specific payor. During Phase 1, the District and awarded Design-Build Entity will identify each fee and confirm whether it will be paid by the Design-Builder or directly by the District. Fees paid by the Design-Builder will be identified in the approved GMP and reimbursed through Contract payments. Fees paid directly by the District will be excluded from the GMP. In either case, fees required for the fire station are tracked against the $20 million Project budget goal; District soft costs and District contingency are outside that goal. If projected Project costs exceed the goal, the District and Design-Build Entity will review scope, design, and budget options during Phase 1. The separate Arnold Drive sewer-main project is outside the fire station budget goal, while fees for the station's connection are included.
81	**Phase 1 Environmental Report.** Has a phase 1 environmental soils assessment and report been completed? If so, can this information be shared with the Design-Build teams?	The District has not provided a Phase I Environmental Site Assessment or an environmental soils assessment for the Project, and has no completed report to share with Proposers. The selected Design-Builder shall identify and perform the site investigations needed during Phase 1 Services, including an environmental assessment if warranted by its review of site conditions and proposed work.
82	**PLA.** RFQ Section 1, Phase Services, Item 10 of the scope of services indicates the Design-Build shall establish a PLA. Is there an example PLA from a recent Sonoma Valley Fire District project that Sonoma Valley Fire District can share as a reference document for what has been accepted/agreed to on recent projects?	The District does not have a PLA from a recent District project available to share as a reference document. The selected Design-Builder shall develop the Project PLA in accordance with the RFQ requirements.
83	**PLA.** (a) Will the PLA apply to the Construction Phase only or also to any investigative work (ex. geotechnical) that may occur during Phase 1 services?	The Project PLA is intended to apply to covered construction work during Phase 2. Phase 1 investigative work, such as geotechnical borings and testing, is not expected to be covered by the PLA. Applicable prevailing wage, registration, and other legal requirements still apply to that work. If construction work is authorized during Phase 1, the District and Design-Builder will confirm its PLA treatment before that work begins.
84	**Project Financing.** The RFQ indicates that the Project is funded through the voter-approved Measure H sales tax initiative. Has funding been secured for the Project?	The District anticipates using Measure H revenues to fund the Project. The RFQ identifies an anticipated total Project budget not to exceed $20 million. Funding and authorization for each phase remain subject to District approval, including approval of the negotiated GMP before Phase 2 proceeds.
85	**Proposer Comments.** Please clarify whether proposer comments/redlines to the Draft Contract are evaluated qualitatively or whether the "nature and number" of comments can directly reduce the Section 5 score.	Contract comments will be evaluated qualitatively as part of the Section 5 – Project Delivery, Cost Development and Management Approach evaluation. There is no automatic point deduction for submitting comments or for the number submitted. Evaluators may consider the substance and cumulative effect of proposed changes, including their effect on risk allocation and the Project, when assigning the Section 5 score. Proposers should use Exhibit K to explain the rationale and anticipated District benefit of each proposed change.
86	**Scoring Formula for Exhibit B Fee and Rate Proposal**. Please confirm the formula for converting the Exhibit B Fee and Rate Proposal into the 10 available points. For example: (a) Which figure or figures are scored — the Phase 1 Design Phase Services, the DB Fee percentage, the DB Subcontractor Fee percentage, the hourly rates, or a weighted composite? (b) If a composite, can the weighting of each component be provided? (c) Is scoring against the lowest price submitted, against a County estimate, or against an average of all submittals? (d) Are the Key Position hourly rates scored individually, as a simple average, or as a weighted blend? If weighted, by what hours? (e) Will the County assess price realism or completeness in addition to any mathematical formula, and may a Phase 1 Services price the County deems unrealistically low be scored down or deemed non-responsive?	The RFQ assigns 10 points to Section 6, Fee and Rate Proposal, but does not prescribe a mathematical scoring formula. The District will evaluate Exhibit B qualitatively for overall cost and value. Evaluators will consider the Phase 1 not-to-exceed price, the two Phase 2 fee percentages, and the proposed hourly rates together with the scope and staffing assumptions supporting them. The District will not apply undisclosed component weights, a weighted blend of hourly rates, or an automatic lowest-price, District-estimate, or average-price formula. Evaluators may consider whether a proposed price is complete and credible for the required Phase 1 Services and may seek clarification of an apparent omission or unusually low price. A low price alone will not automatically make an SOQ nonresponsive.
87	Sewer Lateral by Others. (1) Will the future sewer lateral by others be stubbed into the site or left outside the site boundary? (2) Will the future sewer lateral invert elevation be located as low as possible to accommodate maximum flexbility within the project boundary for site sewer design?	The separate Arnold Drive sewer project is expected to provide the sewer main. The District has not identified a sewer lateral by others that will be stubbed onto the fire station site. For planning purposes, the Design-Builder shall assume responsibility for the station's lateral and connection to the available main, subject to confirmation during Phase 1. The connection location and available invert elevation have not been established. The Design-Builder shall coordinate them with the sewer project and utility provider during Phase 1 and design the on-site sewer system accordingly. The District cannot confirm that the main or connection will be installed at the lowest possible elevation.
88	**Subcontractor Procurement.** The RFQ indicates that key subcontractors may be listed, however it does not appear to mandate that key subcontractors be listed. Please confirm the Design-Builder may elect to either list key subcontractors or choose to differ procurement to seek competitive pricing.	Yes. Proposers may identify construction trade subcontractors as Key Subcontractors in the SOQ or defer their selection for competitive procurement during Phase 1. A trade subcontractor need not be named solely because its scope may be important to the Project. The Proposer must still identify the Design-Build Entity, General Contractor, lead design firm, and Key Personnel required by the RFQ. Any subcontractor named in the SOQ remains subject to the applicable Contract procurement and pricing requirements, as addressed in RFI 4.
89	**Substantial Completion.** (1) Is the District willing to incorporate a Substantial Completion milestone in addition to the Final Completion milestone? (2) If so, will the District consider tying Liquidated Damages to Substantial Completion in lieu of Final Completion?	The District is willing to consider adding a Substantial Completion milestone and tying liquidated damages to that milestone during contract negotiations with the awarded Design-Build Entity. The draft Contract currently ties the Guaranteed Completion Date and liquidated damages to Final Completion, so any change would require an agreed Contract amendment. A proposed revision should define when the station is safe, permitted, and ready for its intended use; identify work that may remain for Final Completion; and establish a separate deadline for that remaining work. Proposers seeking this change should submit proposed language in Exhibit K with the SOQ.

90	**The $20M budget.** (a) Is the $20,000,000 a firm not-to-exceed ceiling for the combined "Preconstruction Phase" and "Final Design & Construction Phase" contract value, a target, or a planning estimate? (b) Please confirm funding is approved and available for the combined project, and whether it differs from the $20,000,000 target. (c) Please confirm which of the following are inside the $20,000,000 and which are County costs carried outside it: DBE contingency; County contingency; design contingency; escalation; General Requirements; DBE fee; preconstruction services; permit, plan-review, impact and utility connection fees; testing, inspection and special inspections; commissioning agent services; CALGreen copliance documentation; FF&E and apparatus bay equipment; hazmat remediation.	The $20 million is the District's Project budget goal, not a firm ceiling on the combined Phase 1 and Phase 2 Contract value or an amount available solely to the Design-Builder. The District has not published a separate target Contract value. Funding and authorization remain subject to District approval, including approval of the GMP before Phase 2 proceeds. The budget goal includes the Design-Builder's Phase 1 fee and Phase 2 GMP; Design-Builder and design contingencies; escalation; General Requirements and Design-Builder fees; permit, plan-review, impact, and station utility connection fees; Project testing and special inspections; CALGreen compliance documentation; and FF&E and apparatus bay equipment for this station. Known hazardous materials remediation, if required, will be evaluated and budgeted during Phase 1. The Contract will govern treatment of unforeseen conditions. A commissioning agent retained directly by the District would be a District soft cost; commissioning services assigned to the Design-Builder would be included in its Contract cost. During Phase 1, the District and awarded Design-Build Entity will confirm scope, procurement responsibility, and cost allocation. If the developing Project cost exceeds the goal, they will review scope, design, and budget options together.
91	**Time Requirement.** The time requirement of 180 calendar days (or 6 months) to arrive at a GMP is aggressive. (a) What is the driver of this duration (ex. board of supervisors requirement, funding, etc.)? (b) Is there a specific design milestone (ex. 100% Design Development Documents) that is expected at this stage? (c) Is the Design-Builder expected to acquire planning approval as part of the Phase 1 services?	The 180-day Phase 1 term is a planning duration intended to support the District's overall Project schedule. The RFQ does not identify a Board, funding, or other external mandate for that specific duration. For the SOQ, Proposers should assume Phase 1 design progresses through 100% Design Development, with the GMP negotiated at the conclusion of DD as stated in Exhibit B. The District is open to discussing a different GMP development timeline or process with the awarded Design-Builder if it benefits the Project, subject to agreement in the Contract. The District is pursuing Use Permit PLP25-0008. Phase 1 Services include supporting the District's permit effort and coordinating the planning approvals needed for the proposed design. Proposers should include that work in their Phase 1 schedule, but should not assume that Permit Sonoma will issue its approval within the 180-day period; the approval date has not been established.
92	**Section 3 – Project Experience:** Please confirm whether the maximum of five projects applies to the proposing team as a whole or allows five projects from the General Contractor and five from the Architect of Record.	The maximum of five projects applies to the Proposer team as a whole. It does not permit five General Contractor projects plus five Architect of Record projects. A project involving more than one team member may describe each firm's role, but counts as one of the five projects.
93	**Section 3 - Project Experience:** May proposers reformat the Exhibit M template to a single page, provided all wording and content are retained? Are proposers allowed to use one or two larger images in place of the three smaller images?	Yes. Proposers may reformat Exhibit M to one page per project, provided every required field, instruction, and project detail is retained and legible. Proposers may use one or two larger images in place of three smaller images. Images do not replace any required written information. The five-project limit for the Proposer team still applies.
94	Is a geotechnical report available for the project? Is the proposer required to include a geotechnical engineer on its team?	No geotechnical report is available for the Project. The selected Design-Builder shall include the geotechnical investigation and report needed for the Project in Phase 1 Services. The RFQ does not expressly require a geotechnical engineer to be named in the SOQ. Proposers should, however, explain how they will provide qualified geotechnical services and account for that work in their Phase 1 fee and schedule.
95	Is the entirety of "Section 1 – Minimum Requirements" (Legal Entity of Proposer (Exhibit C Section I) | Pass/Fail Questionnaire (Exhibit C Section II) | Financial Statement | Licenses, Registration, and Credentials | Bonding Capacity | Insurance | Worker's Compensation; Safety Program; Safety Record) not to be included in the page count? If so, can "Section 1 – Minimum Requirements" be dropped into Appendix A along with the other exhibits/SOQ forms?	Yes. Section 1 – Minimum Requirements and its supporting documents are excluded from the 20-page narrative limit. Proposers may place the complete Section 1 submission in Appendix A with the required SOQ forms and exhibits, provided it is clearly labeled and all required information is included.
96	Do the Professional Wage hourly rate schedule documents (from Section 6 – Fee and Rate Proposal) count towards the overall page count? Can the form and rate schedule documents for "Section 6 – Fee and Rate Proposal" be moved into the appendix along with the SOQ forms?	The completed Exhibit B Fee and Rate Proposal and its supporting Professional Wage hourly rate schedule are excluded from the 20-page narrative limit. Proposers may place them in the appendix with the SOQ forms, provided they are clearly labeled as Section 6 – Fee and Rate Proposal and include all information required by Exhibit B.
97	Do all subconsultants (outside of the Proposer firm(s)) need to provide all forms and exhibits described in "Section 1 – Minimum Requirements"?	No. Subconsultants are not each required to submit every Section 1 form and exhibit. Proposers shall provide the required information for the Design-Build Entity, General Contractor, and lead design firm, and include applicable license, registration, and credential information for each named Key Subcontractor, as required by the RFQ. A subconsultant must also provide any information specifically requested for its proposed role. The Proposer remains responsible for the completeness of the SOQ and its team's qualifications.
98	Are voluntary measures of CALGreen (e.g. Tier 1) or a sustainability certification (e.g. LEED Silver) required?	The District has not established a requirement for a voluntary CALGreen tier or a sustainability certification such as LEED Silver. Sustainability goals and features will be reviewed with the selected Design-Builder during Phase 1 programming. At a minimum, the Project must comply with applicable California codes and standards, including mandatory CALGreen requirements.