



City of Calipatria | Community Park **gafcon**

ADDENDUM 01

Progressive Design-Build Services for the proposed Community Park in Calipatria, California.

ISSUED *May 29th, 2025*

RFQ/P DEADLINE *June 11th, 2025*



Part 1 – Introduction

Addendum 01 provides responses to questions submitted per the RFQ/P schedule on Calipatria Airport Park. It also provides an update on plan processing responsibility in Part 3.

Part 2 – Responses to Participants Questions

Addenda and additional information related to the RFQ/P will be emailed directly to each Respondent's designated Project Manager. Respondents are responsible for any addenda and their incorporation into the SOQ/P.

Responses to questions received on or before May 27, 2025, are below in the following format:

Question / [Response](#)

1. **Insurance Requirement:** Could you please provide some insight into the reasoning behind the \$20 million liability insurance policy? In our experience, this level of coverage is typically reserved for large-scale or high-risk developments, such as:
 - o Major Commercial Projects (e.g., office towers, resorts, industrial complexes),
 - o Infrastructure Projects (e.g., highways, bridges),
 - o High-Rise Residential Buildings,
 - o Sports and Entertainment Venues, and
 - o Specialized Engineering Projects (e.g., energy parks, refineries).

Response: [See revised appendix F for reduced liability insurance.](#)

2. **Predevelopment Funding:** Could you clarify what exactly the predevelopment funding is intended to cover? A breakdown or general outline of the expected uses (e.g., planning, engineering studies, permitting, environmental assessments, etc.) would be greatly appreciated to ensure we're structuring our budget accurately.

Response: [These funds are allocated for Owner-managed preconstruction costs, such as plans, specifications, and permitting, and are excluded from the Design-Builder's Not-to-Exceed \(NTE\) amount. The only portion applicable to the Design-Build team is the design fee, which is the basis for competition among proposers.](#)



3. **Attendee List:** Lastly, would it be possible to get a list of the contractors or firms who were on the call yesterday?

Response: Yes. Posted on Calipatria's website on 5/23/25.

4. Request to submit RFP response electronically by 2pm on 6/11/25

Response: A hard copy of the RFQ/P submittal is required, accompanied by a thumb drive containing a digital version in PDF. In the event of a conflict, the electronic copy will take precedence.

5. Do the Appendix pages (C, D F, G H) requiring signature and input count in the page count limit of 40?

Response: No

6. Do contract comments (if any) apply to the page count limit of 40?

Response: No

7. Will you want us to submit resumes or company information of our trade partners or consultants proposed for the project team? If so, will that also count towards the page count? Sometimes resumes do not apply to the count.

Response: Yes, for landscape & building architect. Yes, resumes will count against the page count.

8. Will entitlements be required for the project?

Response: No, however permits are required per the RFP to be obtained by the DB team.

9. Can we include fire & life-safety, acoustics, AV/IT, signage, wayfinding, and security as part of the construction process or do they have to be included in the upfront design fee? The designs for these components are typically performed by the trade partner installing them, and are competitively bid out ahead of construction.

Response: If installation will be self-performed by a trade, it should be categorized under construction and excluded from the upfront design fee.

10. Will a spec book be required?

Response: Not required, but to be determined by landscape & building architect, and Authority Having Jurisdiction (AHJ).



11. Can we submit projects currently under construction as part of our project experience? This shows the design build team working through precon and beginning construction.

Response: Yes

12. In Appendix H, there is a line item for Sub Default Insurance % . Is this a requirement? We are not enrolled in an SDI program. As it pertains to subcontractor bonding, we evaluate and prescreen every trade partner (TP) on an individual basis to assure that they meet our minimum requirements pertaining to operating history, experience, financial stability and insurance coverages. TP's not prequalified, and who submit a bid proposal, will be qualified prior to their proposal being considered. Per [our] Minimum Standards for TP's, every TP with a trade consideration over \$500K will be required to go through additional screening to assure that the TP is right-sized for the project (experience, schedule and manpower), if we are not completely comfortable, then we will bond the TP. For all trades greater than \$1M, our standard practice is to bond the subcontractor.

Response: Yes, owner will wave SDI. However, all proposers are required to have 100% performance bond before commencing.

Part 3 – In House Building Permitting Process

The City has contracted with 4Leaf Inc. to manage the building permitting process in-house, thereby removing the County of Imperial from this process. This change is intended to streamline approvals and reduce permitting timeframes.

Part 4 – Insurance Requirements

- **Exhibit 01** – Appendix F (Rev 1)

Supersedes the Appendix included with the original RFQ/P.



APPENDIX F (REV 1)

INSURANCE & BOND REQUIREMENTS

(To be executed by Respondent and submitted with RFQ/P Submission)

The selected Respondent shall procure and maintain insurance, in the amounts specified below, for the duration of this contract.

With a combined single limit per occurrence of not less than: \$5,000,000

OR

Commercial General Liability Insurance

(including automobile insurance) which provides limits of not less than:

a) Per Occurrence (combined single limit) \$1,000,000

The Firm agrees that they are familiar with the circumstances affecting the preparation and making of such submission and is properly qualified to make this affidavit, and certifies the following.

Firm shall procure and maintain and shall require all subconsultants, if any, whether primary or secondary, to procure and maintain either:

b) Project Specific Aggregate (for this Project only) \$1,000,000

c) Products / Completed Operations \$1,000,000

d) Personal & Advertising Injury Limit \$1,000,000

e) Umbrella \$1,000,000

AND

Additional Insured Endorsement

The Additional Insured Endorsement must specifically name City of Calipatria as an additional insured and include the following language: "City of Calipatria and the officers, agents, employees and volunteers of the City of Calipatria, individually and collectively, and Gafcon PM-CM LLC" with the policy number listed.

Notice of Cancellation

Notice of Cancellation Endorsement must be a separate endorsement for the General Liability policy.



INSURANCE & BOND REQUIREMENTS (*continued*)

Automobile Liability Insurance

In the amount of not less than:

per occurrence for bodily injury and property damage \$1,000,000

Professional Liability (Errors and Omissions):

At all times during the performance of the work under this Agreement the Firm shall maintain professional liability insurance, in a form and with insurance companies acceptable to Owner in an amount indicated herein.

Professional Liability (errors and omissions) \$1,000,000

Workers' Compensation Insurance

Workers' Compensation Employers' Liability limits required by the laws of the State of California. Worker's Compensation Insurance policy shall contain a Waiver of Subrogation. In the event Firm is self-insured, it shall furnish Certificate of Permission to Self-Insure signed by Department of Industrial Relations Administration of Self-Insurance, State of California.

Employers Liability

Per accident for bodily injury or disease \$1,000,000

Insurance Covering Special Hazards:

Following special hazards shall be covered by riders or riders to above-mentioned commercial liability insurance or property damage insurance policy or policies of insurance, or by special policies of insurance, in amounts as follows:

Automotive and truck where operated in amounts as stated above.

Material hoist where used in amounts as stated above.



INSURANCE & BOND REQUIREMENTS (*continued*)

Bond Requirements

Payment and Performance Bonds:

Required

Worker's Compensation Certificate:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Agreement.

(In accordance with Article 5 (commencing at section 1860), chapter 1, part 7, division 2 of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any work under this Agreement.)

Firm Name: _____

Signature: _____

Title: _____