



**Recommendation #003 – Dempsey Construction
Design-Build Services RFQ/P**

City of Calipatria | Airport Community Center and Park

June 23rd, 2025

Laura Gutierrez
City Manager, City of Calipatria
125 N. Park Avenue
Calipatria, CA 92233

Mrs. Gutierrez,

Gafcon is recommending approval of **Dempsey Construction Inc.** for the design build construction of the Calipatria Airport Community Center and Park.

Scope of Work

As referenced in Attachment 1 with the RFQ/P and Addendums 1, 2 & 3.

Procurement

Dempsey Construction Inc. is being recommended based upon 1) achieving the highest overall score in the selection process; 2) the Design-Builder's relevant experience on projects of similar scope, their successful track record with the proposed architectural team, and their local presence and familiarity with regional site and climate conditions; and 3) their design concept tailored to the site's airport theme, with an intent to deliver a customized community center building. The attached proposal supports Gafcon's recommendation that Dempsey Construction and their preferred team of subconsultants will provide the best value for the Project. Below is a bid-level summary of all participants in the RFP process.

	DEMPSEY	NIELSEN
Total Score (out of 100)	89.25	87.75

Fee, GCs and % Side by Side

	DEMPSEY	NIELSEN
Design-Builder Fee	\$ 250,000.00	\$ 294,000.00
Fee as % of Construction Cost	4%	5.25%
Design Fee	\$ 437,733.00	\$ 828,491.00
Design Fee % as of Construction cost	8.09%	14.79%
General Conditions & Requirements (during Construction)*	\$828,108.00	\$823,578.00

**Based on construction months provided in proposal*

Schedule Side by Side

DEMPSEY		NIELSEN	
START	COMPLETION	START	COMPLETION
Jul-25	Mar-27	Jul-25	Apr-27
Construction Only	12 months	Construction Only	14 months
Overall	19 months	Overall	21 months

Please reference the attached documents:

Attachment 1 – RFQ/P and Addendums

Attachment 2 – Dempsey Construction’s Proposal dated 06/09/2025

Attachment 3 – Nielsen Construction’s Proposal dated 06/16/2025

Certificate of Insurance

The vendor has acknowledged all insurance requirements, and proof of insurance will be requested upon execution of the formal agreement.

Please sign below signifying your approval of **Dempsey Construction’s Proposal dated 6/09/25**, and approval for Gafcon to provide a Notice to Proceed (NTP) to **Dempsey Construction** while contract negotiations are finalized with the CITY.

Approved:

City of Calipatria
Laura Gutierrez | City Manager

Date



From Price Form (Appendix C)

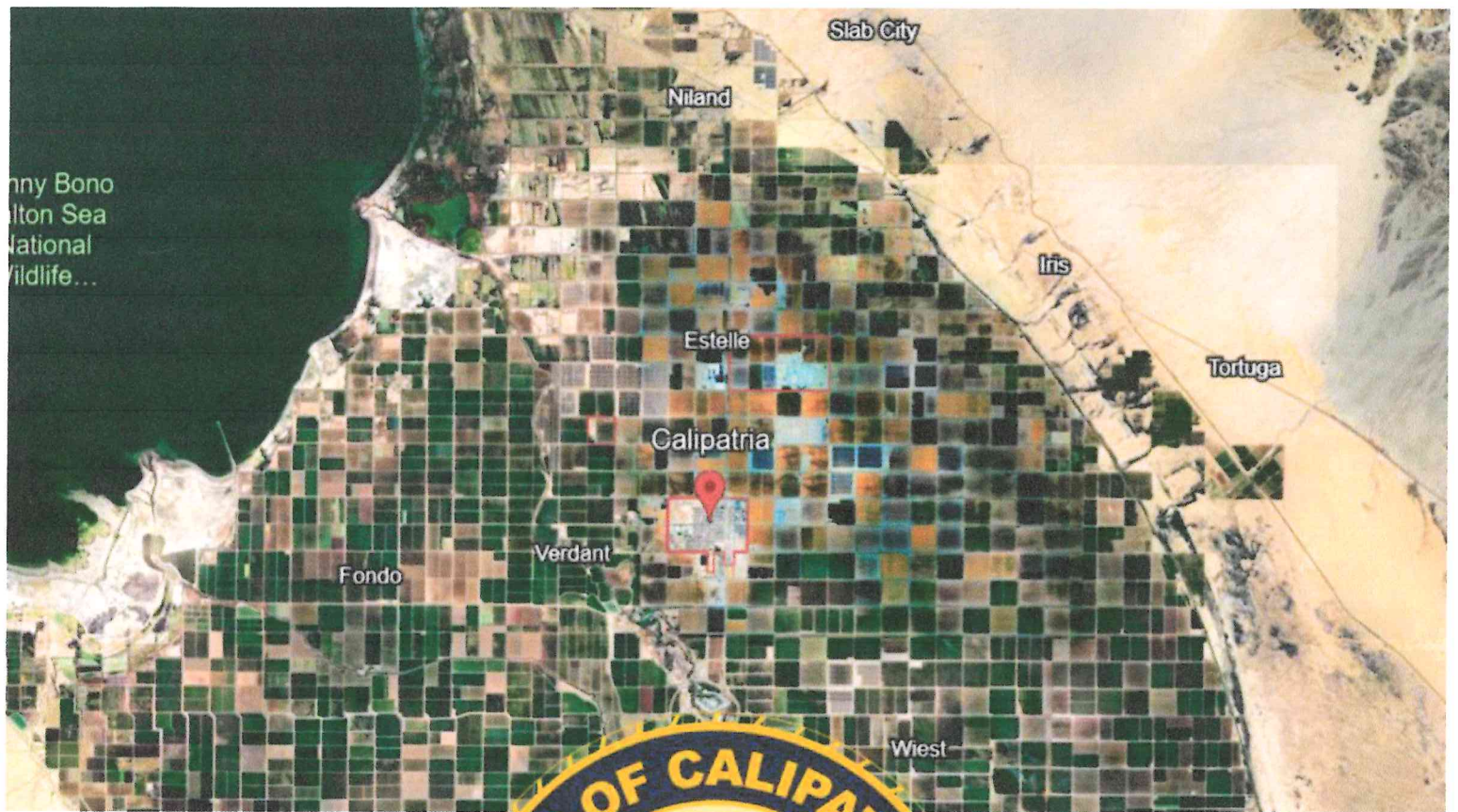
Fee, GCs and % Side by Side

	DEMPSEY	NIELSEN
Design-Builder Fee	\$ 250,000.00	\$ 294,000.00
Fee as % of Construction Cost	4%	5.25%
Design Fee	\$ 437,733.00	\$ 828,491.00
Design Fee % as of Construction cost	8.09%	14.79%
General Conditions & Requirements (during Construction)*	\$ 828,108.00	\$ 823,578.00
Insurance % as of Construction cost	1.00%	0.95%
Sub Default Insurance % of subcontract cost	N/A	1.5%
Bond as % of Construction Cost	0.83%	0.90%

*Based on construction months provided in proposal

Schedule Side by Side

DEMPSEY		NIELSEN	
START	COMPLETION	START	COMPLETION
Jul-25	Mar-27	Jul-25	Apr-27
Construction Only	12 mths	Construction Only	14 mths
Overall	19 mths	Overall	21 mths



City of Calipatria | Community Park **gafcon**

REQUEST FOR QUALIFICATIONS / PROPOSALS

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

ISSUED *May 19th, 2025*

DEADLINE *June 11th, 2025*

10301 Meanley Dr Suite 225 | San Diego, CA 92131 | 858.875.0010



Table of Contents

Part 1 – Introduction.....	4
1.1 Objective	4
1.2 City Vision.....	4
1.3 Delivery Method.....	4
Part 2 – Submission Instructions	5
2.1 Questions & Clarifications	5
2.2 Submission of RFQ/P Response	5
2.3 Voluntary Pre-Submission Meeting	5
2.4 Owner Contact.....	6
Part 3 – RFQ/P Schedule	6
Part 4 – Project Description	6
4.1 Project Criteria and Program Requirements	6
4.2 Progressive Design-Build Delivery Model	8
4.3 Required Qualifications of the Respondent.....	8
4.4 Owner’s NTE Budget.....	9
4.5 Anticipated Project Schedule.....	9
4.6 Form of Contract Between Owner & Design-Builder	9
4.7 Compliance with Applicable Laws	9
4.8 Responsibility Matrix	10
Part 5 – Design-Builder Selection Process	10
5.1 RFQ/P Evaluation Criteria & Ranking	10
5.2 SOQ/P & Appendix	10
5.3 Interview.....	10
Part 6 – RFQ/P Requirements	11
6.0 Statement of Qualifications (Not Scored)	11
6.1 Cover Letter (Not Scored).....	11
6.2 Team Members & Firm Experience (25 Points)	11
6.3 Design-Build Process (20 Points)	12
6.4 Price-Related Factor (30 Points).....	13
6.5 Insurance & Bonds (Pass/ Fail).....	13
6.6 Corporate Information (Not Scored)	13



6.7	Contract Comments (-30 to 0 Points).....	14
6.8	Interview (25 Points).....	14
Part 7 – Appendices.....		15
Part 8 – General Conditions		15
Appendix A		16
Appendix B		17
Appendix C.....		18
Appendix D.....		19
Appendix E		20
Appendix F		21
Appendix G.....		24
Appendix H.....		25



Part 1 – Introduction

1.1 Objective

Owner is soliciting Statements of Qualifications (“**SOQs**”) and Proposals from qualified Design-Build Teams to design and construct the *City of Calipatria Airport Community Park* (“**the Project**”). The successful Design-Build Team will be selected primarily on the basis of qualifications for the procurement, design, and delivery of the project and will work in partnership with Owner to advance the initial documents through early design and permitting to ensure the Owner’s scope, schedule and budget goals are achieved.

1.2 City Vision

The City of Calipatria (“**Owner**”) has been awarded a \$7M grant to revitalize the western section of the city from the California Department of Parks and Recreation. This grant will fund the construction of a 3 Acre Community Park, addressing the lack of a Community Center and providing much-needed amenities for the residents.

The 3 acre parcel is a part of the long term vision for growth of the Cliff Hatfield Memorial Airport which, in the future, could include approximately 100 acres of development. The Community Center and Park is considered the first step for the City of Calipatria to realize that vision. The City is currently pursuing additional grants for this Airport which may be included in future designs.

1.3 Delivery Method

The Progressive Design-Build delivery method was chosen for the Project because it meets the following criteria:

- The construction activities are specialized, and a design-build approach is critical in developing the construction means and methods to maintain schedule and budget.
- The project provides opportunities for greater innovation and/or efficiencies between the designer and the builder.
- Significant savings in project delivery time can be realized in lieu of the ‘traditional’ Design-Bid-Build delivery method.
- The project has a fixed, not-to-exceed budget which demands the highest level of collaboration between designer and contractor.



Part 2 – Submission Instructions

2.1 Questions & Clarifications

Proposing firms shall read the entire RFQ/P and all accompanying information before preparing its proposal. Consultants shall seek clarification of any requirements they do not fully understand.

All questions must be received no later than **5:00 PM (PDT) May 27, 2025**.

Consultants shall address any issue or question via email to:

Chris Larsen (Sr. Project Manager, Gafcon) CLarsen@gafcon.com

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.

2.2 Submission of RFQ/P Response

RFQ/P responses shall be sealed and hand delivered no later than 2:00 PM (PDT) June 11, 2025 to the Front Counter at:

City Hall
125 N. Park Avenue
Calipatria, CA 92233

Brevity and clarity are of utmost importance; each submission shall provide a concise and straightforward description of the Respondent's ability to meet the requirements of the RFQ/P. Standard marketing materials shall be minimized.

The responses to this RFQ/P shall be 8 ½" x 11" portrait in electronic portable document format (PDF). The responses shall not exceed forty (40) single-sided pages. Responses that do not comply with all applicable requirements may be deemed non-responsive and rejected.

2.3 Voluntary Pre-Submission Meeting

A representative from each Respondent that intends to submit an SOQ/Proposal is encouraged to attend an informational virtual meeting with Gafcon and City scheduled for 10:00 AM (PDT) May 22, 2025.

[Join the meeting](#)

Meeting ID: 247 944 122 615 7

Passcode: X94AT2dS



2.4 Owner Contact

Gafcon PM-CM LLC ("**Gafcon**") has been retained as the Owner's Representative. All communication regarding this RFQ/P will be directed to Gafcon. Gafcon and Owner will review and evaluate each response in-depth in preparation for final interviews. Based on the RFQ/P response and interviews, Gafcon will recommend the best-qualified firm to the Owner for final selection. Gafcon will then proceed with final negotiations. Should negotiations fail to attain full agreement, Gafcon will proceed to the next highest-rated proposing team.

Consultants may not contact the Owner in conjunction with this RFQ/P solicitation at any time. Any contact with a City of Calipatria staff member regarding this RFQ/P may be grounds for rejection of the response.

Part 3 – RFQ/P Schedule

RFQ/P SCHEDULE	
Activity	Date
RFQ/P Issuance	5/19/2025
Informational Meeting	5/22/2025 @ 10:00 AM
Requests For Information Due	5/27/2025
Addendum 1 Issued	5/29/2025
RFQ/P Responses Due	6/11/2025
Interviews (Owner discretion)	6/12/2025 - 6/16/2025
Scoring of RFP/Q	6/17/2025
Notice of Intent (Approval by City Council)	6/25/2025
Contract Execution	6/25/2025 – 7/11/2025

Part 4 – Project Description

4.1 Project Criteria and Program Requirements

Owner wishes to build a Community Park on approximately 3 acres of an empty lot at the Cliff Hatfield Memorial Airport. This park will accommodate a Community Center of approximately 7,000-12,000 sqft, shaded picnic area with barbecue grills, tot-lot playground, a community garden, and amenities such as park lighting, restrooms, walkways, and water fountains.

Preliminary design work was provided by David McCullough, of McCullough Landscape Architecture, who is not precluded from bidding.

Project Goals:

- There is a strong desire to create a welcoming Community Center to serve the whole community, engaging adults, mobilizing youth, and invigorating programs that promote both personal, social, and recreational growth.



- Design and construct the park with thought toward future flexibility for Owner.
- Minimize disruption to the neighborhood and school during construction.
- Design that maximizes project amenity delivery based off the grant scope and grant application.

Volunteer Goals:

Successful bidders should include the following opportunities coordinated by Owner and Gafcon:

- **Volunteers** - If possible, local college students should be involved in developing a landscape design and maintenance plan focused on drought-tolerant landscaping for the Community Park.
- **Partnerships** - If possible, collaborate with The University of California Cooperative Extension (UCCE), Imperial County, on designing and constructing the community garden located next to the Community Center building.

Community Center Program Requirements:

The Community Center shall be designed and constructed as a central feature of the park and must include the following programmatic elements:

- A gymnasium with a multi-sport court, including retractable basketball hoops and flexibility for various indoor recreational activities.
- Adequate restroom facilities accessible to both indoor and park users.
- Minimum two classrooms suitable for community programming, workshops, and educational use.
- Dedicated storage space to accommodate recreation and facility equipment.
- A total building footprint ranging between 7,000 and 12,000 square feet.
- The building must be designed with the intent and structural capacity for future expansion, to allow for additional program space or amenities as funding becomes available.
- Design-build teams should consider both current use needs and long-term adaptability in their approach to architectural layout, building systems, and site planning for the Community Center.

In addition, the project must incorporate sustainable techniques as identified and scored in the grant application. These elements will be reviewed during the final inspection:

- Bioswale/stormwater retention basins
- Water-efficient irrigation
- Use of recyclable materials in construction
- Drought-tolerant landscaping
- Tree planting
- Safe and reliable drinking water
- Solar panel installation
- Replace blight/neighborhood beautification



- Regional interconnectivity
- Community Center energy efficiency

4.2 Progressive Design-Build Delivery Model

Owner is seeking a Design-Build team with a record of excellence and a commitment to an integrated delivery process. Owner and Gafcon collectively believe in the power of a fully integrated design and construction team to provide: a well-defined project scope and budget; innovative ideas for systems and assemblies; and an expedited design and construction process. Each bidder will be evaluated and contract will be awarded based on "Best Value" of RFQ/P submitted.

Owner expects the Design-Build team to create a culture of transparency, open and honest communication and establishing a collaborative environment where the project team contributes its best efforts for the benefit of the Project as a whole. The highest-ranked Design-Builder will present both outstanding relevant design-build experience as well as clear methods and ideas that demonstrate the Design-Builder's commitment to the building-blocks of this delivery method:

Keys to a successful Project include:

- Mutual Respect & Trust
- Mutual Benefit & Reward
- Early Involvement of Key Participants
- Collaborative Innovation & Decision Making
- Organization & Leadership
- Intensified Planning
- Early Goal Setting & Project Definition
- Open Communication
- Appropriate Technology

4.3 Required Qualifications of the Respondent

- Demonstrated experience in the design and/or construction of at least three (3) parks, or equivalent landscaping, consisting of 1 acre or greater.
 - *Demonstrated success in designing of a park for a public municipality or agency preferred.*
- Demonstrated successful Owner/Community collaboration citing an example of one (1) park that was delivered to the highest expectations, and the approach you took as a Design-Build team.
- Ability to find innovative solutions and opportunities within the constraints of a fixed budget funded by a State Grant.



4.4 Owner's NTE Budget

The Not-To-Exceed (NTE) budget for all work to be provided by the Design-Builder under the design-build contract is:

- Construction Cost \$5,600,000 to include a Community Center, Splashpad, Playground, BBQ/Picnic and other site amenities. This is the allocated construction cost under the grant scope and successful bidder must come in at or under budget.
- Pre-Construction Cost \$1,400,000 (to include consultants) this cost is controlled by the owner and has the potential of utilization for construction if funds are remaining after design.

4.5 Anticipated Project Schedule

PROJECT SCHEDULE	
Activity	Date
Design-Builder Notice of Intent	June 25 th , 2025
Design / Permitting Services	July 2025 until March 2026
Construction	March 2026 – August 2027
Substantial Completion Deadline (to allow Final Inspection to begin)	November 1 st 2027
Final Completion	December 31 st 2027

4.6 Form of Contract Between Owner & Design-Builder

Owner will utilize a Preliminary Agreement Between Owner and Design-Builder as follows:

- DBIA Document No. 544, *Progressive Design-Build Agreement* as amended, and
- DBIA Document No. 535, *General Conditions of Contract Between Owner and Design-Builder* as amended.

4.7 Compliance with Applicable Laws

The project shall be designed in accordance with all Federal, State, and local construction codes, laws, ordinances, rules and regulations governing design and construction during the term of the contract, including but not limited to all requirements of Title 24, ADA and EEO requirements.

Prevailing wage will apply based on the Office of Grants and Local Services (OGALS) Grant Administration Guide (September 2020) for the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, administered by the California Department of Parks and Recreation. Project must comply with the provisions of §1720 through 1861 of the California Labor Code.



4.8 Responsibility Matrix

The following responsibility matrix is not intended to be exhaustive, but is intended to provide additional clarity on certain tasks:

RESPONSIBILITY MATRIX	
Activity	Responsibility
Design / Construction	Design-Builder (including but not limited to Architectural, Structural, MEP, Code, Fire & Life-Safety, Civil, Dry Utilities, Security, AV/IT, Acoustics, Seismic, Signage, Wayfinding, etc.)
As-builts / Record Documents	Design-Builder (i.e. for all items beyond what has been provided in the RFQ/P)
Permits	Design-Builder (Owner will pay for permits)
3 rd Party Testing & Inspections	Owner (Design-Builder shall coordinate with Owner's consultant)
Geotechnical Report	Owner (Design-Builder shall coordinate with Owner's consultant)
Phase 1 ESA	Owner (Design-Builder shall coordinate with Owner's consultant)
Initial Survey	Owner (Design-Builder shall coordinate with Owner's consultant)
Commissioning	Owner (Design-Builder shall coordinate with Owner's consultant)

Part 5 – Design-Builder Selection Process

5.1 RFQ/P Evaluation Criteria & Ranking

Respondents must respond to each of the RFQ/P criteria demonstrating their qualifications, providing examples of how your team meets the evaluation criteria and presenting your approach with respect to delivering this project. SOQ/Ps will be evaluated based on these criteria and weighting. Brevity will be required; clear, concise communication is valued.

5.2 SOQ/P & Appendix

Each Design-Build Team must submit a Statement of Qualifications and Proposal ("**SOQ/P**") responding to the criteria described in this RFQ/P.

Additionally, the SOQ/P shall contain the elements as identified in **Appendix C (RFQ/P Submission Checklist)**, or otherwise listed in this RFQ/P.

5.3 Interview

After receipt of the SOQ/Ps, the evaluation committee (Owner & Gafcon) will schedule interviews to be held in person or online at the discretion of the Owner.



Part 6 – RFQ/P Requirements

6.0 Statement of Qualifications (Not Scored)

Submit a letter confirming the Respondent has met the Qualifications criteria indicated.

6.1 Cover Letter (Not Scored)

The cover letter must contain a statement that the Respondent acknowledges all documents submitted pursuant to this RFQ/P process.

The Respondent shall certify that all basic Architectural services will be provided by a Licensed California Architect. All other professional services must meet the requirements of the State and the responsibility of the Design-Build firm to retain.

The letter must also contain the following:

- a. The Respondent's (i.e. Firm's) legal name, address, email, and phone number. If the work will be performed at a location other than the provided address indicate the office where the work will be performed.
- b. Number of years the Respondent has been in business.
- c. A statement that the submission is a firm and irrevocable offer, good for 90 days.
- d. A statement expressing the Respondent's willingness to perform the services as described in this RFQ/P.
- e. A statement expressing the Respondent's availability of staff and other required resources to perform all services and provide all deliverables within the specified time frames as described in the RFQ/P.
- f. The name, title or position, email, and phone number of the individual signing the cover letter.
- g. A statement indicating the signatory is authorized to bind the Respondent contractually.
- h. The name, title or position, email, and phone number of the primary contact and/or account administrator, if different from the individual signing the cover letter.

An unsigned cover letter may be cause for the submission to be rejected.

6.2 Team Members & Firm Experience (25 Points)

PROPOSED TEAM AND COMPANY EXPERIENCE (capacity to perform and technical qualifications)

Present your team and organization chart / structure. Demonstrate your firm's and the proposed team's experience with projects and sites relevant to the project. Clearly illustrate how team members have worked together in the past or how they are prepared to do so on this project.



6.3 Design-Build Process (20 Points)

a. **PORTFOLIO OF PROJECTS BY PROPOSED TEAM** (technical qualifications)

Provide examples cited above or herein that illustrate the process you used to collaboratively deliver them. Please highlight the following in your example:

Project Definition or Preliminary Agreement

Demonstrate strategies used to collaboratively define scope, target values, schedules, and building systems prior to design starting, and how that work served to guide subsequent design.

Achieving Design Excellence at Reasonable Cost

Design excellence does not always equal high cost. Provide examples where your firm achieved high design excellence while meeting project budget constraints.

For each project, include the completed construction cost per square foot, and total project square footage.

Integrated Project Delivery

Highlight examples of how aspects of the referenced projects were made possible, value was added, or lessons learned by an integrated design process.

Innovation & Technology

Highlight examples of integrated tools and processes that provided added value and contributed to the success to the project.

b. **PROJECT RISKS** (technical qualifications)

Discuss or provide an example of your approach to risk management and contingency usage.

Identify three (3) relevant and critical risks for this Project. Provide a brief narrative for each risk describing why the risk is critical, the impact the risk will have on the Project, and strategies that may be implemented to mitigate the risk.

c. **SCHEDULE**

Describe your approach to developing a target schedule and maintaining throughout the duration of the project.

d. **SAFETY**

Describe the commitment to safety and accident prevention of your team. Submit the Design-Builder's EMR and OSHA Lost Time Accident Rate for



each of the past 5 years. Please do not submit the contractor's complete Accident Prevention Program or IIPP as part of the response.

6.4 Price-Related Factor (30 Points)

Using the Price Form enclosed (**Appendix H**), provide the Design-Builder's Fee, Design and Sub-consultant Fees, General Conditions, General Requirements, Insurance and Bond Costs as a percentage of all Direct Costs incurred in the performance of the Work under the Contract..

- a. Provide breakdown by deliverable and by subconsultant (if applicable)
- b. Provide a schedule of hourly rates by employee classification, including terms and rates of overtime for additional work if requested.
- c. Provide a list of exclusions, if any.

6.5 Insurance & Bonds (Pass/ Fail)

Provide a letter from Respondent's insurance carrier and surety, indicating that the insurance requirements and Payment / Performance Bond requirements, respectively, of the contract can be met by the Respondent. Letter to be submitted as part of the Appendix.

6.6 Corporate Information (Not Scored)

- a. Owner expressly reserves the right to reject the qualifications and proposal of any Respondent who, upon investigation, has been determined to fail to complete similar contracts in a timely fashion or in a satisfactory manner. Such rejection would, if applicable, be based upon the principle that the bidder is "non-responsible" and poses a substantial risk of being unable to complete the work in a cost-effective, professional, and timely manner.
- b. In performing the above-described responsibility determination, Owner reserves the right to utilize all possible sources of information in making its determination.
- c. The Respondent shall provide the following corporate information:
 - Legal form of the company (individual, corporation, partnership, joint venture, etc.). If a corporation or LLC, provide Corporate Identification Number.
 - If the company is a subsidiary of a parent company, identify the parent company
 - If the company is a joint venture, identify all firms in association
 - The Respondent's California License Number and License expiration date
 - Number of years Respondent has conducted business under its present name
- d. The Respondent shall provide explanation if any of the following events are in process or have occurred within the past five (5) years:
 - Claim(s) or demand(s) filed against Respondent's License or License Bond



- Lawsuits, judgements, or other administrative, legal, arbitration or other proceedings, ever brought or commenced by or against the Respondent or any of its principals, officers, or equity owners in connection with any architectural contract or construction contract.
- Failure to complete an architectural contract or construction contract.

6.7 Contract Comments (-30 to 0 Points)

A draft of the contract language has been provided with this RFQ/P which has been reviewed by Owner, Owner's Construction Representative, and Owner's Legal Representative.

Comments and/or revision requests related to contract language **must** be provided as part of the RFQ/P response to be considered. Acceptance of the contract language 'as-is' will be scored favorably in the evaluation of RFQ/P responses. All responses shall bear the signature of the authorized legal representative of the proposing firm.

Additional comments received after submission of the SOQ/P – i.e. during contract negotiations – will not be considered and could result in negotiations proceeding with the next highest rated Respondent.

6.8 Interview (25 Points)

After receipt of the SOQ/Ps, the evaluation committee will schedule an interview with three (3) finalists. The primary/key members of the proposed team should be in attendance. The focus of the interview is to expand on the approach to delivering the project and provide an opportunity to convey any other important information not requested or provided in your SOQ/P. Owner may also provide additional topics to be discussed.



Part 7 – Appendices

- Appendix A – PRELIMINARY PROJECT INFORMATION
- Appendix B – REMOVED
- Appendix C – RFQ/P SUBMISSION CHECKLIST
- Appendix D – ADDENDA ACKNOWLEDGEMENT (*if applicable*)
- Appendix E – AGREEMENT FOR DESIGN-BUILD SERVICES
- Appendix F – INSURANCE & BOND REQUIREMENTS
- Appendix G – EVALUATION SHEET
- Appendix H – PRICE FORM

Part 8 – General Conditions

This RFQ/P is not a commitment or contract of any kind. The Owner reserves the right to pursue any, or none of the proposals generated by this request. Costs for developing the proposal are entirely the responsibility of the applicants and shall not be reimbursed. The Owner reserves the right to: select the proposal that is in the Owner's best interests; to reject any and all proposals at any time and for any reason; to terminate the RFQ/P process; and to waive any requirements of this RFQ/P when it determines that doing so is in its best interests. Further, while every effort has been made to ensure the information presented in this RFQ/P is accurate and thorough, the Owner assumes no liability for any unintentional errors or omissions in this document.



Appendix A

PRELIMINARY PROJECT INFORMATION

<https://app.box.com/s/xhtagbioiw0crfkv4fexjsztxfzq1zyd>



Appendix B

REMOVED



Appendix C

RFQ/P SUBMISSION CHECKLIST

(Initial each line item to confirm submission of response and return with RFQ/P Submission)

Item	Included in Response <i>(initial each box)</i>
0. Statement of Qualifications	
1. Cover Letter	
2. Team Members & Firm Experience	
3. Design-Build Process	
4. Price Related Factor (Appendix H)	
5. Insurance & Bonds	
6. Corporate Information	
7. Contract Comments	
8. Appendices:	
• Appendix A – PRELIMINARY PROJECT INFORMATION	
• Appendix B – REMOVED	
• Appendix C – RFQ/P SUBMISSION CHECKLIST	
• Appendix D – ADDENDA ACKNOWLEDGEMENT (<i>only if applicable</i>)	
• Appendix E – AGREEMENT FOR DESIGN-BUILD SERVICES	
• Appendix F – INSURANCE & BOND REQUIREMENTS	
• Appendix G – EVALUATION SHEET	
• Appendix H – PRICE FORM	



Appendix D

ADDENDA ACKNOWLEDGEMENT

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

Addenda: Changes or corrections to the submission document will be issued via a numbered addendum. Respondent must acknowledge receipt of all addenda. Not acknowledging all addenda may be reason for rejection of the submission. Record below the number(s) and date(s) of addenda received, if applicable.

Addendum # _____ Date Posted _____ Signature _____



Appendix E

[AGREEMENT FOR DESIGN-BUILD SERVICES](#)

<https://app.box.com/s/v9vyj5x6wibqepswt05ak4sqhn8lrmy7>



Appendix F

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: \$20,000,000

OR

Commercial General Liability Insurance

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

a) Per Occurrence (combined single limit) \$2,000,000

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) \$10,000,000

c) Products / Completed Operations \$2,000,000

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

e) Umbrella \$5,000,000

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) \$3,000,000

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: _____



Appendix G

EVALUATION SHEET
(For reference only)

CRITERIA FROM RFQ/P

Selection Qualifications	Score
Statement of Qualifications	-
Cover Letter	-
Team Members & Firm Experience	25
Design-Build Process	20
Price Related Factor	30
Insurance / Bond Letters	Pass / Fail
Corporate Information	-
Contract Comments	-30 to 0
Interview	25
Inclusion of voluntary student partnerships	Yes / No
Evaluation Determination	_____ out of 100



Appendix H

PRICE FORM

(To be completed by respondents)

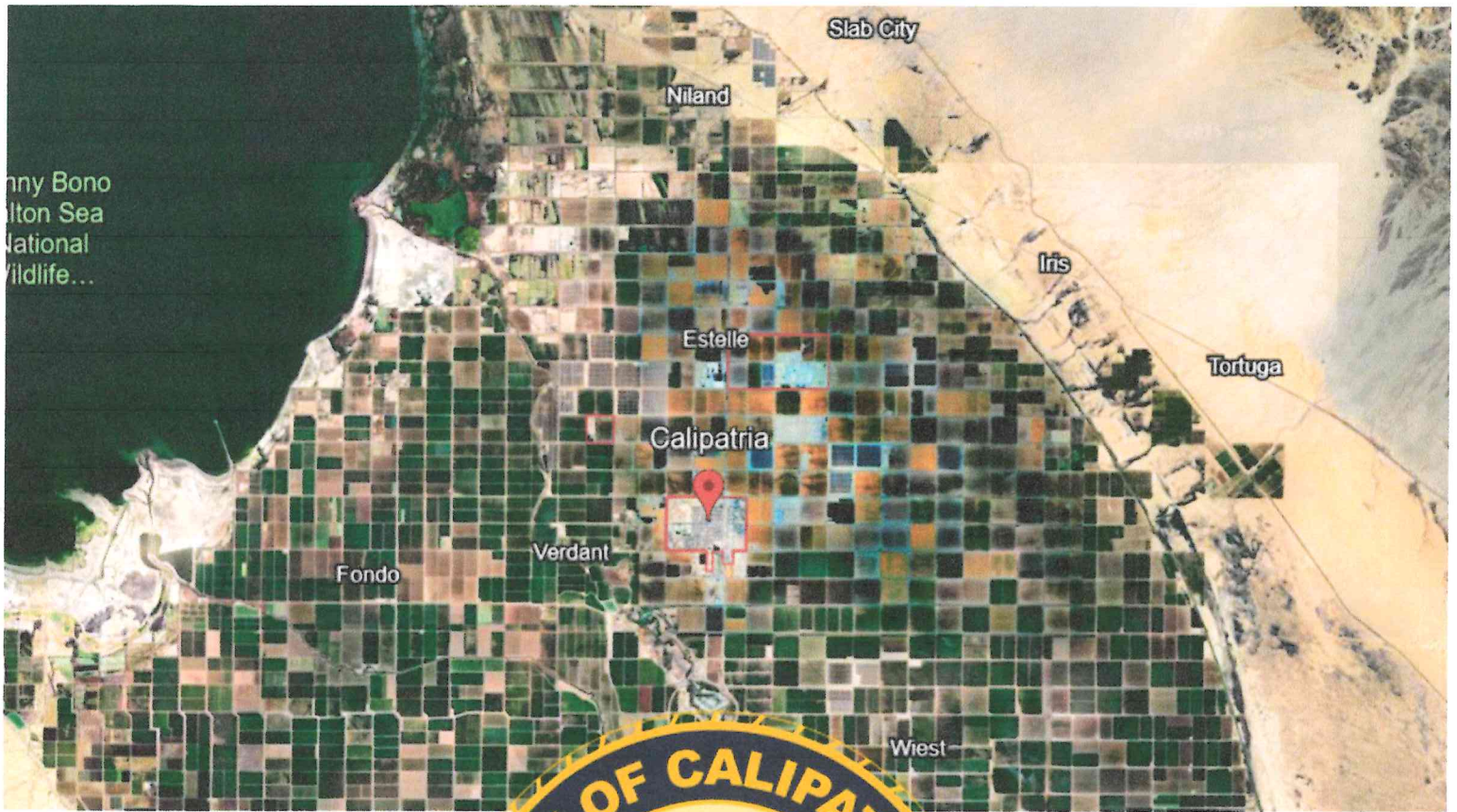
CRITERIA FROM RFQ/P

Price Factor	
Design-Builder Fee	\$
Fee as % of construction cost (to 2 decimal places)	%
Design Fee	\$
Design Fee as % of construction cost (to 2 decimal places)	%
Monthly General Conditions (during construction)	\$
Monthly General Requirements (during construction)	\$
Insurance as % of construction cost (to 2 decimal places)	%
Sub Default Insurance as % of subcontract cost (to 2 decimal places)	%
Bond as % of construction cost (to 2 decimal places)	%
Under Separate Cover, provide: a) Breakdown of costs, by deliverable and by consultant (if applicable). b) Schedule of hourly rates by employee classification, including terms and rates of overtime for additional work if requested. c) List of proposal qualifications and exclusions.	

Firm Name: _____

Signature: _____

Title: _____



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:
 - Major Commercial Projects (e.g., office towers, resorts, industrial complexes),
 - Infrastructure Projects (e.g., highways, bridges),
 - High-Rise Residential Buildings,
 - Sports and Entertainment Venues, and
 - 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:

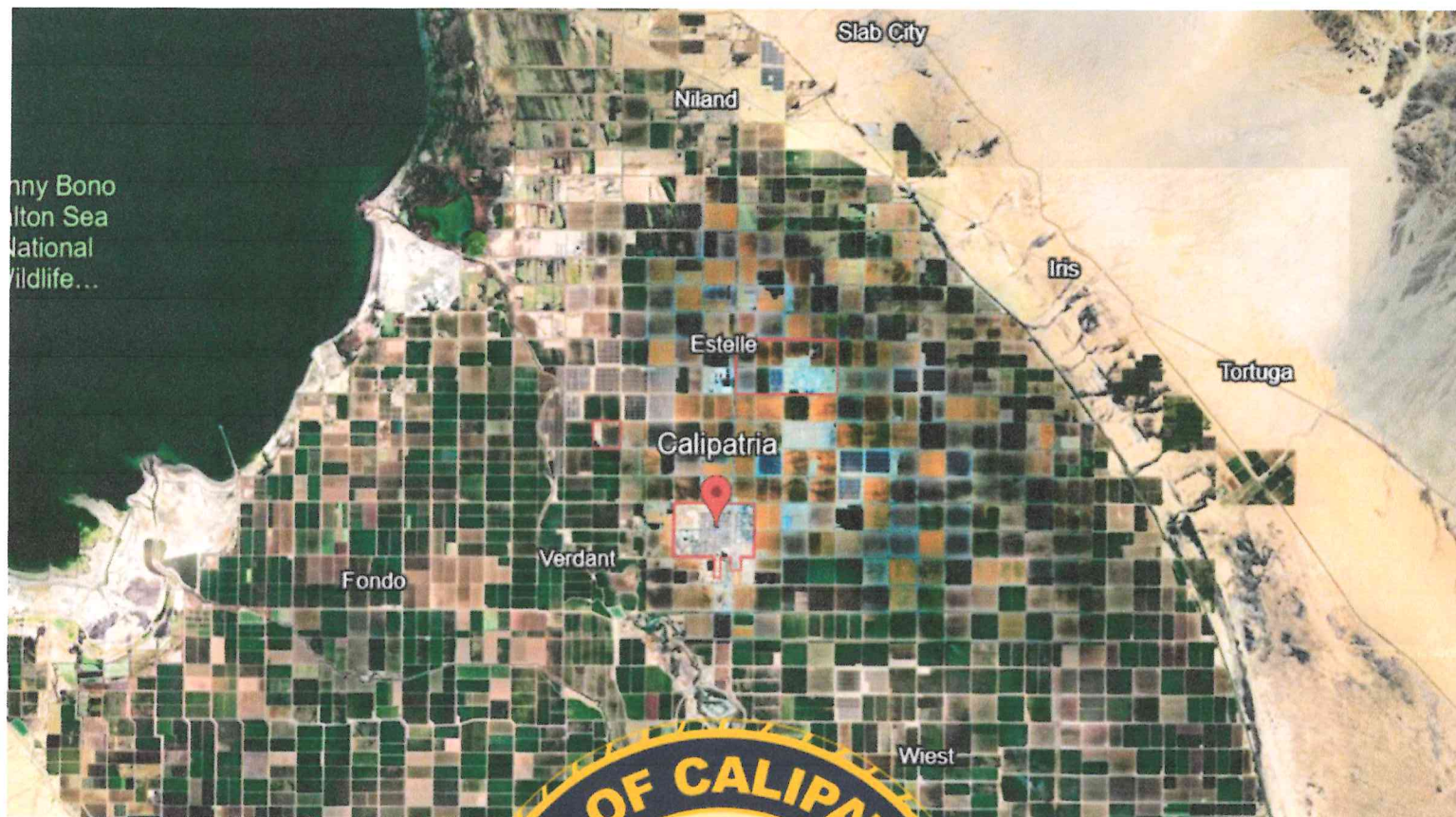
I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance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



City of Calipatria | Community Park **gafcon**

ADDENDUM 02

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

ISSUED *June 3rd, 2025*

RFQ/P DEADLINE *June 11th, 2025*

10301 Meanley Dr Suite 225 | San Diego, CA 92131 | 858.875.0010



Part 1 – Introduction

Addendum No. 02 provides updates regarding the Civil Engineering Services and includes a link to the Phase I Environmental Site Assessment (ESA) report.

Addendum No. 03 will be issued separately and will include the Geotechnical (Soils) Report. We anticipate this will be the last addendum and it will be released late this week/early next week.

Bidders are strongly encouraged to check the City's website daily for any updates or additional addenda.

Part 2 – Civil Engineering

The City has contracted with Dynamic Consulting Engineering, Inc. to perform Civil Engineering and Surveying Services for the Airport Park development. These services are being procured directly by the City and should not be included in the Design-Build team's bid. Bidders must include coordination with Owner's consultant.

Dynamic Consulting will provide the following scope of services:

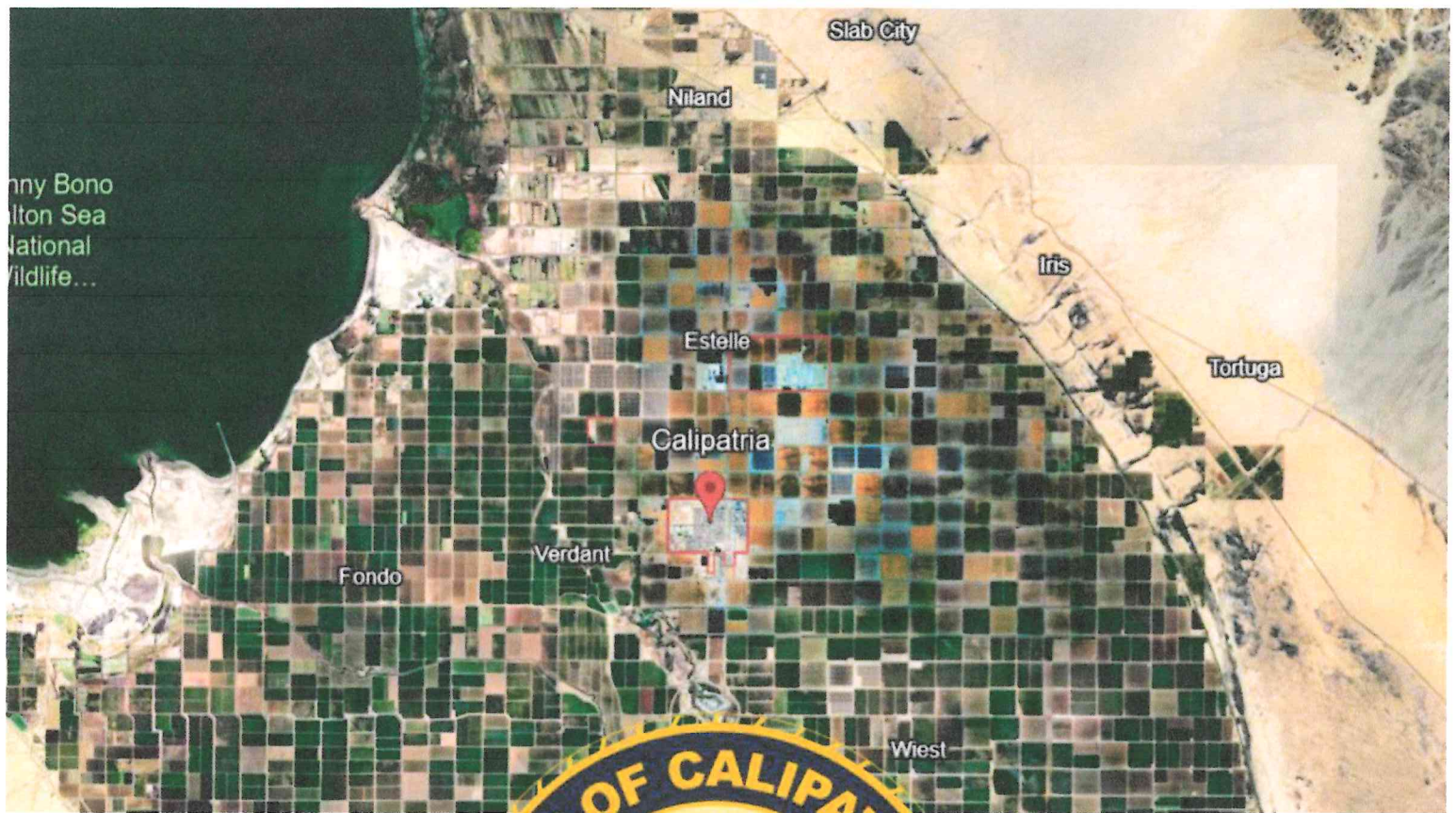
- Boundary Survey
- Utility Research
- UAV Topographical Survey
- Tentative and Final Single Parcel Map
- ALTA Survey
- Record of Survey and Monument Setting
- Site Precise Grading and Drainage Plan

Part 3 – Phase I ESA

The Phase I Environmental Site Assessment report dated May 23rd, 2025 can be accessed at the following link:

[Phase I ESA](https://app.box.com/s/guzkjk6wshk80xghigy8ixc8ukpnhg76)

<https://app.box.com/s/guzkjk6wshk80xghigy8ixc8ukpnhg76>



City of Calipatria | Community Park **gafcon**

ADDENDUM 03

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

ADDENDUM ISSUED June 9th, 2025

RFQ/P DEADLINE June 16th, 2025



Part 1 – Introduction

Addendum No. 03 provides the Geotechnical Investigation Report and announces an extension to the RFQ/P deadline. This extension is intended to allow proposers sufficient time to review the Soils Report prior to submitting their response.

No further addendums are anticipated at this time.

Part 2 – Geotechnical Investigation Report

The Geotechnical Investigation report dated May June 9th, 2025 can be accessed at the following link:

[Soils Report](#)

<https://app.box.com/s/xnwukf7mfpyntnbtekwdfxlcy11eepli>

Part 3 – RFQ/P Deadline Extension

2.2 Submission of RFQ/P Response

RFQ/P responses shall be sealed and hand delivered no later than 2:00 PM (PDT) June 16, 2025 to the Front Counter at:

City Hall
125 N. Park Avenue
Calipatria, CA 92233

RFQ/P SCHEDULE	
Activity	Date
RFQ/P Issuance	5/19/2025
Informational Meeting	5/22/2025 @ 10:00 AM
Requests For Information Due	5/27/2025
Addendum 1 Issued	5/29/2025
RFQ/P Responses Due	6/16/2025
Interviews (Owner discretion)	6/18/2025
Scoring of RFP/Q	6/19/2025
Notice of Intent (Approval by City Council)	6/25/2025
Contract Execution	6/25/2025 – 7/11/2025