

QUESTIONS – ANSWERS – CLARIFICATIONS

REQUEST FOR PROPOSAL AQUATIC FACILITIES RENOVATION & REPLACEMENT – VICTORY PARK POOL CITY PROJECT NO. CR18020

1. Question: Is there a construction budget for this project based on the conceptual layout exhibit sent out in the RFP.

Answer: For any of our projects, I would recommend referring to our 2021 Capital Improvement Plan (CIP) as it provides budget information for all our projects, link listed below. However, sometimes the funding changes as additional funding is being sought after through grants, which is the case for this project.

<http://www.stocktonca.gov/government/departments/adminServices/budCurYear.html>

2. Question: Are there heritage trees that we need to consider moving forward on the pool design?

Answer: Any removal/relocation of trees is not known at this time and will be determined during design.

3. Question: Are the tennis and basketball courts relocatable if the need arises?

Answer: This will be determined during the design phase.

4. Question: Will there be a community impact study on traffic and parking?

Answer: No studies have been scheduled at this time.

5. The requirement for ADA accessibility may require additional parking to accommodate this. Is there a direction that has been defined?

Answer: No direction regarding additional parking related to ADA has been defined at this time. This will need to be addressed during the design phase.

6. There seems to be a need for community outreach. Is there a specific amount of time that we need to account for in our proposal for this?

Answer: Please refer to Section 4.5 – “Public Outreach” of the RFP to determine the level of effort/time needed to achieve the appropriate public outreach for this project.

7. Question: The replacement of the pool and associated structures will require a geotechnical engineering investigation. I'm assuming that you will want the Geotech to stay with the design team and be a part of the prime's scope of work. Can you please confirm?

Answer: Yes, the geotechnical study should be part of the prime's scope of work.

8. Question: On the Q&A, it is stated that Geotech should be part of the prime's scope of work, but thought it was mentioned at the walkthrough that the City would be handling this. Can you clarify if this is part of the Prime team's scope of the City?

Answer: It is the hazmat assessment that will be done through a separate contact with the City.

9. Question: We wanted to make sure there was someone from the City that would be available to take delivery of the proposals on the 29th. I know that typically either offices are shut down or people are out, should we make plans on another location to drop the submittals in case the office is closed?

Answer: City offices will be open on December 29, 2021. However, the due date for the proposal will be extended. See Letter of Clarification (LOC) 1 for the extended due date.

10. Question: Is the Technical Proposal Page Count (20) single-sided pages – or (20) double-sided pages – which is equal to (40) 8.5x11 sheets?

Answer: Under Section 6.0, "Required Proposal Content" of the Request for Proposals (RFP), the technical proposal page count should not exceed 20 single-sided sheets or 10 double-sided sheets.

11. Question: Can questions be answered and/or Addendum issued prior to 12/27 - given the due date of 12/29 for proposals?

Answer: Due date has been extended. See Letter of Clarification 1 on the City's Bidflash website.

12. Question: Are hard copies of the proposal required to be submitted – or will electronic only submission will be allowed?

Answer: Refer to section 5.1 – "Proposal Submissions" and Section 6.0 – "Required Proposal Content" of the RFP. Both hard copy and electronic submittals are required.

13. Question: Has the City of Stockton established a 'program' for the bathhouse / mechanical building – based on projected use and including square footages, fixture counts, operational and amenity spaces, pool programs?

Answer: No 'program' for the bathhouse/mechanical building has been established. Attachment B – "Victory Park Pool Conceptual Layout" included with the RFP is only conceptual and may change during design.

14. Question: Does the City of Stockton have budgets for Design Services and/or Cost of Construction?

Answer: See Question 1 of this Q&A.

15. Question: Are conventional design phases (SD, DD, CD, CA) sufficient for 'tasks' as identified under 6.10 Cost Proposal?

Answer: Please refer to Section 4.0 – "Scope of Work" of the RFP to determine tasks to be included in your workplan.

16. The RFP requires Close Out to be completed in March 2024. Can grant timeline be extended to allow contingency for Construction schedules? Could the City of Stockton consider 'fast-tracking' or CM/GC or Design-Build to expedite the schedule?

Answer: Grant timeline cannot be extended as this is determined by California Department of Parks & Recreation. The City is not considering alternate delivery methods at this time.

17. Question: Can you clarify the multiple references to 'mylars'?

Answer: The City uses mylars (polyester film) for storage of final plans.

18. Question: Is a Stockton Business License required at project award – and NOT required for the proposal?

Answer: A Stockton Business License is not required for the proposal but is required before the contract is awarded by City Council.

19. Question: Please confirm the Project Delivery Method is Design-Bid-Build. Will the City of Stockton hire CM or GC for pre-construction services, cost estimating?

Answer: Project delivery method is design-bid-build. We do not anticipate hiring a CM or GC for pre-construction services.

20. Question: Does the City of Stockton have an estimated Contractor Bid Review and Procurement schedule based on public procurement requirements?

Answer: It can take 4-6 months from advertising for bids to award of construction contract by City Council.

21. Question: Scope of Services: Can City of Stockton provide clarity at this time whether specialty consultants will be needed – Lighting (Site), Acoustics (Exterior / neighborhood noise concerns), Audio/Visual, Telcom, Security, LEED, Fire Protection, Energy Modeling (Title 24)?

Answers: The need for specialty consultants should be determined by the proposer based on the project.

22. Question: Is City of Stockton Planning Review anticipated to be required?

Answer: Yes, a review by our Community Development Department (CDD) is required.