

# RFP/Q for Jesse Bethel High School Athletic Fields Modernization

ADDENDA NO.1

VALLEJO CITY UNIFIED SCHOOL DISTRICT

## Addenda No.1

February 4<sup>th</sup>, 2026

Below is a list of questions that have been asked by potential RFP responders. All questions of a similar nature will be combined to reduce the number. If you don't see that your question has been addressed, please contact Valezka Emes at [vemes@vcusd.org](mailto:vemes@vcusd.org).

### Jesse Bethel High School Athletic Fields RFP- Questions from Potential RFP Responders

#### Alten Construction

Received January 9, 2026; at 7:38 am

1. I would like to request the Jesse Bethel High School Fields Modernization Project bidding documents and public notification for this upcoming VCUSD project.

**Answer:** Electronic copies of the project plans and specifications have been provided to the enquirer. All project details, including tentative start date, project value, and labor requirements, are identified in the bid documents.

#### Alten Construction

Received January 9, 2026; at 10:55 am

2. The link in the Notice to Proposers to the plans takes you to the VCUSD website Bids page – but I can't locate the project documents. Could you let us know when the project will be added so we can access?

**Answer:** Electronic copies of the project specification documents were provided to the enquirer.

#### Construct Connect

Received January 12, 2026; 8:08 am

3. I'm trying to obtain an electronic copy of the plans/specs for this project, is it available?  
A few other questions I had on the project:

**Answer:** Project documents were provided to the inquirer.

- a. What is the start date for construction?
  - Construction is anticipated to begin once school is out of session in June 2026.
- b. What is the estimated value for this project?
  - See Exhibit A
- c. Are there union requirements for this project?

- Correct, For additional information regarding union requirements, please refer to the RFQ-P bid documents.

## **Rodan Builders, Inc**

**Received January 12, 2026; 8:21 am**

4. I'm trying to obtain a copy of the prequalification application for Vallejo City USD, but the link provided in the attached document appears to be invalid. Could you please confirm where I can obtain a copy of the application?

**Answer:** Electronic copies of the prequalification application were provided to the enquirer.

## **Rodan Builders, Inc**

**Received January 14, 2026; 2:42 pm**

5. Can you please confirm whether this prequalification application is project-specific or an annual prequalification?

**Answer:** This annual prequalification application is used by the district to review the financial standing of contractors.

## **GCCI, Inc**

**Received January 12, 2026; 1:37 pm**

6. In response to the Notice Inviting Proposals for the Jesse Bethel High School Fields Modernization Project, could you kindly provide me with the RFP documents.

**Answer:** Electronic copies of the RFP/Q documents were provided to the enquirer.

## **GCCI, Inc**

**Received January 12, 2026; 2:31 pm**

7. I am just waiting for the access code to the zip file. Are the Lease and Facilities Agreement available as well? Also, would you be able to confirm the submissions are due on the February 20<sup>th</sup>? Page 5 of the RFQP has a conflicting date.

**Answer:** Access to the specifications has been granted. Please note the following deadlines for submission:

- Prequalification Application: Due by January 29th, 2026, at 1:00 pm.
- Bid Responses: Due by February 20th, 2026, at 2:00 pm.

The Facility and Site Lease Agreements will be provided to the selected Lease Lease-Back (LLB) contractor during contract award and execution. These documents are not included as part of the RFQ-P submittal package.

For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

**GCCI, Inc**

**Received January 16, 2026; 12:32 pm**

1. In Section 3.2.3 of the RFP it states "Firm shall assist the District by providing..... leadership, and participation in youth and community involvement efforts, and implementation(s) of community benefits and local work force options and opportunities." Please clarify what is being expected of the selected contractor as it relates to this statement.

**Answer:** The intent of this section is for the selected firm to support the District's community engagement goals, including participation in outreach efforts, coordination with District-led community meetings as requested, and implementation of applicable community benefits and local workforce opportunities in accordance with District policies and project requirements. Specific expectations will be further defined during contract negotiations and project development.

2. In Section 3.2.4 of the RFP there is mention of a Construction Manager. Please clarify if there is a Construction Manger for this project. If so, please identify the CM firm.

**Answer:** At this time, the District has not finalized the engagement of a separate Construction Manager Firm or inhouse Construction Manager. Should a Construction Manager be retained, the selected contractor will be notified, and coordination requirements will be addressed in the contract.

3. In Section 3.2.7 of the RFP it states "Firm shall assist the District in obtaining all local and state licenses, permits, requirements, and approvals including, but not limited to, approval from the Division of the State Architect ("DSA"), approval from the Office of Public School Construction ("OPSC"), and compliance with requirements of the California Environmental Quality Act ("CEQA")." This is typically coordinated and lead by the project architect. Please clarify what tasks the selected General Contractor is expected to perform

**Answer:** While certain approvals (including DSA, OPSC, and CEQA) are typically led by the District and/or the project architect, the selected General Contractor will be expected to assist as necessary. This may include providing required documentation, coordinating with authorities having jurisdiction, supporting permit processing if required, and complying with all applicable local and state requirements relevant to construction activities

4. In Section 13.4.3 of the RFP it states the Firm's responsibilities include "Facilitating meetings with members or representatives of the school community with an interest in the Projects". Please clarify intent and what specific tasks the selected general contractor will be expected to perform

**Answer:** The intent of this provision is for the contractor to participate in meetings, as requested by the District, with representatives of the school or local community to discuss construction logistics, schedule impacts, safety, and coordination if necessary. The contractor will not be responsible for organizing or leading community outreach efforts unless specifically directed by the District

5. Please provide a copy of the Facility and Site Lease Agreements

**Answer:** The Facility and Site Lease Agreements will be provided to the selected Lease Lease-Back (LLB) contractor during contract award and execution. These documents are not included as part of the RFQ-P submittal package.

6. Please provide a dollar value for Line B. **Direct Costs (hypothetical)** of the Estimated GMP Price Proposal form (Exhibit B). All respondents should be using the same dollar value which is typically provided by the District/CM. Please also see Section 3.1 from Exhibit B which states, "...the District will apply the percentages provided to a hypothetical Base Construction Costs amount listed in Exhibit A."

**Answer:** All respondents should utilize the same hypothetical dollar value for Direct Costs. The District will apply the proposed percentages to the hypothetical Base Construction Costs listed in Exhibit A, consistent with Section 3.1 of Exhibit B

7. In Line D. **Bonds & Insurance** of the Estimated GMP Price Proposal form (Exhibit B), it states that, "Required bonds and insurance coverages are specified in the Facilities Lease." At this time we do not have a copy of the Facilities Lease (see questions #5 above) therefore please clarify if Builder's Risk (All-Risk) Insurance and/or Earthquake and Flood Insurance will be required. If required, carriers will only provide an indication of policy premiums at this time because the project does not start within 90 days of the RFP submission. These indications can be very inaccurate and should not be used to evaluate the respondent's pricing. It is typical to omit the All-Risk Insurance cost from our RFP submissions. The direct cost for the policy can be included, by the selected General Contractor(s) in the GMP once the full project scope is realized. Please confirm this approach is acceptable.

**Answer:**

8. In line D.1 of the Estimated GMP Price Proposal form (Exhibit B), it states to "Multiply bond percentage against hypothetical costs".

**Answer:** Please complete the Estimated GMP Price Proposal per the instructions provided

- a. Please confirm the intent is to multiply the rate provided in D (**Bonds and Insurance**) against the hypothetical costs.

**Answer:** Correct, please see Section D.1

- b. At time of GMP development, typically the rate provided in D will be multiplied against the sum of the Direct Costs (Part B) + General Conditions Cost (Part C) + Contractor's Fee (Part E). The insurance and bond carriers will set premiums based on the project's final dollar value, not just the Direct Costs (Part B). Please clarify if the

formula set forth in the Price Proposal will be revised accordingly. If not, confirm that the rate proposed in Part D will be applied to the sum of the Direct Costs (Part B) + General Conditions Cost (Part C) + Contractor's Fee (Part E) at time of GMP development.

**Answer:** Please complete the Estimated GMP Price Proposal per the instructions provided.

9. In Section 1.6 of the RFP it states, "District will post applicable prequalified mechanical, electrical, and plumbing ("MEP") or iron/steel subcontractors on February 3, 2026 by 2:00 p.m. See website link in Section 1.5." Please confirm that these subcontractors will have additional opportunities to prequalify, before the submission of the GMP by the awarded General Contractor

**Answer:** Correct, subcontractors required to be prequalified (including MEP and iron/steel trades), the District will provide a list of prequalified MEP prior to the development and submission of the GMP by the awarded General Contractor, in accordance with District procedures.

10. In Section 3.1 Cost of Preconstruction Services in the RFPO it states, "Prior to the award of the Lease-Leaseback Agreement, the successful Proposer (hereafter, "Firm") shall provide a fee estimate for preconstruction services expressed as a percentage of the estimated Project(s) cost in Exhibit A. Parties will negotiate and agree upon applicable hourly rates and a not-to-exceed amount for preconstruction services based on the estimated Project(s) cost in Exhibit A and based on the Firm's proposed fee for preconstruction services." Please clarify intent of this section as Line A of the Estimate GMP Price Proposal (Exhibit B) calls for the respondent to submit a NTE lump sum preconstruction services price.

**Answer:** The NTE Amount should be supported by and based on the contractor's hourly rate schedule.

11. In Section 7.1.1 of the RFP it states, "Proposals must list all subcontractors with a contract value of \$2 million or more or five percent (5%) of the total GMP, whichever is less." Please confirm that no subcontractors need to be identified in the response to this RFP/Q and that all subcontractors/trades will be solicited, selected, and identified via competitive bidding and development of the GMP

**Answer:** Subcontractors are not required to be identified in the RFQ-P response. All subcontractors and trades will be competitively solicited, selected, and identified during GMP development, consistent with District requirements.

12. Section 3.1 of Exhibit B states, "Contractors should express their Construction Services Fee as a percentage to be applied to the sum of all "Base Construction Costs" which shall include (a) all subcontracts to be awarded by contractor for the Project(s), plus (b) all costs for materials and supplies for the Project(s)." Additionally, Line E. **Price including Overhead and Profit** from the Estimated GMP Price Proposal form (Exhibit B) states, "(to be expressed here as a percentage that will ultimately be applied to the Project's "Direct Costs" identified in the Cost Allocation Breakdown. This listed percentage will be the percentage binding at the time of

GMP finalization.)” Please confirm that the Construction Services Fee will also be applied to the General Conditions, Line C of the Estimated GMP Price Proposal. See question #13 below

**Answer: See Exhibit B Section 3.3**

13. Section 3.3.1 of Exhibit B states that general conditions are to be included in the Construction Services Fee. This conflicts with the Estimated GMP Price Proposal. Please confirm intent

**Answer: See Exhibit B Section 3.3**

14. Section 3.3.4 of Exhibit B states that anticipated materials, equipment, and employee/labor (including but not limited to wages, salaries, and benefits) costs for work performed by Contractor are to be included in the Construction Services Fee. Please confirm intent and confirm that physical construction work, self-performed by the General Contractor, is not to be included in the Construction Services Fee.

**Answer: Section 3.3.4 of Exhibit includes “employee/labor (including but not limited to wages, salaries, and benefits).**

15. Section 3.3.5 of Exhibit B states that all bonds and insurance, including but not limited to payment and performance bonds are to be included in the Construction Services Fee. This conflicts with the Estimated GMP Price Proposal. Please confirm intent

**Answer: Please complete the Estimated GMP Price Proposal per the instructions provided.**

16. The front end of the project specification book states the project bid is due in June of 24 and in June of 25, the license requirement is stated as B or C33. There are also bid forms and a statement suggesting this is a low bid project. The list of documents to be included in the contract does not include a Site or Facilities Lease. Please clarify which of the front-end documents are to be included in this project.

**Answer: This is a lease-leaseback project, which will include the requisite Site Lease and Facilities Lease. We will confer with the Project Architect regarding the proposed Project Specifications.**

17. Can you please provide the Site and Facilities Lease Agreement.

**Answer: The Facility and Site Lease Agreements will be provided to the selected Lease Lease-Back (LLB) contractor during contract award and execution. These documents are not included as part of the RFQ-P submittal package.**

18. Does this project have a Project Labor Agreement (PLA) or Project Stabilization Agreement (PSA)?

**Answer: The District does have a Project Labor Agreement (PLA). The PLA will apply to this Project in lieu of the skilled and trained workforce requirement per Education Code section 17407.5. The Contract Documents will also include the necessary provisions and requirements regarding compliance with the PLA.**

19. There are conflicting RFQP submission dates of February 4<sup>th</sup> (Page 5) and February 20<sup>th</sup> (Page 3 & 23) of the RFQ/P. Can you please confirm which date is correct?

**Answer:** The February 4th date is the deadline for the District to respond to the Bid Question

20. The RFQ states the submission needs to have one electronic copy and three hard copies. Can you please confirm how the electronic copy is to be submitted, USB drive or email?

**Answers:** Respondents shall submit one electronic copy via USB drive, along with three hard copies, as specified in the RFQ-P. Email submissions will not be accepted

**Lathrop Construction Associates, Inc.**

**Received January 12, 2026; 3:02 pm**

8. Can you please send me the VCUSD Prequalification Packet?

**Answer:** Electronic copies of the prequalification application were provided to the enquirer.

**O.C. Jones & Sons, Inc.**

**Received January 13, 2026; 9:47 am**

9. Are there any other documents associated with this RFP?

**Answer:** Electronic copies of the project plans and specifications have been provided to the enquirer. All project details, including tentative start date, project value, and labor requirements, are identified in the bid documents.

**McGuire and Hester**

**Received January 15, 2026; 1:45 pm**

10. McGuire and Hester would like to request the project documents.

**Answer:** Electronic copies of the project plans and specifications have been provided to the enquirer. All project details, including tentative start date, project value, and labor requirements, are identified in the bid documents.

**McGuire and Hester**

**Received January 16, 2026; 7:45 am**

11. I noticed that the dates in the specifications appear to be incorrect (listed as 2024). I just wanted to confirm that the bid is due on 2/20 at 2:00 PM, and that the mandatory pre-bid meeting is on 1/23 at 1:00 PM.

**Answer:** Correct! The bid is due at 2:00 PM on February 20th, and the mandatory bid walk will be held on Friday, January 23rd at 1:00 PM.

For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

## **McGuire and Hester**

**Received January 21, 2026; 8:45 am**

12. We noticed that the link provided for the RFI/Addendums is not working. Could you please clarify or provide an updated link?

**Answer:** Addenda will be posted to our website on the current bids webpage on February 4, 2026. For a complete list of submission/deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

## **Duke McGinnis**

**Received January 16, 2026; 1:47 am**

13. Our company is highly interested in the upcoming procurement opportunity for Jesse Bethel High School Fields Modernization to prepare a comprehensive and competitive proposal, we respectfully request a copy of the detailed bid specifications.

To ensure our response meets all necessary requirements, we kindly ask for the following information:

1. Complete bid specifications and scope of work.
2. Submission requirements, including format and deadlines.
3. Any addenda or amendments related to the bid.
4. Contact information for inquiries, if available.

**Answer:** Electronic copies of the project plans and specifications have been provided to the enquirer. All project details, including tentative start date, project value, and labor requirements, are identified in the bid documents. For additional inquiries, please contact [Tcruz@vcusd.org](mailto:Tcruz@vcusd.org) or [Vemes@vcusd.org](mailto:Vemes@vcusd.org)

## **Swinerton**

**Received January 16, 2026; 1:47 am**

14. We are preparing our response and wanted to request clarification regarding the prequalification deadline, as we noticed conflicting dates in the solicitation documents.

In one section, it states:

- a. "The deadline for submitting prequalification applications shall be February 16, 2026"
  - Correct! The prequalifications are due at 1:00 PM on January 29, 2026.
- b. "The deadline for submitting proposals shall be 2:00 p.m. on February 20, 2026."
  - Correct! The bid is due at 2:00 PM on February 20, 2026.

However, another section states:

- c. "Proposer's completed prequalification packets must be submitted through the District's prequalification process not later than January 29, 2026, at 1:00 p.m."

Can you please confirm the correct deadline for submitting prequalification packets, and whether January 29 is still applicable for this procurement?

**Answer:** For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

**INFORMATION TO BIDDERS**

**TIMELINE:**

Advertisement	January 9 and 16, 2026
Bid/Job (Walk Mandatory)	January 23, 2026 at 1:00 p.m.
Bid Question Deadline	January 30, 2026 at 1:00 p.m.
Prequalification Deadline	January 29, 2026 at 1:00 p.m.
Prequalified GC/MEP	February 3, 2026 at 2:00 p.m.
Bid Question Response/Addenda Deadline	February 4, 2026 at 2:00 p.m.
Bid Deadline and Opening	February 20, 2026 at 2:00 p.m.
Proposers selected for interview notice	February 23, 2026 at 1:00 p.m.
Interviews will be conducted	February 27, 2026 at 10:00 a.m.
Notice of Intent to Award Issued	March 2, 2026 at 1:00 p.m.
Board Approval/Award of Bid	March 11, 2026

**O.C. Jones & Sons, Inc.**

**Received January 26, 2026; 9:56 am**

- 15. There was mention during the pre-bid meeting of the baseball/softball fields being changed from natural grass to synthetic turf. Since the RFI deadline is rapidly approaching (this Friday), we were wondering if an addendum is coming that will be making these changes and if the timeline in the Notice to Bidders is going to be revised?

**Answer:** At this time, no addendum has been issued changing the baseball or softball fields from natural grass to synthetic turf.

Bidders shall base their bids on the current bid documents as issued.

Once the changes to the field surface type or project schedule are approved, they will be addressed by a formal addendum.

The Notice to Bidders timeline remains unchanged.

**O.C. Jones & Sons, Inc.**

**Received January 27, 2026; 7:29 am**

- 16. Is there a geotechnical report available?

**Answer:** Yes, A geotechnical report has been completed and is available.

17. Is there a soil analysis report available? If not, how shall bidders assume that the soil is to be classified for disposal?

**Answer:** Yes, it's included in the geotech report.

## Alten Construction

Received January 27, 2026; 4:19 pm

18. Could you please provide the lease agreements with Exhibits attached? We need to review these documents to check insurance requirements, etc.

**Answer:** The Facility and Site Lease Agreements will be provided to the selected Lease Lease-Back (LLB) contractor during contract award and execution. These documents are not included as part of the RFQ-P submittal package.

19. Please verify if we are to base our pricing and builders risk / insurance pricing on a project estimate of \$16,902,000.

**Answer:** correct

20. Exhibit B – Fee Proposal form:

a. Estimated GMP Price Proposal

i. Regarding (hypothetical) Direct Costs and costs for Line Items B, D1 and E1. Are we to enter \$16,902,000 as the hypothetical cost in the specified areas of these line items?

**Answer:** Please complete the Estimated GMP Price Proposal per the instructions provided. All respondents should utilize the same hypothetical dollar value for Direct Costs. The District will apply the proposed percentages to the hypothetical Base Construction Costs listed in Exhibit A, consistent with Section 3.1 of Exhibit B.

ii. Item D Bonds & Insurance:

Since we don't have the insurance requirements from the Facilities Lease to review as of yet, could you let us know whether Builders Risk, Earthquake and Flood are required as part of the insurance for this project?

**Answer:** All respondents may exclude the direct cost of Builders Risk, Earthquake and flood insurance from their RFP-Q submission.

Also, Builders Risk isn't usually a %, it's a \$ amount based on multiple factors. Is it acceptable for us to break out the Builders Risk cost(s) from this % and provide as a \$ amount on the form instead as well as include in the Price Proposal Total?

**Answer:** Please complete the Estimated GMP Price Proposal per the instructions provided. Please see Exh. B, Section D.

Please also note that builders risk carriers won't hold pricing quoted now for a project starting in summer 2026, so we request the ability to re-quote this coverage at time of GMP development if selected as your contractor.

**Answer:** Please complete the Estimated GMP Price Proposal per the instructions provided. Actual pricing and costs will be provided prior to approval of a final Guaranteed Maximum Price.

21. A Non-Collusion Declaration was provided as part of the RFQ/P and states on the form that it is due with the Proposal. However, it isn't noted in Item 12.2 or Section 3 Proposal Selection Criteria. Under which Proposal Selection Criteria would you like it included as an attachment?

**Answer:** Please include the completed Non-Collusion Affidavit as part of the proposal packet.

## **FRC. Inc.**

**Received January 28, 2026; 8:11 am**

22. Can you confirm the Statements of Qualifications and Proposals are due on 2/20/26 rather than 2/4/2026? There were both dates in the RFQP.

**Answer:** Correct! The bid is due at 2:00 PM on February 20, 2026. And prequalifications are due at 1:00 PM on January 29, 2026.

For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

## **Alten Construction**

**Received January 27, 2026; 4:19 pm**

23. Since this is a lease-leaseback project, could you please provide the lease agreements with Exhibits attached? We need to review these documents to check insurance requirements, etc.

**Answer:** The Facility and Site Lease Agreements will be provided to the selected Lease Lease-Back (LLB) contractor during contract award and execution. These documents are not included as part of the RFQ-P submittal package.

24. Please verify if we are to base our pricing and builders risk / insurance pricing on a project estimate of \$16,902,000.

**Answer:** Correct

25. Exhibit B – Fee Proposal form:

26. Estimated GMP Price Proposal

i. Regarding (hypothetical) Direct Costs and costs for Line Items B, D1 and E1. Are we to enter \$16,902,000 as the hypothetical cost in the specified areas of these line items?

**Answer: Correct**

ii. Item D Bonds & Insurance:

Since we don't have the insurance requirements from the Facilities Lease to review as of yet, could you let us know whether Builders Risk, Earthquake and Flood are required as part of the insurance for this project?

**Answer: All respondents may exclude the direct cost of Builders Risk, Earthquake and flood insurance from their RFP-Q submission.**

Also, Builders Risk isn't usually a %, it's a \$ amount based on multiple factors. Is it acceptable for us to break out the Builders Risk cost(s) from this % and provide as a \$ amount on the form instead as well as include in the Price Proposal Total?

**Answer: Please complete the Estimated GMP Price Proposal per the instructions provided. Please see Exh. B, Section D.**

Please also note that builders risk carriers won't hold pricing quoted now for a project starting in summer 2026, so we request the ability to re-quote this coverage at time of GMP development if selected as your contractor.

**Answer: Please complete the Estimated GMP Price Proposal per the instructions provided. Actual pricing and costs will be provided prior to approval of a final Guaranteed Maximum Price.**

27. A Non-Collusion Declaration was provided as part of the RFQ/P and states on the form that it is due with the Proposal. However, it isn't noted in Item 12.2 or Section 3 Proposal Selection Criteria. Under which Proposal Selection Criteria would you like it included as an attachment?

**Answer: Please include the completed Non-Collusion Affidavit as part of the proposal packet.**

## **Alten Construction**

**Received January 28, 2026; 9:23 am**

28. Do you have a geotechnical report available for this project?

**Answer: Yes, A geotechnical report has been completed and is available.**

## **ConstructConnect**

**Received January 30, 2026; 9:29 am**

29. Would you please provide a cost estimate/budget and current plan holder list for the subject solicitation? In addition, will you send a pdf copy of any addenda issued to date?

**Answer:** Addenda will be posted to our website on the current bids webpage on February 4, 2026. For a complete list of submission/deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

Electronic copies of the project plans and specifications have been provided to the enquirer.

## **O.C. Jones & Sons, Inc.**

**Received January 27, 2026; 10:29 am**

30. General Conditions Article 4 states that the Project shall have a Contractor Contingency Fund. The amount is not provided. Is this amount to be provided by the District or determined by the Contractor? Also, is the amount to be included in the GMP?

**Answer:** The contingency amounts will be included in the Contract Documents upon issuance to the selected proposer.

31. General Conditions Article 13 part , references a Project Labor Agreement. Can you please provide a copy of the Agreement for review?

**Answer:** Electronic copies of the PLA have been provided to the enquirer.

32. Special Conditions Article M states that an Inspector's Field Office is not applicable to the Project. Spec Section 01 50 00 Part 1.11B provides specifications for an Inspector's Field Office. Will an Inspector's Field Office be required to be furnished by the Contractor for this project?

**Answer:** A designated area will be required for the Field inspector.

33. Please provide specifications for material to be used as base for synthetic field.

**Answer:** As of now there are no specs for this material unless the intention is to utilize the same product as the Football field. Provide and install FieldTurf FitTurf with the 5mm attached pad, or approved equal, at batting cages with a nailer (sim. 4/L1.5) over 4" Class 2 aggregate base compacted to 95% relative compaction.

Electronic copies of the cut sheet have been provided to the enquirer.

## **FRC. Inc.**

**Received January 30, 2026; 11:35 am**

33. Is the electronic copy of the proposal to be emailed or should we include a flash drive with the hard copies?

**Answer:** Respondents shall submit one electronic copy via USB drive, along with three hard copies, as specified in the RFQ-P. Email submissions will not be accepted.

34. Are the Contractor Proposals due on 2/20/2026 or 2/4/2026?

**Answer:** The bid is due at 2:00 PM on February 20, 2026.

For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

35. SWPPP and Scaffolding is listed as a cost to be included in the General Conditions, these are typically a cost of work and will be demonstrated on the GMP. Can these items be removed from the general conditions?

**Answer:** These items shall remain included in the General conditions as identified in the RFQ-P.

36. Please confirm the onsite construction duration in months and dates that will be utilized to determine the General Conditions amount that is to be expressed as a dollar amount on the Price Proposal section C.

**Answer:** A definitive on-site construction duration and start date have not yet been determined, but the goal is to start in June 2026, with a potential duration of 10-12 months. Proposers shall base the General conditions amount on their proposed construction schedule and approach, consistent with the requirements of the RPQ-P.

37. Can you please provide a sample copy of the Site and Facilities Lease Agreements for review that are applicable to this RFP?

**Answer:** The Facility and Site Lease Agreements will be provided to the selected Lease Lease-Back (LLB) contractor during contract award and execution. These documents are not included as part of the RFQ-P submittal package.

38. In the Price Proposal section D Bonds and Insurance, does this include builders risk insurance? If so is earthquake and flood required? Can we provide a quote in \$ separately from Bonds and Insurance for the Builders Risk and earthquake/flood (if required)? Also could we re-quote Builders Risk and earthquake (if applicable) at time of providing a final GMP due to the nature of insurance?

**Answer:** All respondents may exclude the direct cost of Builders Risk, Earthquake and flood insurance from their RFP-Q submission.

39. Please confirm Section E on the Price Proposal is the Construction Services Fee expressed as a Percentage.

**Answer:** Yes, section E of the price proposal represents the construction service fee and is to be expressed as a percentage.

40. Will the turf be Owner Supplied (CMAS), or is this part of the selected contractor's scope of Work?

**Answer:** The turf is anticipated to be included as part of the selected contractor's scope of work. Any owner-supplied materials would be identified by an addendum.

41. Please confirm if this project is subject to a Community Workforce Agreement.

**Answer:** No, this project is not subject to a Community WorkForce agreement.

42. Will the campus be occupied during the summer months?

**Answer:** No, the campus will not be occupied during the summer.

43. Please confirm the amount to be utilized on the Estimated GMP Price Proposal form for item #B Direct Costs (hypothetical), should this be \$16,902,000?

**Answer:** Correct

## **Robert A. Bothman Construction**

**Received January 30, 2026; 12:30 pm**

44. RFQ-P Proposal Due Date Discrepancy – The RFQ-P contains conflicting information regarding the proposal submission deadline. The cover page, Notice to Proposers, and Request for Statements of Qualifications and Proposals summary page identify the RFQ-P response due date as February 20, 2026 at 2:00 PM, while Section 1.7 (Important Dates) lists the RFQ-P responses due on February 4, 2026 at 2:00 PM. Please confirm the correct proposal due date

**Answer:** The bid is due at 2:00 PM on February 20, 2026. For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

## **McGuire and Hester**

**Received January 30, 2026; 12:21 pm**

45. Clarification of Relevant Project Types (Section 14.4.1, Criteria 2)

The RFQ-P currently requests lease-leaseback or design-build experience in public K-12 school campuses. To provide the District with a more comprehensive view of our technical competency for high-end athletic surfacing and complex sitework, will the District accept all relevant and recent experience building higher education, professional sports venues, or municipal athletic complexes as qualifying experience? Allowing these similar scopes will ensure the District can evaluate the highest level of technical expertise in synthetic turf & track reconstruction and sitework capabilities.

**Answer:** Proposers may submit all relevant and comparable experience that demonstrates their qualifications for the District's project.

46. In Project Listing Requirements and Page Count Constraints (Section 12.1 & 14.4.1), Section 14.4.1 requires a list of all projects delivered by Firm principals over the last five years, as well as all "concurrent modernization projects". For a firm of our capacity, a five-year list would exceed several hundred projects and would likely surpass the 50-page limit.

To remain compliant with the RFQ-P 50 page limit while still providing meaningful data, will the District allow Proposers to exclude the list of all projects requirement and limit the list specifically to projects of similar scope (athletic fields, site modernization, & demolition) completed within the last five years?

**Answer:** Proposers shall comply with the 50- page limit identified in the RFQ-P. Project listing shall be limited to projects that are most relevant to the scope of this project and responsive to the evaluation criteria.

47: Clarification of Hypothetical Direct Costs for Fee Proposal (Exhibit B - Estimated GMP Price Proposal - Section A)

To ensure an equitable "Best Value" comparison of fee proposals, please provide the specific "Hypothetical Direct Cost" dollar Estimated GMP amount that all Proposers should use to calculate the totals in Exhibit B, Sections D.1 and E.1. Additionally, please confirm that Proposers are only to provide fee percentages and General Conditions at this stage, and are not required to provide a detailed estimate of actual Direct Costs until the GMP finalization phase.

**Answer:** Correct, proposers are only to provide fee percentages and general conditions at this stage.

## **Landmark Construction**

**Received January 30, 2026; 12:05 pm**

48. Can you please confirm the RFQ/P due date? Page 5, item 1.7 states responses are due February 4, 2026 by 2:00 PM, while the cover and page 3 state February 20, 2026 at 2:00 PM.

**Answer:** Due by February 20th, 2026, at 2:00 pm. For a complete list of submission deadlines, please refer to the bidder's timeline located on the last page of the RFQ-P.

49. For improved legibility, may we provide schedule, logistics, and a project list on 11x17, folded down to 8.5x11?

**Answer:** Yes, schedules, logistics, and project lists may be provided on 11x17 sheets folded down to 8.5x11 for inclusion in the submittal.

## **O.C. Jones & Sons, Inc.**

**Received January 30, 2026; 12:02 pm**

50. General Conditions Article 22 kk indicates that the District will have the ability to pursue consequential damages above and beyond those imposed by liquidated damages in Article 22 jj. Is this condition something that proposers can take exception to in our proposal?

**Answer:** No, the contract documents govern. The selected contractor shall comply with all terms and conditions of the contract, including General Conditions Article 22. Exceptions or qualifications to these conditions will not be accepted.

51. Refer to the Soil management notes B/L4.0; all landscape areas shall have a minimum 8" depth of topsoil. Please confirm that the topsoil will be the on-site native soil.

**Answer:** Topsoil may include clean on-site material stripped from the top 6 inches of original grade or acceptable import material. Refer to Section 32 9000-2.01B.

52. There is a discrepancy regarding organic amendment material between the soil management notes C/L4.0 and specification section 329000/2.01/C. Please clarify which one will take precedence.

**Answer:** Contractor shall arrange and pay for testing by an accredited soils laboratory of existing site soil and amend the soils according to the laboratory recommendations (32 9000-2.01A). Either nitrified fir bark (C/L4.0) or compost (32 9000-2.01C) may be acceptable for use as organic amendment in planting areas if it complies with the laboratory recommendations.

53 .Please confirm that the imported sand rootzone is not required under sod areas.

**Answer:** Imported sand rootzone is not specified under sod.

54.Please provide the specific model for air relief valve as shown in the irrigation legend on sheet L3.5.

**Answer:** Apco 143C, or approved equal.

55. Detail 1/L3.7 indicates that the mainline for air relief valves shall be the DR11 HDPE mainline. However, the irrigation legend/L3.5 specifies that 3" & larger mainline shall be 1120-200 PSI ring-tie PVC pipe and 2.5" & smaller shall be PVC schedule 40 . Please clarify.

**Answer:** Mainline shall be per Legend.

56. Irrigation legend/L3.5 indicates 3" mainline shall be installed with ductile iron fittings. However, specification of section 328400/2.01/A/5 states that ductile iron fittings shall be used for pipe with a nominal diameter greater than or equal to 4-inches. Please clarify the material of fittings for mainline 3" size.

**Answer:** Mainline fittings shall be per Legend.

57. The irrigation legend on sheet L3.5 indicates the ball valve model shall be Matco 759T08. However, spec section 328400/2.10 specifies the model as T-FP-600A-LF or approved equal. Please clarify.

**Answer:** Matco 759T08 isolation ball valve shall be used for quick couplers at synthetic turf field and baseball field as noted in Legend.

58.Please provide the detail of installation for the irrigation sleeves.

**Answer:** See attached Sleeving Installation Detail.

59. Irrigation notes #7 and #8 on sheet L3.5 require a ground rod and new batteries for the irrigation controller. Please confirm whether these requirements apply to the existing irrigation controller for this project.

**Answer:** Not required for existing controllers.

60. Refer to the Existing irrigation notes on sheet L3.1 require removing all existing sprinklers, valves, boxes, QCV, and controller that are within the planting areas. Please provide the existing irrigation demolition plan for the execution of the work.

**Answer:** Refer to Civil Demolition Plan and Irrigation Plan Notes for Irrigation demolition.

61. Please confirm that both ductile iron fittings and thrust blocks are required for all mainline size 3" and larger per the irrigation legend on sheet L3.5.

**Answer:** Refer to details for where thrust blocks may be required with joint restraints.

62. Refer to the point of connection on sheet L3.1. Please confirm that there are enough wires at the splice box for the new remote control.

**Answer:** Per plan notes, Contractor shall pothole and field verify wires & install new splice box where splices are made.

63. Please provide the installation details for the clay mix and clay bricks at the home plate and pitcher's mound areas.

**Answer:** Provide and install Beacon Athletics DuraLoc ProLoc mound blocks or DuraEdge Premium Clay, and DuraEdge top dressing for pitcher's mounds, bullpen mounds, batter's boxes, and catcher's boxes, or approved equal. Install per Manufacturer's specifications.

64. Please confirm the thickness of sod shall be ½".

**Answer:** For sod specified on L4.0, the grower indicates that thickness is generally 1/2"-5/8".

65. Refer to irrigation plan sheet L3.2. Please confirm which controller the seven (7) existing valves shall be connected to.

**Answer:** Replace the existing wires damaged by new construction. Field verify and retain existing connections at the controller(s).

66. Please confirm that the native soil shall be used for irrigation sleeves backfill.

**Answer:** Backfill shall be approved native soil in all landscaped areas, 32 8400-3.04C. Installation of sleeving under asphalt or concrete shall be backfilled with material that consists of unwashed crushed gravel, 32 8400-3.05, as approved by the Civil or Geotechnical Engineer. Trench backfill and compaction where sleeve crosses track surface and into synthetic turf shall be per Civil plans specifying the track and synthetic turf fie



**VALLEJO CITY**  
UNIFIED SCHOOL DISTRICT

Mandatory Bid Walk  
Jesse Bethel Athletic Fields Modernization  
January 23, 2026, 1:00 PM

Print Name	Signature	Vendor Name	Phone #	E-Mail Address
Franklin Fitzpatrick		F&H Construction	(204) 931-3938	estimating@f-h const
Bonnie Jones		Lathrop Construction	707.746.8000	bids@lathrop construction.com
Tony WEBB		SAUSAL CORP	(925) 564-2200	alandra@sausal.net
RANDY C. HAW		ROBERT A. BOTHMAN/INC	408-279-2271	estimating@bothman.com
Robert Belleci		VPG/Tencate	925-864-2839	R.BELLECI@TENCATEGRASS.COM
Shannon Webb		FRC, Inc.	707-837-5065	bids@frcinc.biz
Steve Hasler		McGuire+Hester	707-632-7676	estimating@mcguireandhester.com
Ryan Yazel		GCCI Inc	707 545-2134	erica@gccinc.com
Jamie Dowdell		NCCRC	(510) 481-9040	JDowdell@nccrc.org
Lloyd CARAVITTI		RODAN	650 619-7173	bids@rodanbuilders.com
John Sora		Landmark	916-663-1953	frontdesk@landmarkconst.net



Mandatory Bid Walk  
Jesse Bethel Athletic Fields Modernization  
January 23, 2026, 1:00 PM

Print Name	Signature	Vendor Name	Phone #	E-Mail Address
KEVIN DUNN		ALLEN CONSTRUCTION	510-234-4200	bids@ALLENCONSTRUCTION.COM
Donat Galicz		O.C. Jones	562-922-4150	dgalicz@ocjones.com
AARON WILLIAMS		NCECI	(209) 475-0113	AWILLIAMS@NCECI.INFO
Sarah Hillies		BHM	707 693 9580	bids@bhmconstruction.com