

Washington Unified School District

Alternative Design-Build Services RFQ #04

**Request for Qualification #04
Washington Unified School District**

**Performing Art Center Project
River City High School**

ADDENDUM NO. 1

Monday 30, 2026

Owner: Washington Unified School District
930 Westacre Rd.
West Sacramento, CA 95691

This Addendum has been prepared to clarify, modify, delete, or add to the drawings and/or specifications for the above referenced project, and revisions to items listed here shall supersede description thereof prior to the above stated date. All conditions not specifically referenced here shall remain the same. It is the obligation of the Prime Contractor to make subcontractors aware of any items herein that may affect submitted bids.

Acknowledge receipt of this addendum by inserting its number and date in the bidding documents. Failure to do so may subject bidder to disqualification.

All addenda items refer to the plans and specifications unless specifically noted otherwise.

TOTAL PAGES IN THIS ADDENDUM (including attachments): 21

Washington Unified School District

Geotechnical Engineering and Geohazard Services RFQ/P #02

**Request for Qualification and Proposal #02
Washington Unified School District**

ADDENDUM NO. 1

PART II – PROJECT DISCRPTION AND SCOPE OF SERVICES

The bid date has not changed. Bids are due April 7th, 2026, by 12:00 p.m. at the Washington Unified District Office, 930 Westacre Road, West Sacramento, CA 95691

Q: We are interested in submitting on this project. Is there a PLA agreement in place?

A: The Project does not have a PLA agreement in place. Project requires Prevailing Wages to be paid.

Q: Is the initial project budget of \$30 million inclusive of hard and soft costs?

A: The initial project estimate includes design/pre-construction costs, and construction cost. It excludes other soft costs.

PART VIII – EVALUATION

Q: We are hoping to pursue the PAC project as part of a larger team and fulfill the landscape and civil roles. Our survey department was recently awarded the survey work for the site. Does that preclude us from pursuing the design work as part of a larger team?

A: Pursuant to AB 334, an independent contractor which contracted to perform one phase of a project may seek to enter into a subsequent contract for a later phase, so long as the independent contractor's duties and services related to the initial contract did not include engaging in or advising on public contracting on behalf of the public entity.

Q: Appendix B: For Section C, Item 1, please confirm which firms would need to provide their audited financial statements. Would it be acceptable to limit the financial attachments to just those from the General Contractor and Architect?

A: The District's preference is to receive financial statements from all key members of the Design-Build team. However, for the RFQ stage, it is acceptable to provide financial

statements only for the General Contractor and the Architect. Any team member who does not submit financial statements at the RFQ stage will be required to do so at the RFP stage if the Design-Build entity is shortlisted. Additionally, for any team member who responds “Yes” to Appendix B > I. Business Information > Section C. Financial Capacity > Question 2, the District will require that member’s financial statements be submitted at the RFQ stage.

Q: Appendix B: In section VI, Item 5, because we are limited to 6 total resumes, please confirm if there are specific roles the district would prefer teams provide resumes for.

A: The district prefers to have resumes of, as an example, AOR, Design Manager, Pre-Construction Manager, Project Manager, Superintendent and any other key personals who you see as actively working on the project.

Q: The RFQ limits submittals to six (6) resumes; however, there are more key personnel that are critical to project delivery. Would the District consider allowing twelve (12) total resumes to adequately represent key members from both the design and construction teams?

A: This will be limited to six (6) resumes only.

Q: Due to significant disruptions to K–12 planning, design, and construction schedules during the COVID-19 pandemic, many comparable projects fall outside the five (5) year completion window. Would the District consider expanding the allowable timeframe for relevant project experience from five (5) years to ten (10) years to ensure respondents can provide the most representative examples of similar work?

A: The District has extended the project experience timeline to seven (7) years. Refer the revised Appendix B.

Q: Appendix B – Experience & references: Can we include projects that are in construction for this item?

A: Under construction projects may be included, provided that those projects are scheduled for completion by June 30th, 2027. Refer the revised Appendix B, and Exhibit A-1 and A-2.

Q: In reviewing the submittal requirements, Section 3.5 (Experience) dictates a 12-page limit for describing project experience and references. However, Appendix B, Section VI, Item 4 requires the completion of the project reference forms attached as Exhibits A-1 and A-2. Could the District please clarify where Exhibits A-1 and A-2 should be placed within the SOQ structure? Specifically: a. Should the completed Exhibits A-1 and A-2 be included within Section 3.5 (Experience), and if so, do they count toward the 12-page limit? b. Alternatively, should they be included as attachments to Section 3.4 (Appendix B), separate from the Section 3.5 narrative and excluded from the 12-page limit? c. Will the Exhibits A-1 & A-2 be used to judge the allotment of the 40 points noted in Section 3.5 (Experience)?

A: Please include Exhibits A-1 and A-2 in Section 3.4. The District will not count Exhibits A-1 and A-2 toward the 12-page limit; however, they will be used in evaluating the overall allocation of the 40 points under Section 3.5

Q: In Exhibit A-1, the RFQ requests that respondents "List the three most recent design-build projects, each with a contract price over \$17.5 million, completed by the general contractor for the Design/Builder." Could the District please clarify if the general contractor is permitted to list projects that are currently under construction but have an anticipated completion date in 2026? Or must all three referenced projects be 100% fully completed prior to the SOQ submission deadline?

A: Under construction projects may be included, provided that those projects are scheduled for completion by June 30th, 2027. Refer the revised Appendix B, and Exhibit A-1 and A-2.

Q: Section 3.5 Experience – May we provide a combination of experience from team members, including: architect/contractor (delivered together), architect only, contractor only?

A: Yes, a combination of experience—from the architect and contractor together, the architect alone, or the contractor alone—is acceptable, provided the submission clearly identifies which team member each reference pertains to, as well as the other key members involved in that experience. If a combination is used, at least one experience must be submitted for the architect and for the contractor, whether jointly or separately.

Q: Section VIII.3.5 of the RFQ requests information on the experience of the team members, but Exhibits A-1 and A-2 ask for information on projects completed by the general contractor only. As design expertise of similar projects is imperative for this type of facility, and to maintain the 12-page of this section, please confirm the three projects submitted on Exhibits A-1 and A-2 should be a mix of experience by the design team member and general contractor.

A: Exhibit A-1 and Exhibit A-2 will continue to be limited to the General Contractor. However, the District will not count Exhibits A-1 and A-2 towards the 12-page limit. The team may use the 12-page allocation for any combination of experience—from the architect and contractor together, the architect alone, or the contractor alone.

Q: For section 3.6 Experience, please confirm if the district would be agreeable to teams providing collaborative delivery experience (Lease-leaseback, design-assist, etc.) in addition to design-build experience together to further describe the team's collaborative working relationship.

A: Section 3.6 Joint Reference, is limited to Design-Build or Progressive/Alternative Design-Build joint project delivery experience and owner references. Please provide details for projects following Lease Leaseback delivery methods in Section 3.5.

Q: Joint References – Can we include references for projects that are under construction or completed via Lease Leaseback or Design Build delivery (currently only Design Build is specified)?

A: Section 3.6 Joint Reference, is limited to Design-Build or Progressive/Alternative Design-Build joint project delivery experience and owner references. Please provide details for projects following Lease Leaseback delivery methods in Section 3.5. Under construction Design-Build projects may be included, provided that those projects are scheduled for completion by June 30th, 2027.

Q: Section 3.6 Joint References – May we provide references from projects delivered via lease-leaseback in addition to design-build?

A: Section 3.6 Joint Reference, is limited to Design-Build or Progressive/Alternative Design-Build joint project delivery experience and owner references. Please provide details for projects following Lease Leaseback delivery methods in Section 3.5.

End of Addendum

APPENDIX B

STANDARD TEMPLATE FOR STATEMENT OF QUALIFICATIONS

This standard prequalification template should be completed by design-build entities or design-build teams seeking to prequalify for a Washington Unified School District ("District") alternative design-build project in accordance with Education Code section 17250.60 *et seq.*

As used herein:

- "Design/Builder" refers to both design-build entities and design-build teams.
- "Member" refers to individuals or entities identified as members of the design-build team, including the general contractor and, if utilized in the design of the project, all electrical, mechanical, and plumbing contractors.
- "Associates" refers to all current officers, owners, and/or partners of Design/Builder and of any Member.

Wherever additional space is needed to answer a question fully and accurately, attach additional copies of the template pages and/or additional signed sheets as needed.

I. BUSINESS INFORMATION

A. Contact Information

1. Design/Builder Name: _____
2. Primary contact person: _____
3. Principal office address: _____
4. Phone: _____
5. Fax: _____
6. Email: _____

B. Form of Organization

1. If the Design/Builder or any Member is a **corporation**:
 - a. Date incorporated: _____
 - b. Under laws of what state: _____

- c. If a privately held corporation, list all shareholders who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the articles of incorporation.

2. If the Design/Builder or any Member is a **limited liability company**:

- a. Date formed: _____
- b. Under laws of what state: _____
- c. List all LLC members who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the articles of organization.

3. If the Design/Builder or any Member is a **partnership**:

- a. Date formed: _____
- b. Under laws of what state: _____

- c. List all partners who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the partnership agreement.

4. If the Design/Builder or any Member is a **joint venture**:

a. Date formed: _____

b. Under laws of what state: _____

- c. List all joint venture members who will perform work on the project:

Name	Ownership Percentage

- d. Attach a copy of the joint venture agreement.

5. If the Design/Builder or any Member is a **sole proprietorship**:

a. Date formed: _____

b. Under laws of what state: _____

c. List owner: _____

- d. Attach a copy of organizational documents, if any.

C. Financial Capacity

1. Attach an audited financial statement with accompanying notes and supplemental information for the past 2 full fiscal years for Design/Builder and each entity Member (not individual Members). A letter verifying availability of a line of credit may also be attached; however, it will be considered supplemental information only and is not a substitute for the required financial statement.
2. Is Design/Builder or any Member currently, or has Design/Builder or any Member within the last 5 years been, the debtor in a bankruptcy case?

___ Yes ___ No

If "yes," please attach a copy of the bankruptcy petition and a copy of the bankruptcy court's discharge or any other document that ended the case, if any.

II. LICENSING AND REGISTRATION

A. General Contractor

1. Name of license holder exactly as on file with the Contractors State License Board ("CSLB"): _____
2. License classification(s): _____
3. License #: _____
4. Issue Date: _____
5. Expiration Date: _____
6. Public Works Contractor Registration # on file with the Department of Industrial Relations ("DIR"): _____
7. Has any CSLB license held by the general contractor or its qualifying individual been suspended or revoked within the last 5 years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

8. Has the general contractor changed names or license numbers within the past 5 years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

B. Architect of Record

The architect of record is the architect whose stamp will appear on project documents.

1. Name of license holder exactly as on file with the California Architects Board ("CAB"):

2. License #: _____
3. Issue Date: _____
4. Expiration Date: _____
5. Has any CAB license held by the architect of record been suspended or revoked within the last 5 years?
 Yes No

If "yes," explain on a separate signed sheet.

6. Has the architect of record changed names or license numbers within the past 5 years?
 Yes No

If "yes," explain on a separate signed sheet.

C. Engineer(s)

Engineering services will be dictated by the nature of the project. The Design/Builder should respond for all "in house" engineers that will provide services on the project. If relevant, use additional signed sheets to respond for multiple engineering disciplines.

1. Name of license holder exactly as on file with the Board of Professional Engineers, Land Surveyors, and Geologists ("BPELSG"):

2. License Type: _____
3. Licenses #: _____
4. Issue Date: _____
5. Has any BPELSG license held by the engineer been suspended or revoked within the last 5 years?
 Yes No

If "yes," explain on a separate signed sheet.

6. Has the engineer changed names or license numbers within the past 5 years?
 Yes No

If "yes," explain on a separate signed sheet.

D. Mechanical, Electrical, or Plumbing Contractor(s)

If utilized in the design of the project, respond for all mechanical, electrical, or plumbing ("MEP") contractors. If relevant, use additional signed sheets to respond for multiple MEP contractors.

1. Name of license holder exactly as on file with the Contractors State License Board ("CSLB"): _____
2. License classification(s): _____
3. License #: _____
4. Issue Date: _____
5. Expiration Date: _____
6. Public Works Contractor Registration # on file with the Department of Industrial Relations ("DIR"): _____
7. Has any CSLB license held by the MEP contractor or its qualifying individual been suspended or revoked within the last 5 years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

8. Has the MEP contractor changed names or license numbers within the past 5 years?

___ Yes ___ No

If "yes," explain on a separate signed sheet.

III. PERFORMANCE HISTORY

1. Has Design/Builder or any Member or Associate ever been found liable in a civil suit, or found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including identifying who was found liable or guilty, the court and case number, the name of the public entity, the civil or criminal verdict, the date, and the basis for the finding.

2. Has Design/Builder or any Member or Associate ever been convicted of a crime involving any federal, state, or local law related to construction or any crime involving fraud, theft, or any other act of dishonesty?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including identifying who was convicted, the name of the victim, the date of the conviction, the court and case number, the crimes, and the grounds for the conviction.

3. At any time in the last 5 years, has Design/Builder or any Member or Associate been assessed liquidated damages under a construction contract?

Yes No

If "yes," explain on a separate signed sheet, including the project, owner, owner's address, date of completion, and liquidated damages assessed.

4. At any time in the last 5 years, has Design/Builder or any Member or Associate been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, any public works project?

Yes No

If "yes," explain on a separate signed sheet, including the project, the year of the event, owner, owner's address, and basis for the action.

5. At any time in the last 5 years, has a public agency found that Design/Builder or any Member was not a responsible bidder or proposer?

Yes No

If "yes," explain on a separate signed sheet, including the project, the year of the event, owner, owner's address, and basis for the finding.

6. In the past 5 years, has any claim exceeding \$50,000 been filed by or against Design/Builder or any Member in court or arbitration concerning work or payment on a construction project?

Yes No

If "yes," explain on a separate signed sheet, including the project name, court or arbitration case name and number, and a brief description of the status of the claim. The description should identify the parties involved, the initial claim amount, and the amount for which the claim was settled.

7. In the past 5 years, has there been more than one occasion in which Design/Builder or any Design/Builder Member was required to pay either back wages or penalties for failure to comply with California prevailing wage laws or federal Davis-Bacon prevailing wage requirements, or the laws requiring use of a "skilled and trained workforce" on certain public works projects?

Yes No

If "yes," explain on a separate signed sheet, describing the nature of the violation(s), project, owner, and amount paid, if any.

8. At any time during the past 5 years, has Design/Builder or any Member been found to have violated any provision of California apprenticeship laws or regulations, or laws pertaining to use of apprentices on public works projects?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including date(s) of such findings and attaching the Division of Apprenticeship Standards' final decision(s).

9. At any time during the past 10 years, has Design/Builder or any Member or Associate been terminated for default on a design or construction contract?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including the project name, project owner, the year of the event.

10. At any time within the past 10 years, has the Contractor, Architect, or any Principal Engineer withdrawn from a design-build proposal after an award was made to a design-build team that included that company?

___ Yes ___ No

If "yes," explain on a separate signed sheet, including the project name, project owner, the year of the event.

IV. BONDS AND INSURANCE

A. Bonds

1. Attach a notarized statement from an admitted surety insurer (approved by the California Department of Insurance and authorized to issue bonds in the State of California), which states the current bonding capacity of the Design/Builder (both single job limit and aggregate limit). Note: Design/Builder must have capacity to provide 100% payment bond and 100% performance bond, each issued by an admitted surety insurer, without bonding subcontractors.

2. Provide the name, address, and telephone number of the surety agent: _____

3. List all sureties that have written bonds to the Design/Builder or any Member during the last 5 years:

Name	Address	Date of Bond

4. In the last 5 years, has any surety paid on behalf of the Design/Builder or any Member as result of a default to satisfy any claims made against a payment or performance bond?

Yes No

If "yes," explain on a separate signed sheet, including the amount of each claim, name and telephone number of claimant, date of and grounds for the claim, and present status.

5. If Design/Builder or any Member was required to pay a premium of more than 1 percent for a performance and payment bond on any project in the last 5 years, state the percentage: _____

Explain on a separate signed sheet why Design/Builder or Member was required to pay the premium of more than 1 percent.

6. In the last 5 years, has Design/Builder or any Member been denied bond coverage by a surety company or had no surety bond in place when one was required?

Yes No

If "yes," explain on a separate signed sheet, including the name of the surety company and/or period during which Design/Builder or Member had no bond in place.

B. Insurance

1. Does Design/Builder have commercial general liability insurance with a policy limit of at least \$5,000,000 per occurrence and \$10,000,000 aggregate from a California admitted company?

Yes No

If "no," provide on a separate signed sheet what policy limits are available to Design/Builder.

2. Does Design/Builder have current workers' compensation insurance as required by the California Labor Code or is Design/Builder legally self-insured pursuant the California Labor Code?

3. Does Design/Builder have professional liability (errors and omissions) insurance with a policy limit of at least \$2,000,000 aggregate from a California admitted company?

Yes No

If "no," provide on a separate signed sheet what policy limits are available to Design/Builder.

4. In the last 5 years, has any insurance carrier, for any form of insurance, refused to renew an insurance policy for Design/Builder or any Member?

Yes No

If "yes," explain on a separate signed sheet, including the name of the insurance carrier, form of insurance, and year of the refusal.

V. SAFETY

1. Attach a description, not to exceed 1 page, of Design/Builder's worker safety program as applicable to this project.
2. Within the past 5 years, has the California or federal Occupation Safety and Health Administration ("OSHA") cited and assessed penalties against Design/Builder or any Member, for "serious," "willful" or "repeat" violations of its safety or health regulations?

Yes No

If "yes," explain on a separate signed sheet, identifying the citation(s), nature of the violation(s), project, and amount of penalty paid, if any.

3. Within the past 5 years, has the Environmental Protection Agency ("EPA") or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against Design/Builder or any Member or the owner of the project on which Design/Builder/Member was the contractor?

Yes No

If "yes," explain on a separate signed sheet, identifying the citation(s), nature of the violation(s), project, and amount of penalty paid, if any.

4. State the Workers' Compensation Experience Modification Rate ("EMR") for Design/Builder and each Member for the past 3 premium years:

Year	EMR

If EMR was 1.00 or higher in any of 3 years, attach a letter of explanation.

5. State the total recordable injury or illness rate and the lost work rate for Design/Builder and each Member for the past 3 years:

Year	Incident Rate	Lost Work Rate

6. Within the past 5 years, has there ever been a period when Design/Builder or any Member had employees but was without workers' compensation insurance or state-approved self-insurance?

___ Yes ___ No

If "yes," explain on a separate, signed sheet, including the date(s) and reason(s) for the absence of workers' compensation insurance.

VI. PROJECT EXPERIENCE AND REFERENCES

1. How many design-build projects have the general contractor and architect of record involved in this Design/Builder completed together? _____

2. For the completed design-build projects identified in the preceding answer, state:

a. Total dollar value of all contracts: _____

b. Dollar value of single largest contract: _____

3. How many California TK-12 public school construction projects (both under construction and completed) has/have:

a. The general contractor for the Design/Builder built in the past 7 years?

b. The architect of record for the Design/Builder designed in the past 7 years?

c. The engineer(s) for the Design/Builder designed in the past 7 years?

d. The MEP contractor(s) for the Design/Builder worked on in the past 7 years?

4. Complete **both** project reference forms attached hereto as **Exhibits A-1 and A-2**. District may, in its discretion, contact project references.

5. Attach resumes or similar documents, not to exceed 1 page each, showing the experience, training, and qualifications for up to 6 proposed key personnel of the Design/Builder.

VII. SKILLED AND TRAINED WORKFORCE COMPLIANCE

By this submittal, Design/Builder hereby acknowledges, agrees, and hereby provides an enforceable commitment to District that Design/Builder and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades, in accordance with Public Contract Code section 2600 et seq.

[CERTIFICATION ON NEXT PAGE]

VIII. CERTIFICATION

Design/Builder and all Members must sign. Copy this certification page as needed for each Member.

I certify and declare that I have read all the foregoing answers to this prequalification template; that all answers are correct and complete of my own knowledge and belief. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____, 20__

Name of Design/Builder or Member: _____

Signature by authorized individual: _____

Print Name: _____

Title: _____

EXHIBIT A-1

Design-Build Project References

List the three most recent design-build projects, each with a contract price over \$17.5 million, completed or to be completed by June 30th, 2027, by the general contractor for the Design/Builder. The projects may be public. Contact information must be current and viable. (Copy additional sheets.)

1. Project Name: _____

2. Project Address: _____

3. Owner (name and tel. #): _____

4. Architect (name and tel. #): _____

5. Construction Manager (name and tel. #): _____

6. Scope of Work: _____

7. Original Completion Date: _____

8. Actual Complete Date: _____

9. Time Extensions Granted (# of days): _____

10. Initial Contract Value: _____

11. Final Contract Value: _____

Date: _____, 20__

Signature by authorized individual: _____

Print Name: _____

Title: _____

EXHIBIT A-2

CA TK-12 Public School Project References

List the three most recent California TK-12 public school construction projects, each with a contract price over \$17.5 million, completed or to be completed by June 30th, 2027, by the general contractor for the Design/Builder. Contact information should be current and viable. (Copy additional sheets.)

1. Project Name: _____

2. Project Address: _____

3. Owner (name and tel. #): _____

4. Architect (name and tel. #): _____

5. Construction Manager (name and tel. #): _____

6. Scope of Work: _____

7. Was this a design-build project? _____

8. Original Completion Date: _____

9. Actual Complete Date: _____

10. Time Extensions Granted (# of days): _____

11. Initial Contract Value: _____

12. Final Contract Value: _____

Date: _____, 20__

Signature by authorized individual: _____

Print Name: _____

Title: _____