

Center Joint Unified School District

**Request for Qualifications
To Provide
Progressive Design-Build
Construction Services**

Sierra Vista Elementary School Project

ADDENDUM NO. 1

March 9, 2026

Owner: Center Joint Unified School District
8408 Watt Avenue
Antelope, CA 95843

Project Manager: Capital Program Management, Inc.
1851 Heritage Lane, Suite 210
Sacramento, CA 95815

This Addendum has been prepared to clarify, modify, delete, or add to the Request for Qualifications (RFQ) 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.

TOTAL PAGES IN THIS ADDENDUM (including attachments): 5

Center Joint Unified School District

Request for Qualifications To Provide Progressive Design-Build Construction Services

Sierra Vista Elementary School Project

ADDENDUM NO. 1

PART A - RESPONSE AND CONTRACT REQUIREMENTS

- 1.1 The deadline for submitting written questions and submissions in response to the RFQ have not changed. Written questions are due on March 13, 2026 by 2:00 p.m. via email to Michael Flores at Michaelf@capitalpm.com. Submissions in response to the RFQ are due on March 27, 2026.
- 1.2 Section IV Critical Dates has been revised to reflect the following changes: Shortlist publishing and RFP issuance will be April 10, 2026. Confidential Meetings, if requested, will be held on Tuesday, April 21, 2026. RFI's are due by May 1, 2026. Final Proposals will be due on May 15, 2026. Anticipated Interviews will be scheduled for May 27, 2026. Board Approval is still anticipated for June 17, 2026.

PART B – RESPONSES TO QUESTIONS

1. **Question:** Reference: RFQ Section II (Project Description) & Exhibit C. Regarding the previous solicitation for the Sierra Vista Elementary School project released in 2021 as a Lease-Leaseback delivery: Does the District consider prior involvement or selection in that previous, uncompleted procurement to be a conflict of interest for firms (Contractors, Architects, or Engineers) participating in this current Progressive Design-Build RFQ? Would they be precluded from this pursuit?

Response: No, the District does not consider this a conflict.

2. **Question:** Reference: RFQ Section VII (Selection Process), Subsection: Experience (Page 9). The RFQ requests the “six (6) most recently completed public works projects... within the last three years.” Given the multi-year duration of large-scale K-12 projects, a three-year window may exclude relevant, high-value examples of the team's work. Will the District allow Proposers to extend this timeframe to projects completed within the last six (6) years to demonstrate the most relevant experience and would the District accept *current* relevant projects that are about to finish (in 2026)?

Response: The District will allow Proposers to extend the timeframe for completed projects within the last Five (5) years. Yes, Proposers may include current projects that are scheduled to be completed by the end of this year, 2026.

Center Joint Unified School District

Request for Qualifications To Provide Progressive Design-Build Construction Services

Sierra Vista Elementary School Project

ADDENDUM NO. 1

3. **Question:** Reference: RFQ Section VII (Selection Process), Subsection: Individual Member References (Page 9). The RFQ requests three Owner references for "Individual Member References." Please clarify if "Individual Member" refers to the specific *firms* comprising the Design-Build Entity (e.g., General Contractor, Architect, Engineer) or the specific *key personnel* (individuals) proposed for the project?

Response: Individual Member refers to the specific firms comprising the Design-Build Entity (e.g., General Contractor, Architect & Engineer).

4. **Question:** Reference: RFQ Section VII (Selection Process) & Exhibit B (Prequalification Questionnaire). The RFQ states broadly that "Respondents must submit information for 1) the General Contractor, 2) the Architect of Record, and 3) all named principal engineers." Please confirm: Is a separate, fully completed Exhibit B required for *each* of these entities (e.g., one packet for the Builder, one separate packet for the Architect, one separate packet for each Engineer), or is a single Exhibit B required for the Design-Build Entity as a whole?

Response: A single Exhibit B (Prequalification Questionnaire) for the Design-Build Entity as a whole is what is required.

5. **Question:** Exhibit B: Please confirm that each member of the DBE team will need to complete Exhibit B. Many of the questions on Exhibit B are specific to contractors or specific to designers and in any case, several pages will be blank, or responses will be N/A if required by each member of the team.

Response: A single Exhibit B (Prequalification Questionnaire) for the Design-Build Entity as a whole is what is required.

6. **Question:** Exhibit B: Please confirm that you only require audited financial statements from the Respondent (Contractor), not every team member to include our design partners/professionals.

Response: Confirmed, from the Contractor.

7. **Question:** Experience. Please confirm if the completion window of (6) public works projects and (3) private projects references can be expanded to include the prior five (5) years in-lieu-of the (3) years shown in the RFQ.

Response: The District will allow Proposers to extend the timeframe for completed projects within the last Five (5) years.

Center Joint Unified School District

Request for Qualifications To Provide Progressive Design-Build Construction Services

Sierra Vista Elementary School Project

ADDENDUM NO. 1

8. **Question:** Experience. Project Information is requested for "Contractor's" (6) public projects and (3) private projects. It is typical for the DBE to showcase projects from our Architect partner as well as the Contractor. Please confirm if we can showcase projects from the DBE (inclusive of the Architect), not only the Contractor.

Response: Yes, it is acceptable to include projects from the DBE, inclusive of the Architect.

9. **Question:** Experience. Item C: Please clarify if the District is currently exploring State Facility or Grant funding to assist with the project financing/funding.

Response: Yes, the District will be pursuing State funding.

10. **Question:** Joint References: Please clarify if the "Owner references" are to include only the name and contact information of the reference for follow-up by CJUSD, or if the intent is to receive a written narrative reference from each owner reference included in the RFQ response 3-page limit.

Response: The intent of this request is to receive a brief narrative paragraph from the Design-Build Entity (not the Owner) describing the project, and including current contact information so that CJUSD will have context of the prior project when reaching out to the referenced Owner for further discussion.

11. **Question:** Individual Member Reference: Please clarify if the "Owner references" are to include only the name and contact information of the reference for follow-up by CJUSD, or if the intent is to receive a written narrative reference addressing the Character Traits Listed from each owner reference included in the RFQ response 4 page limit.

Response: The intent of this request is to receive a brief narrative paragraph from the Design-Build Entity (not the Owner) describing the project, and including current contact information so that CJUSD will have context of the prior project when reaching out to the referenced Owner for further discussion.

12. **Question:** The RFQ requests that the Contractor provide information on its six (6) most recently completed public works projects and three (3) largest completed private projects within the last three years. As this procurement is for a Design-Build team, would the District consider allowing the Design-Build Entity to include relevant project experience completed by the Architect of Record as part of this section, particularly for projects demonstrating experience in (A) designing and building new elementary schools and (B) design-build delivery? Including architect-led experience would help demonstrate the full qualifications and expertise of the integrated Design-Build team.

Response: This part of your response should be from Contractor only.

Center Joint Unified School District

Request for Qualifications To Provide Progressive Design-Build Construction Services

Sierra Vista Elementary School Project

ADDENDUM NO. 1

13. Question: Can the District please clarify whether “team members” refers to the firms comprising the Design-Build Entity (e.g., the Design-Builder and Architect of Record), or if the District intends for this section to include only projects completed by individual proposed personnel? Given the collaborative nature of design-build delivery, would the District consider allowing references to include relevant projects completed by the Design-Build team firms, even if those projects were completed by the firms but not necessarily by the specific individuals proposed for this project?

Response: Team members refers to the “firms” comprising the Design-Build Entity and not the specific individuals on each of those teams. References can include relevant projects completed by the Design-Build team firms.

14. Question: Would the District consider allowing the Design-Build Entity to include projects that are currently underway but substantially complete, particularly if they demonstrate relevant experience delivering projects with the proposed Architect of Record or Design-Build team members?

Response: Proposers may include current projects that are scheduled to be completed by the end of this year, 2026.

15. Question: The RFQ indicates that questions are due on March 13, with responses anticipated on March 20, and SOQ submissions due on March 27. Given this timeline, the one-week period between receiving responses and the submission deadline may limit the team’s ability to incorporate clarifications and gather any additional information required. Would the District consider responding to RFIs on a rolling basis as questions are received? If not, would the District consider extending the SOQ submission deadline by one week to allow teams sufficient time to address the information provided in the responses?

Response: The District’s intent is to respond to RFI’s as quickly as possible, and not wait until after the due date to respond.

ATTACHMENTS

None