

Roseville City School District

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

PR-92 School Project

ADDENDUM NO. 2

July 7, 2026

Owner: Roseville City School District
1030 Main Street
Roseville, CA 95678

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): **4**

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ADDENDUM NO. 2

PART A - RESPONSE AND CONTRACT REQUIREMENTS

- 2.1.1 The deadline for submitting written questions and submissions in response to the RFQ has not changed. Written questions are due on July 9, 2026 by 2:00 p.m. via email to Michael Flores at MichaelF@capitalpm.com. Submissions in response to the RFQ are due on July 23, 2026.

PART B – RESPONSES TO QUESTIONS

10. **Question:** Appendix B Section 2.C. Engineer(s) - This section asks for information on "... all "in house" engineers that will provide services on the project." Please confirm whether the District wants the requested information for only in-house engineers (meaning - of the same company as the General Contractor and/or Architect) or also for any third-part engineering/design consultant team members.

Response: This is not intended for only "in-house", engineers but is meant to make sure they are included. The District is requesting this information for all engineers that will be involved in the project.

11. **Question:** Appendix B Section 2.D Mechanical, Electrical, or Plumbing Contractor(s) - This section asks for information on "mechanical, electrical, or plumbing ("MEP") contractors" if utilized in the design of the project. Please confirm whether the District is asking for information on only design-build trade MEP contractors or also for any third-party MEP consultant/engineering team members.

Response: This information is being requested for both design-build MEP contractors as well as third-party MEP consultant/engineering team members.

12. **Question:** Appendix B, Section VI 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 consistent with the Appendix C criteria is imperative for this type of facility, please confirm the three projects submitted on Exhibits A-1 and A-2 should be a mix of experience by the general contractor and architect team members.

Roseville City School District

Request for Qualifications To Provide Progressive Design-Build Construction Services

PR-92 School Project

ADDENDUM NO. 2

- Response:** Confirmed - This experience should be for both the general contractor and the architect teams.
13. **Question:** Please confirm the overall campus square footage and by program component.
- Response:** The Criteria Documents provided with the RFQ are intended to be a guide to assist with communicating the Districts guidelines for the new School. However, overall campus square footage will be developed while working with the awarded Design-Build team after award of final contract.
14. **Question:** On the Prequalification Template, Section VI, questions 1 and 2: Can prior lease-leaseback and/or CMAR projects be included in the general contractor and architects' joint projects?
- Response:** While Design-Build projects are preferred, Lease-Leaseback projects will be accepted.
15. **Question:** No form of Design-Build Agreement is attached to the RFQ. Please provide the form of the Design-Build Agreement.
- Response:** The Design-Build Agreement will be included in the RFP that will be sent out to Short Listed Design-Build Teams following review and scoring of the SOQ's submitted in response to this RFQ.
16. **Question:** Exhibit A-3 (Conflict of Interest) Anyone who performed solicitation-related services is ineligible, but excluded firms are not identified. Please identify the firms excluded from participating as or with a Design/Builder due to their role in preparing the solicitation or Criteria Documents (e.g., the criteria architect.)
- Response:** The Criteria Architect is Hibser Yamauchi Architects, Inc.
17. **Question:** Appendix A ("Project Estimate: \$111,000,000") is \$111M total project cost or construction value? Is it a not-to-exceed for the GMP? What soft costs, FF&E, escalation, and contingencies are inside vs outside that number?
- Response:** The Project Estimate is based on the total Design and Construction Cost and includes some escalation and contingencies. Further details will be provided as part of the RFP that will be sent out to Short Listed Design-Build Teams following review and scoring of the SOQ's submitted in response to this RFQ.

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Request for Qualifications To Provide Progressive Design-Build Construction Services

PR-92 School Project

ADDENDUM NO. 2

18. Question: Can the submittals be bound (spiral binding) rather than placed in a three-ring binder?

Response: Submittals need to be in three-ring binders only.

19. Question: On the Prequalification Template, Section 1, Item B, Form of Organization, would it be acceptable to provide for the General Contractor and Architect only? Or do the consultants and subcontractors need to fill out this section as well?

Response: Consultants and subcontractors also need to complete this section.

20. Question: Appendix B, Section I, Part C - Due to the confidential nature of the audited financial statements, may they be submitted separately from the rest of the SOQ template and attachments? If so, please confirm how the District wants them packaged, e.g. as one (1) hard copy and/or one (1) electronic copy.

Response: Confirmed - Audited Financial Statements may be submitted in a separate sealed envelope and labeled as such. Please include one (1) hard copy and one (1) electronic copy.

21. Question: Please confirm this project is not subject to a Project Labor Agreement.

Response: Confirmed - This project is not subject to a PLA.

ATTACHMENTS

None

END