

July 10, 2026

TO: **PROSPECTIVE BIDDERS**

SUBJECT: **ADDENDUM NO. 001**

**KENWOOD FIRE STATION PROJECT CMAR RFP**

This Addendum is issued before the award of contract to inform the bidders of revisions to the bidding documents. It shall be the responsibility of the general contractor to inform any affected sub-bidder of the content of this Addendum.

All requirements contained in the bidding documents shall apply to this Addendum, and the general character of the work called for in this addendum shall be the same as originally set forth in the applicable portions of the bidding documents for similar work, unless otherwise specified under this addendum, and all incidental work necessitated by this Addendum as required to complete the work shall be included in the bids, even though not particularly mentioned in this addendum.

This addendum is hereby made a part of the bidding documents and shall be signed and dated, submitted with bidder's proposal, and acknowledged as received on the General Contractor's Bid Proposal Form. Failure to do so may subject the Bidder to disqualification.

**Contract Plans**

The updated 100% DD Plans are issued with this addenda and can be accessed via the original link: provided in the RFQ

**Bid Documents Questions**

Questions received are noted below with the response in bold text:

1. Responsibility Matrix – Section 2.6.21 (p.5) lists “temporary utilities” and “temporary facilities” under the CMARs Lump Sum General Conditions. Please provide a detailed responsibility matrix to clarify if specific site requirements (e.g., trailers, supplies, layout & survey, perimeter fencing, scaffolding, site signage, and final cleaning, traffic control, etc) are included in the CMARs GCs or if these should be carried within the “Direct Cost of Work” by subcontractors.

**Temporary utilities will be available from the existing building systems, provided no interruption to existing station operations. All other construction related requirements shall be noted and provided as part of the CMAR's GCs.**

2. Utility Consumption – Clarify if the CMAR is responsible only for the coordination and installation of temporary meters/hookups, or if the CMAR must also pay for the monthly consumption fees (water/power) during the 12-month construction period (RFP Section 2.6.2.1, p.5)

**Temporary utilities will be available from the existing building systems, provided no interruption to existing station operations.**

3. GC Duration & Phasing – Attachment No.2 (p.19) describes a “multi-phased project” for “operational continuity”, yet Section 1.2.5 (p.3) estimates a 12-month duration. Please confirm the project duration for the purpose of the Fixed Price General Conditions and if phasing requires extended on-site management.

**The current scope of work identified in the plans is all considered part of a single phase of work. Additional future phases of work will be determined at a later date and are not to be considered at this time.**

4. Builder’s Risk Insurance – Please clarify who is responsible for providing the Builder’s Risk policy. If the CMAR is responsible, should the premium be included in the GC Lump Sum or the Contractor Fee? (RFP Section 2.13, p.9). Does this fall under Fee or General Conditions? Please confirm if BR is required if it includes EQ + Flood coverage.

**This will be addressed in a future addenda**

5. OCIP vs Core Insurance – Section 2.6.2.1 (p.5) refers to “non-OCIP insurance costs”. Please confirm if the District is providing an Owner Controlled Insurance Program (OCIP). If not, please provide the required “Core” insurance limits (GL, Auto, Excess, Professional Liability). Does this fall under Fee or General Conditions?

**This will be addressed in a future addenda**

6. SDI & Subcontractor Bonds – the RFP lists “subcontractor default insurance costs” as a CMAR item (p.5). Please confirm is SDI (SubGuard) is explicitly allowed in lieu of traditional Subcontractor Performance and Payment Bonds. Does this fall under Fee or General Conditions?

**This will be addressed in a future addenda**

7. Fee Application – Section 2.6.2.2 (p.5-6) defines Fee as a percentage of the “Direct Cost of the Work”. Please clarify if the Fee percentage applies to the Total Construction Contract Value inclusive of:

- 1.1 General Conditions Lump Sum
- 1.2 CMAR Contingency
- 1.3 Allowances

**Fee applies to the Direct cost of work exclusive of items noted.**

8. Self-Performance Markups – If the CMAR self-performs a trade, is the CMAR entitled to the same “Contractor Fee” percentage on their own labor/materials as they would on a subcontractor’s work? (RFP Section 2.21, p.10)

**Contractor fee will apply to self performed work as well as subcontractor performed work.**

9. Owners Contingency – Section 2.6.3 defines CMAR Contingency for contract ambiguities. Given the 50% DD status, will there be a separate Owner's Contingency to cover District-directed charged or unforeseen site conditions (e.g., unknown underground utilities)?

**Owner will have their own contingency for unforeseen or District directed changes.**

10. Material Escalation – Considering the 2-year project timeline (p.3), does the District allow for a dedicated Escalation Allowance within the GMP, or must all inflation risks be absorbed in the CMAR's fee/contingency, or factored into the direct cost of work?

**No escalation allowance will be accommodated at this time.**

11. Destructive Testing – Attachment 2, Section 4.1.5 (p.20) requires the CMAR to provide "destructive testing". Since the scope is unknown, should this be carried as an Allowance or will this be part of the anticipated direct cost of work?

**Please provide a \$25,000 allowance for Destructive Testing.**

12. Per Section 2.20 Specialty Subcontractors – are you wanting us to list subconsultants or an approach narrative?

**If there are Specialty Contractors being proposed for any specific scope of work please identify who they are and the proposed scope of work they will provide.**

13. Is there a Geotech report on file?

**There is currently no Geotech Report provided**

14. Is there an abatement/hazardous materials report on file?

**There is currently no Haz Mat Report provided**

15. Please confirm if permit fees are to be included in the \$8M budget? Or if there's a potential for permit fees to be waived on this project?

**Permit fees are not a part of the CMAR budget and will be covered by the District directly**

16. Are we capturing the cost for special testing and inspections, or will these be carried by the owner? If we are carrying them, please indicate where in the pricing form these costs are to be allocated.

**Special Inspection fees are not a part of the CMAR budget and will be covered by the District directly**

17. Can the Qualifications Questionnaire and any required supplemental explanation pages be excluded from the 45-page proposal limit?

**Qualifications Questionnaire can be excluded from the page count noted**

18. Will the 100% DD drawing set (addendum pending\_ depict the SOW for Phase 2?

**Phase 2 work is not part of the current scope and will not be depicted.**

19. Is the CMAR Contingency amount to be included in the \$8M budget?

**Yes, the CMAR Contingency is within the anticipated \$8M budget**

20. Can you clarify what equipment and FF&E items are existing and to be reutilized vs what will be new? And of the new equipment, if any, is considered for future use?

**FFE and equipment will be further clarified as the design progresses.**

21. Do the references need to match the projects listed in the Entity's Past Project Experience?

**References should be provided for the project's being utilized in the Past Project Experience section.**

22. Please confirm whether the new generator discussed during the pre-proposal job walk is part of the project scope. If so, are there any specifications or performance requirements available, and should the cost of the generator be included within the \$8M construction budget?

**This will be addressed in a future addenda**

23. Page 1 of the RFP states "Interested entities must submit one (5) paper copies to..." Should interested entities submit one (1) or five (5) printed copies?

**Please provide (5) Five paper copies**

24. The RFP did not provide Attachment No. 6 Sample Project Manual and Contract. There are several references within the RFP to the Sample Project Manual and Contract. Please provide.

**This will be addressed in a future addenda**

25. For proposal responses, will cover and back pages, table of contents, and other navigational tabs be included in the page count?

**Cover and back pages and divider tabs will not be included in page count. The desire of the District is to have a concise response to the RFP which is why the page count is provided.**

26. Are there any exemptions taken to deploying a drone at the site for due diligence and developing logistics plan? If no exemptions are taken, please confirm who to coordinate scheduled visits with.

**Any additional site visits shall be coordinated through Bob Norrbom, Deputy Chief**

27. With the understanding that the proposed start of construction date is December 1, 2026, are there additional targeted dates the team has for design milestone sets and for when design will be submitted for plan check?

**Plans are anticipated to be submitted for plan check in September 2026.**

28. The 50% DD Drawing Set references Phase 2, "Existing to Remain". Will this work be a separate award for a future RFP?

**Phase 2 work is not part of the current scope and will not be depicted or identified at this time.**

29. Section 2.6.1.1 – please clarify the "\$\_\_\_\_/hr" pricing request for "Design Development Document Estimate" and "Construction Document Phase". Is this \$/hr intended to cover the hourly costs for the entire team performing these services, or was this intended to be \$/hr for specific individuals in the pre-construction staff? Section 2.6.1.2 already requests hourly rates to be provided for specific individuals in the pre-construction staff.

**The goal is to identify the projected cost to develop the Design Development and Construction Document estimates prior to the project going to bid. Please identify the rates, or roles/individuals if rates are noted elsewhere that will be involved in that effort.**

30. Page 1 of the RFP says "entities must submit one (5) paper copies...". Is one or five copies desired?

**Please provide (5) Five paper copies**

31. Attachment 2 4.3.4.d – is the intent of the RFP for the GC to provide a temporary meeting space to hold team meetings such as the OAC meeting? Or will the Owner provide sufficient space within the existing facility to hold these meetings?

**The existing station can be utilized for OAC meetings. All other GC required spaces/needs must be accommodated outside of the operational fire station**

32. In Section 4.1.5 of the RFP, respondents are informed to "Provide any destructive testing as required to validate design assumptions of the existing building and structure", but 4.1.5(b) states, "Engineers will determine the areas of concern to be addressed as part of the services." Will this determination from the Engineer be provided ahead of the RFP deadline in order to price it, or will Owner provide an allowance for all respondents to carry to cover these services?

**Please provide a \$25,000 allowance for Destructive Testing.**

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Receipt of this Addendum No. 005 is hereby acknowledged.

Bidders Company Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



# Sonoma Valley Fire District

*Serving the communities of*

Sonoma, Valley of the Moon, Glen Ellen, Kenwood and Mayacamas

## Kenwood Fire Station Project Site Visit Signup List 06/24/2026

|      | Name             | Company            | Signature                                                                             |
|------|------------------|--------------------|---------------------------------------------------------------------------------------|
| 1-   | Lonnie OAKS      | Layton             |    |
|      | Philip McCormick | LAYTON             |    |
|      | Cody Oaks        | Layton             |    |
| 2 -  | Sarah Mardian    | WRIGHT Contracting |    |
| 3 -  | Lisa Freedman    | GMH Builders       |    |
| 4 -  | MARK PATT        | Parkow             |    |
| 5 ✓  | Carlos Cisneros  | WT                 |    |
| 6 -  | Andrew Thiel     | CORE               |   |
| 7 -  | Brian Proten     | Arnts Builders Inc |  |
| 8 -  | Spalt Price      | Scinerton          |  |
| 9 -  | Ben Sneed        | Deslor Builders    |  |
| 10 - | Chris Maxwell    | Unger              |  |
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