

City of Coachella



Request for Pre-Qualification for Design/Build Entities for the Public Library Facility Project

RFQ Issued: June 30, 2016

Responses Due: July 27, 2016 at 2 p.m.

Responses must be submitted to:

**City of Coachella
City Clerk's Office
1515 Sixth Street
Coachella, California 92236**

Faxed or email-only proposals will not be accepted

**For questions, please contact Jonathan Hoy at (760) 398-3502 ext 134 or
jhoy@coachella.org**

REQUEST FOR PRE-QUALIFICATION OF DESIGN-BUILDERS

Notice is hereby given that the City of Coachella (öCityö) has determined that all proposers on the engineering design and construction services to construct the public library facility (öProjectö) to be undertaken by the City **must be pre-qualified prior to submitting a proposal on the Project**. It is mandatory that all Design-Builders who intend to submit a proposal fully complete the pre-qualification questionnaire, provide all materials requested herein, and be approved by City to be on the final qualified design-builders list. No proposal will be accepted from a Design-Builder that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified. The last date to submit a fully completed questionnaire is 07/27/2016. Design-Builders are encouraged to submit pre-qualification packages as soon as possible so that they may be notified of omissions of information to be remedied or of their pre-qualification status well in advance of the proposal deadline for this Project.

This Project will involve the design and construction of a public library facility. The facility will consist of a one-story building, approximately 15,000 square feet. The City plans to relocate library services from the current property at 1538 Seventh Street, Coachella, and expand service options at the new library. Services provided at the building will range from: computer lab, library circulation, study rooms, office space, group meeting rooms, and lab workshop areas. These areas will be open to all age groups and will provide recreational and education services to youth, teens, adults, and seniors. The City retained a design consultant to prepare a conceptual design, attached hereto as Exhibit öAö.

Answers to questions contained in the attached questionnaire, information about current bonding capacity, and a notarized statement from surety are required. City will use these documents as the basis of rating Design-Builders. City reserves the right to check other sources available. City's decision will be based on objective evaluation criteria. City reserves the right to adjust, increase, limit, suspend or rescind the pre-qualification rating based on subsequently learned information. Design-Builders whose rating changes sufficient to disqualify them will be notified and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a pre-qualification rating.

While it is the intent of the pre-qualification questionnaire and documents to assist City in determining Design-Builder responsibility prior to receiving proposals and to aid City in selecting the best value proposal, neither the fact of pre-qualification nor any pre-qualification rating will preclude City from a consideration and determination *after receiving proposals* as to whether a Design-Builder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work and has demonstrated the requisite trustworthiness.

The pre-qualification packages should be submitted under seal and marked öCONFIDENTIALö to öRequest for Pre-Qualification for Design/Build Entities for the Public Library Facility Projectö City of Coachella City Clerk's Office 1515 Sixth Street Coachella, California 92236.

The pre-qualification questionnaires submitted by Design-Builders are not public records and are not open to public inspection. Information provided in the questionnaires will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in the appeal hearing. State law requires that the names of contractors applying for pre-qualification status shall be public records subject to disclosure, and therefore **PART I** of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Design-Builder on whose behalf that person is signing. If any information provided by a Design-Builder becomes inaccurate, the Design-Builder must immediately notify City and provide updated accurate information in writing, under penalty of perjury. Information provided in the questionnaire shall become material representations in any subsequent design-build contract; false, fraudulent, or inaccurate information shall be grounds for City to deny pre-qualification, reject a proposal, institute a civil action, and/or pursue any other available remedy.

City reserves the right to waive minor irregularities and omissions in the information contained in the pre-qualification applications and to make all final determinations. City may refuse to grant pre-qualification where the requested information and materials are not provided, or not provided by deadline for submission. There is no appeal from a refusal for an incomplete or late application. The closing time for bids will not be changed in order to accommodate supplementation of incomplete submissions or late submissions.

Design-Builders may submit pre-qualification packages during regular working hours on any day that the offices of City are open. Design-Builders who submit a complete pre-qualification package will be notified of their qualification status no later than ten business days after submission of the information, unless City is unable to complete a satisfactory investigation within that time. **City will provide notice of its determination by e-mail, and the time to appeal shall begin upon sending of the notification e-mail. Design-Builder shall be responsible for providing an accurate and legible e-mail address on its submitted questionnaire.**

If a timely and completed application results in a rating below that necessary to pre-qualify, the Design-Builder may appeal the City's determination. Appeals must be made in writing, signed by Design-Builder's authorized representative under penalty of perjury, and delivered to the City of Coachella, City Clerk, 1515 Sixth Street, Coachella, CA 92236. Appeals must **received** by the City no later than five (5) calendar days after the Design-Builder is given notice of the City's determination. **The failure to timely appeal shall constitute a waiver of any and all rights to challenge the City's determination, whether by administrative process, judicial process or any other legal process or proceeding.**

If a Design-Builder provides the required notice of appeal and requests a hearing, the hearing shall be conducted no later than ten (10) calendar days after the City's receipt of the notice of appeal. The hearing shall be an informal process conducted by the City Manager or their designee(s). At or prior to the hearing, the Design-Builder shall present all reasons for opposing

the rating and all information, documents, arguments, evidence or other materials for the City to consider on the appeal. Design-Builder may request that the appeal hearing be in-person at City Hall or by teleconference, but in either scenario Design-Builder shall be responsible for timely submitting all materials. Within five (5) business days after the conclusion of the hearing, the hearing officer or panel shall render its decision, which will be final and binding. The submission and opening of any bids will not be delayed or postponed to allow for completion of an appeal.

All questions concerning this Request for Prequalification or the Project may be directed to Jonathan Hoy at jhoy@coachella.org.

ADDITIONAL INSTRUCTIONS FOR PRE-QUALIFICATION QUESTIONNAIRE:

1. Design-Builder shall read and familiarize itself with all provisions contained in this Request for Prequalification.
2. Design-Builder shall obtain a copy of the RFP and familiarize itself with the Project specifications and requirements prior to completing and submitting the questionnaire. Design-Builder shall certify to this requirement.
3. Design-Builder must answer each and every question. If any question cannot be answered, the reason therefore should be explained on a separate page.
4. If there is a need to qualify any answers, explanations should be submitted on a separate page. The City may consider any explanations in its sole discretion.
5. The following definitions shall apply:
 - a. Design-Builder or Design-Build Entity ó the firm or joint venture that will be submitting a proposal to complete the Project.
 - b. General Contractor ó the firm that will have the primary responsibility for the construction of the Project.
 - c. Principal Engineer ó the engineer of record who will have primary responsibility for design work under the contract.
 - d. Key Subcontractor ó any subcontractor that will be performing 20% or more of the work. General references to "subcontractors" refer to any person or firm performing work under contract to the Design-Builder of any tier and is not limited to Key Subcontractors.
 - e. Design-Build Member ó The Design-Builder, the General Contractor, the Principal Engineer and all Key Subcontractors.
6. If the Design-Builder is serving as general contractor or principal engineer it may simply reference the information provided in PART I(A). However, contractor's and professional license information must be provided under the relevant subpart.
7. Unsatisfactory answers to PART II, Essential Requirements, shall be grounds for immediate disqualification.

8. In PART III, Scored Questions, any "Yes" answer requires the applicant to provide an explanation containing all relevant details, including the number of occurrences, on a separate, signed sheet. City reserves the right to disqualify any applicant for failing to provide an adequate explanation of a "Yes" answer.
9. The City may contact, within its discretion, one or more the references provided in PART III. City may disqualify an applicant who does not provide accurate contact information or a sufficient number of references. City shall have no obligation to contact all references and may select references to contact within its sole discretion.
10. City will evaluate the Questionnaire based on objective criteria. City reserves the right to disqualify any applicant, regardless of score, if the Questionnaire, information received from references, or information received from other sources, indicates that the applicant is not Qualified to perform the Project.

CHECKLIST FOR SUBMITTAL:

PART I(A)

- All information is completed.
- Legible e-mail address where notifications may be sent is provided
- Certification is signed by an authorized representative
- DIR registration is current and number is provided
- Shareholders, partners, or members are identified

PART I(B)

- All information is completed
- CSLB licenses are identified
- Engineering or other Design Professional licenses are identified

PART II

- All questions are answered
- Insurance information is filled in
- Notarized statement from surety is included
- Principal Engineer is registered or certifies that it will not perform public works

PART III

- All questions are answered
- Explanations of all "Yes" answers are provided on a separate sheet
- All separate sheets are signed by the authorized representative

PART IV

- At least 6 references are provided
- Contact information for references is written legibly

PREQUALIFICATION QUESTIONNAIRE FORM

PART I. INFORMATION

I(A) INFORMATION ABOUT THE DESIGN-BUILDER and CERTIFICATIONS

Design-Builder Name: _____

Design-Builder Contact Person: _____

Address: _____

Phone: _____ E-mail: _____

Date of company formation or incorporation: _____

State of formation or incorporation: _____

DIR Registration Number: _____

Type of Entity (e.g., corporation, partnership, LLC, sole proprietorship, etc.): _____

If the Design-Builder is a privately held corporation, limited liability company, partnership, or joint venture, list all of the shareholders, partners, or members known at the time of this submission who will perform work on the Project:

The Design-Builder hereby declares that we have carefully examined the Request for Proposal, location of the proposed Work, and have read and examined the relevant documents, including all plans, specifications, and all addenda, if any, for the following Work: *Engineering design and construction services to construct the public library facility*, and represent that the Design-Builder is qualified to complete the Project.

I, the undersigned, certify and declare that I have read all the answers to this prequalification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is correct.

I further certify that I am authorized on behalf of Design-Builder to execute and submit this application.

Dated: _____
(Name)

Printed Name of and Title Authorized Representative: _____

I(B) INFORMATION ABOUT THE MEMBERS OF THE DESIGN-BUILDER

Duplicate and submit for each Member if more than one company is filling a particular role.

1. General Contractor Name: _____

(The General Contractor is the member of the Design-Builder that will have the primary responsibility for the construction of the project.)

Address: _____

Phone: _____ E-mail: _____

Date of company formation or incorporation: _____

State of formation or incorporation: _____

DIR Registration Number: _____

List all California contractor license numbers, classifications and expiration dates currently held by the General Contractor:

2. Principal Engineer Name: _____

(The Principal Engineer is the engineer of record who will have primary responsibility for design work under the contract.)

Address: _____

Phone: _____ E-mail: _____

Date of company formation or incorporation: _____

State of formation or incorporation: _____

DIR Registration Number: _____

License Number: _____

Engineering Discipline: _____

3. Key Subcontractors

(Identify any subcontractor that will be performing 20% or more of the work.)

Name: _____

Address: _____

Phone: _____ E-mail: _____

Date of company formation or incorporation: _____

State of formation or incorporation: _____

DIR Registration Number: _____

Contractor License number/classification/expiration: _____

Scope of Work: _____

Subcontractor Name: _____

Address: _____

Phone: _____ E-mail: _____

Date of company formation or incorporation: _____

State of formation or incorporation: _____

DIR Registration Number: _____

Contractor License number/classification/expiration: _____

Scope of Work: _____

ATTACH ADDITIONAL SHEETS IF THERE ARE ADDITIONAL SUBCONTRACTORS

PART II.

ESSENTIAL REQUIREMENTS FOR QUALIFICATION

(19 Questions)

*****Unsatisfactory answers shall be grounds for immediate disqualification.*****

1. Does the Design-Builder and each proposed subcontractor possess a current California contractor's license for the project for which it intends to submit a proposal or intend to obtain a license before commencing work?
 Yes No

2. Design-Builder has a liability insurance policy with a policy limit of at least \$1,000,000 per occurrence and \$2,000,000 aggregate.
 Yes No

If yes, provide the name of the insurance company, policy number, and policy limits. (Attach a separate page if more than one policy).

Insurance Company

Policy Number

Policy limit per occurrence

Aggregate policy limit

3. Design-Builder has current workers' compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et. seq.
 Yes No Contractor is exempt from this requirement, because it has no employees

4. Have you attached 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: (a) that your current bonding capacity is sufficient to provide payment and performance bonds for 100% of the price of the Project?
 Yes No

NOTE: Notarized statement must be from the surety company, not an agent or broker.

5. Has the Design-Builder performed as a prime contractor or design-build entity at least 10 other jobs involving the construction of public library facilities?
 Yes No

6. Has the General Contractor constructed as a prime contractor at least 3 other jobs involving the construction of public library facilities?
 Yes No

7. Has the Principal Engineer performed the engineering and design for at least 3 other jobs involving the construction of public library facilities?
 Yes No

8. Has any contractor license held by the Design-Builder or its associates, the General Contractor Member(s) of the Design-Builder or their associates, or any of the proposed subcontractors or their associates, been revoked or suspended within the last five (5) years?
 Yes No

9. Has a surety firm completed a contract or paid for completion of a contract on behalf of any member of the Design-Build Entity because they were terminated by the project owner within the last five (5) years?
 Yes No

10. Within the last five years was the Design-Builder, the General Contractor Member(s) of the Design-Builder or any proposed subcontractor declared ineligible to bid on a public works contract, to be awarded a public works contract, or to perform as a subcontractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

Yes No

If the answer is "Yes," state the beginning and ending dates of the period of debarment:

11. Has any member of the Design-Build Entity (contractors, architects, engineers, subcontractors or others) or any member's associates, ever been convicted of a crime involving the awarding of a contract for a government project, or the bidding or performance of a government contract within the last five (5) years?

Yes No

12. Do all Architects and Engineers who are expected to work on the project possess current California professional licenses for the architectural and engineering services which they intend to provide?

Yes No

13. Are all Principal Engineers covered by a professional liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$5,000,000 aggregate from a California admitted company that provides coverage for work on a design-build contract?

Yes No

If yes, provide the name of the insurance company, policy number, and policy limits. (Attach a separate page if more than one policy).

Insurance Company	Policy Number
Policy limit per occurrence	Aggregate policy limit

14. Has any professional license held by any Architect who will provide services been revoked at any time in the last five years?

Yes No

15. Has any professional license held by any Engineer who will provide services been revoked at any time in the last five years?

Yes No

16. Does the Design-Builder, the General Contractor Member(s) of the Design-Builder and each proposed Subcontractor seeking prequalification, know and understand their obligations regarding the employment of apprentices on public works under Labor Code section 1777.5 and California Code of Regulations, Title 8, section 230.1, and do they intend to comply with these requirements, including the requirement, if applicable, to request the dispatch of apprentices from an apprenticeship program approved by the California Apprenticeship Council?

Yes No

17. Will the Design-Builder ensure that its subcontractors responsible for specialty construction work use only qualified skilled labor personnel (such as heat and frost insulators, asbestos workers, boilermakers, iron shop builders, blacksmiths, forgers, bricklayers, electrical workers, elevator constructors, iron workers, plumbers, pipe fitters, plasterers, cement masons, painters, roofers, waterproofers and sheet metal workers) to perform such work?

Yes No

18. Are the Design-Builder, General Contractor, and all subcontractors and subconsultants who will be performing public works currently registered with the Department of Industrial Relations to perform public works?
 Yes No

If DIR Registration number was not provided in Section I for any Design-Builder, General Contractor, or Key Subcontractor who will be performing public works, list the company name and registration number below:

19. Is the Principal Engineer currently registered with the Department of Industrial Relations to perform public works?
 Yes No

If the answer is “No,” the Design-Builder must make the following certification:

The undersigned certifies that the Principal Engineer will not be performing any “public works” as that term is defined in Labor Code section 1720, et seq. In making this certification, Design-Builder is aware of Labor Code section 1720, which defines “public works” to include “work performed during the design and preconstruction phases of construction, including, but not limited to, inspection and land surveying work.”

Signature	Printed Name	Title	Date
-----------	--------------	-------	------

PART III. SCORED QUESTIONS

A. Questions about History of the Business and Organizational Performance of the General Contractor and Key Subcontractors (i.e., any subcontractor performing at least 20% of the Work.)
(16 questions)

*****If you answer “Yes” to any of the following questions, provide all relevant details, including the number of occurrences on a separate, signed sheet.*****

20. How many years has the General Contractor been licensed in California? _____ years
21. Is the General Contractor or any Key Subcontractor currently the debtor in a bankruptcy case?
 Yes No
22. Was the General Contractor or any Key Subcontractor in bankruptcy any time during the last five years? (This question refers only to a bankruptcy action that was not described in answer to the question above).
 Yes No
23. Has any CSLB license held by the General Contractor or any Key Subcontractor (or the Responsible Managing Employee or Responsible Managing Officer of either) been suspended within the last five years?
 Yes No
24. At any time in the last five years, has the General Contractor or any Key Subcontractor been assessed and paid liquidated damages of \$10,000 or more under a construction contract with either a public or private owner?
 Yes No

Number of Instances: _____

25. In the last five years has the General Contractor or any Key Subcontractor, or any firm with which any of their owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, any government agency or public works project for any reason? **NOTE: “Associated with” refers to another construction firm in which an owner, partner or officer of your firm held a similar position, and which is listed in response to question 1c or 1d on this form.**
 Yes No

Number of Instances: _____

26. In the last five years, has the General Contractor or any Key Subcontractor been denied an award of a public works contract based on a finding by a public agency that the General Contractor or any Key Subcontractor was not a responsible bidder?
 Yes No

* * * * *

NOTE: The following two questions refer only to disputes between the General Contractor and the owner of a project. You need not include information about disputes between your firm and a supplier, another contractor, or subcontractor. You need not include information about “pass-through” disputes in which the actual dispute is between a sub-contractor and a project owner. Also, you may omit reference to all disputes about amounts of less than \$25,000.

27. In the past five years, has any claim **against** the General Contractor or any Key Subcontractor concerning the General Contractor's or the Key Subcontractor's work on a construction project, been **filed in court or arbitration?**

Yes No

Number of Instances: _____

28. In the past five years, has the General Contractor or any Key Subcontractor made any claim against a project owner concerning work on a project or payment for a contract, and **filed that claim in court or arbitration?**

Yes No

Number of Instances: _____

29. At any time during the past five years, has any surety company made any payments on the General Contractor's or any Key Subcontractor's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on the General Contractor's or any Key Subcontractor's behalf in connection with a construction project, either public or private?

Yes No

Number of Instances: _____

30. In the last five years, has any insurance carrier, for any form of insurance, refused to renew the insurance policy for the General Contractor or any Key Subcontractor ?

Yes No

Number of Instances: _____

31. Has the General Contractor or any Key Subcontractor, or any of their owners, officers, or partners 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

32. Has the General Contractor or any Key Subcontractor, or any of their owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?

Yes No

33. Has the General Contractor or any of its owners, officers or partners ever been convicted of a federal or state crime of fraud, theft, or any other act of dishonesty?

Yes No

34. If the General Contractor or any Key Subcontractor was required to pay a premium of more than one per cent for a performance and payment bond on any project(s) on which it worked at any time during the last three years, state the percentage that it was required to pay. You may provide an explanation for a percentage rate higher than one per cent, if you wish to do so.

_____ %

35. During the last five years, has the General Contractor or any Key Subcontractor ever been denied bond credit by a surety company, or has there ever been a period of time when it had no surety bond in place during a public construction project when one was required?

Yes No

36. Is the Design-Builder or General Contractor a member of the Synthetic Turf Council?

Yes No

B. Questions about History of the Business and Organizational Performance of the Principal Engineer
(12 questions)

*****If you answer “Yes” to any of the following questions, provide all relevant details, including the number of occurrences on a separate, signed sheet.*****

37. How many years has the Principal Engineer been licensed in California? _____ years

38. Is the Principal Engineer currently the debtor in a bankruptcy case?
 Yes No

39. Was the Principal Engineer in bankruptcy any time during the last five years? (This question refers only to a bankruptcy action that was not described in answer to the question above).
 Yes No

40. Has the Department of Consumer Affairs taken any disciplinary action against the Principal Engineer?
 Yes No

41. In the last five years has the Principal Engineer, or any firm with which any of its owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, any government agency or public works project for any reason?
NOTE: “Associated with” refers to another construction firm in which an owner, partner or officer of your firm held a similar position, and which is listed in response to question 1c or 1d on this form.
 Yes No

Number of Instances: _____

42. In the last five years, has the Principal Engineer ever been denied an award of a public works contract based on a finding by a public agency that the Principal Engineer was not a responsible bidder?
 Yes No

* * * * *

NOTE: The following two questions refer only to disputes between the General Contractor and the owner of a project. You need not include information about disputes between your firm and a supplier, another contractor, or subcontractor. You need not include information about “pass-through” disputes in which the actual dispute is between a sub-contractor and a project owner. Also, you may omit reference to all disputes about amounts of less than \$25,000.

43. In the past five years, has any claim **against** the Principal Engineer concerning the Principal Engineer’s work on a construction project, been **filed in court or arbitration**?
 Yes No

Number of Instances: _____

44. In the past five years, has the Principal Engineer made any claim against a project owner concerning work on a project or payment for a contract, and **filed that claim in court or arbitration**?
 Yes No

Number of Instances: _____

45. In the last five years, has any insurance carrier, for any form of insurance, refused to renew the insurance policy for the Principal Engineer?
 Yes No

Number of Instances: _____

46. Has the Principal Engineer, or any of its owners, officers, or partners 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
47. Has the Principal Engineer, or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?
 Yes No
48. Has the Principal Engineer or any of its owners, officers or partners ever been convicted of a federal or state crime of fraud, theft, or any other act of dishonesty?
 Yes No

C. **Questions about compliance with safety, workers compensation, prevailing wage and apprenticeship laws related to any Design-Build Members (i.e., the Design-Build Entity, the General Contractor, the Principal Engineer, or any subcontractor performing at least 20% of the work.)** (11 questions)

*****If you answer "Yes" to any of the following questions, provide all relevant details, including the number of occurrences, on a separate, signed sheet.*****

49. Has CAL OSHA cited and assessed penalties against any Design-Build Member for any serious or willful or repeat violations of its safety or health regulations in the past five years?

Note: If you have filed an appeal of a citation and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

Yes No

50. Has the federal Occupational Safety and Health Administration cited and assessed penalties against any Design-Build Member in the past five years?

Note: If you have filed an appeal of a citation and the appropriate appeals Board has not yet ruled on your appeal, you need not include information about it.

Yes No

51. Has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either a Design-Build Member or the owner of a project on which a Design-Build Member was the contractor, in the past five years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

Yes No

52. How often does the General Contractor require documented safety meetings to be held for construction employees and field supervisors during the course of a project?

-
53. List the General Contractor's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three premium years:

NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.

Current year: _____

Previous year: _____

Year prior to previous year: _____

If your EMR for any of these three years is or was 1.00 or higher, you may, if you wish, attach a letter of explanation.

54. Within the last five years, has there ever been a period when any Design-Build Member had employees but was without workers' compensation insurance or state-approved self-insurance?

Yes No

55. Has there been more than one occasion during the last five years on which any Design-Build Member was required to pay either back wages or penalties for its own failure to comply with the state's prevailing wage laws?

Yes No

NOTE: This question refers only to the Design-Build Member's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

56. During the last five years, has there been more than one occasion on which a Design-Build Member has been penalized or required to pay back wages for failure to comply with the **federal** Davis-Bacon prevailing wage requirements?
 Yes No

57. Provide the **name, address and telephone number** of the apprenticeship program sponsor(s) (approved by the California Division of Apprenticeship Standards) that will provide apprentices to the Design-Build Entity for use on the Project.

58. If the Design-Build Entity operates its own State-approved apprenticeship program:

- (a) Identify the craft or crafts in which your firm provided apprenticeship training in the past year.
- (b) State the year in which each such apprenticeship program was approved, and attach evidence of the most recent California Apprenticeship Council approval(s) of your apprenticeship program(s).
- (c) State the number of individuals who were employed by your firm as apprentices at any time during the past three years in each apprenticeship and the number of persons who, during the past three years, completed apprenticeships in each craft while employed by your firm.

59. At any time during the last five years, has any Design-Build Member been found to have violated any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works?

NOTE: You may omit reference to any incident that occurred prior to January 1, 1998 if the violation was by a subcontractor and your firm, as general contractor on a project, had no knowledge of the subcontractor's violation at the time they occurred.

Yes No.

If yes, provide the date(s) of such findings, and attach copies of the Department's final decision(s).

III. REFERENCES/PAST PROJECTS

Design-Builder shall provide information about ten recently completed projects involving the construction of public library facilities. Names and references must be current and verifiable. Use separate sheets of paper that contain all of the following information:

1. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

2. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

3. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

4. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

5. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

6. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

7. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

8. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

9. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

10. Project Name: _____
Location: _____
Owner Contact (name and current phone number): _____

Description of Project, Scope of Work Performed:

Total Value of Construction (including change orders): _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of days): _____

Actual Date of Completion: _____

* * * * *

EXHIBIT 6A6
SEE ATTACHED

THE NEW COACHELLA LIBRARY – NARRATIVE

A. OVERVIEW

The Coachella Library must be a highly durable civic building that is welcoming, inviting, and accessible to the entire community now and for years to come. It must be both functional and architecturally sound, and its design must reflect the principles of sustainable architecture – a durable, energy efficient design that imposes minimal impact on its surroundings.

A flexible design is a key element for the success of the project, as library programmatic needs will likely evolve over the life of the building and site.

The following are the minimum requirements for the design and specification of the facility. Respondents must include a summary organized by the sections below providing detailed explanations and analyses of how these requirements are met or exceeded.

B. EXTERIOR MASS, HEIGHT, AND ELEMENTS

The building footprint must maximize street frontage along Sixth Street. The massing of the building must be civic in scale, with strong architectural element(s) that easily indicate the building entrances. The building must be a minimum of 20' average in height. The exterior architecture must fulfill the aesthetic and functional requirements outlined in the Coachella Pueblo Viejo Plan (2010) and Coachella Master Plan Update (2015).

The building must have a strong architectural element, such as a tower or architectural feature/expression at the corner Sixth Street and Orchard Street to define the corner of the building and the site. Each primary exterior face of the building must include elements at a human scale (10'-12' in height), including overhangs, feature windows, datum lines, material changes, and glazing/mullion patterns, and especially at public building entrances. The exterior architecture must be attractive from all sides; special care should be taken when designing back-of-house areas or loading zones; these areas should blend seamlessly with the rest of the building and be heavily landscaped. The building must not have a perceived "back side".

C. CODE COMPLIANCE

The respondent shall submit a code analysis that shows the calculations for type of construction and fire protection. The code analysis shall show the requirements for meeting all current governing codes in the building's jurisdiction, including but not limited to the California Building Code, the California Energy Code, the California Plumbing Code, CAL Green, Title 24, all local codes, and all functional and aesthetic requirements outlined in the Coachella Pueblo Viejo Plan (2010) and Coachella Master Plan Update (2015). The building must meet or exceed the guidelines set forth in the Americans with Disabilities Act (ADA). Where one or more codes may conflict, the most stringent code governs.

D. OPERATING AND MAINTENANCE CONSIDERATIONS

As the City will be responsible for operating the facility, the Respondent shall submit an analysis of how the proposed project will be durable, easy to maintain, and cost effective to operate. Vandal-resistant finishes are essential. Application

of a non-sacrificial graffiti retardant coating to all appropriate exterior surfaces from grade to a height of at least 12 feet is recommended as well as the inclusion of features that deter skateboarding and rollerblading.

E. SUSTAINABILITY

The new Coachella Library must achieve LEED Silver Certification or greater for “New Construction” by the United States Green Building Council, under the current LEED rating system. The respondent shall be responsible for fulfilling all of the requirements to obtain the required LEED certification level. The respondents shall include with their proposals a LEED check list demonstrating the proposed strategy to achieve LEED certification.

PROJECT MINIMUM REQUIREMENTS BY CSI UNIFORMAT

1. SUBSTRUCTURE

The Respondent will provide a geotechnical analysis of the site and provide a floor and foundation system designed to support library stack loads of a minimum of 150 pounds/square foot throughout. Structural floor shall be waterproofed and insulated. A minimum of 85% of the floor shall be recessed a minimum of 16” below finished floor and shall have a structural access floor system throughout with underfloor HVAC plenums, and power, data, telecom distribution. Access floor system shall be designed to support the library stack loads.

2. SUPERSTRUCTURE

The Respondent will provide a fully code compliant structural system with a minimum of columns with column free bays of a minimum of 800square feet (e.g. 20’ x 40’, 30’x30’, etc.). Lateral bracing system shall be either moment frame or braced frames at the exterior walls. The City desires a spacious library interior and primary reading room shall have a clear ceiling of a minimum of 15’, with higher gable, shed, or vaulted ceiling space. Smaller rooms shall have clear ceilings no less than 11’. The City desires a building with strong civic presence and the perimeter of the building should top off at 15-20’ minimums.

3. EXTERIOR ENCLOSURE

The Respondent will submit a design that is of civic quality that artistically combines a variety of attractive, durable materials of a combined value equivalent or greater than the following suggested combination: 40% metal composite panels with integral color; 30% exterior area in glazing; 20% precast or cast-in-place architectural concrete; and 10% stone veneer.

Glazing shall be half curtain wall systems, half as storefront assembly with custom color aluminum frame with high performance glazing assemblies. Provide fins, overhangs, louvers, and other shading devices to minimize the effects of solar gain to the interior.

Provide significant exterior roof overhangs, trellises, and/or shade structures over the two main building entrances and the meeting room entrance.

Two primary public entrances are required. One entrance must have direct access to Sixth Street. The second public building entrance must be located directly across from the Sixth Street entrance and have direct access to the passenger

drop off area and parking lot. Provide each with automatic sliding/break-away doors (2 pairs for vestibules); power assist at exterior doors. Provide a staff/service entry.

Provide full height architectural screening of any roof top equipment.

Provide unfinished insulated exterior walls and roofs.

Provide highly-visible large-scale building mounted illuminated signage clearly visible to those approaching the site along Sixth Street and from the parking lot both day and night. Signage is also required at the main entrances the building. Exterior signage should be attractive, highly durable, and consistent with the building architecture as well as requirements of Coachella's Pueblo Viejo Plan (2010) and General Plan Update (2015).

4. ROOFING AND WATERPROOFING

At sloped roofs provide high grade standing seam metal roofing with ice/water shield, gutter/downspouts feeding to bioswales. At "flat" roofs provide high grade membrane system, with redundant overflow roof drains. Provide roof monitors and/or clerestory windows to bring well controlled natural light into the interior of the building. The selected roof material must be highly durable commercial-grade with an SRI value of at least 29 for steep slopes (>2:12) and 78 for low slopes, and have a minimum lifespan of 30 years.

5. FLOOR STRUCTURE

A minimum of 85% of the floor shall be recessed a minimum of 16" below finished floor and shall have a structural access floor system throughout with underfloor HVAC plenums, and power, data, telecom distribution. Access floor system shall be designed to support the library stack loads.

6-7. INTERIOR CONSTRUCTION, INTERIOR FINISHES

Provide a tenant improvement allowance to the City of a minimum of \$5,300,000 that will cover the City's expenses for hard and soft costs to provide comprehensive tenant fit out for the public library. This allowance will be used for interior architecture and construction, HVAC distribution, lighting, power, data and telecom distribution, audio visual, library stacks, fixtures, furniture and equipment and building and interior signage. The City will engage the services of a separate architectural and engineering team. The respondent will coordinate the design of the shell with the interior requirements and shall construct the permanent tenant improvements. The City will oversee the installation of movable furniture and equipment

8. CONVEYING SYSTEMS

Provide roof hatches and permanent ladders to provide full access to all areas of the roof.

9. PLUMBING SYSTEMS

Provide stub outs at locations directed by the City for public and staff restrooms to serve the library and meeting rooms, and staff lounge. Provide full plumbing to HVAC systems. Provide roof drainage and overflow system.

10. HEATING VENTILATION AND AIR CONDITIONING

Provide a high quality, energy efficient HVAC system. Provide AHU on roof to feed under floor air distribution raised floor plenum. Provide zoned system for multiple occupancy zones and independent use. Provide exhaust fans for restrooms and kitchen areas. Provide dedicated air-conditioning for telecommunications/computer room. Provide an energy efficient boiler and water heater. Provide building automation system tied with enhanced sensors related to LEED measurement and verification credit. Provide vibration isolation and sound dampening equipment appropriate to library occupancy.

11. FIRE PROTECTION SYSTEMS

Provide fire sprinkler system throughout. Provide fire alarm and control system.

12. ELECTRIC LIGHTING, POWER, AND COMMUNICATIONS

Provide clean power supply and distribution system to serve library. A photovoltaic (PV) power generation system is highly desirable – provide an integrated system or PV-ready system with conduits and utility hook ups. Provide high speed internet, cable TV, and telephone service to the building.

13. FUNCTION EQUIPMENT AND SPECIALITIES

Provide automatic roller shades for all windows, include room darkening shades to meeting rooms. Other equipment to be provided through Tenant Improvement allowance. Provide a minimum of two book drops at each entry.

14-15. FURNISHINGS

Furnishings to be provided through Tenant Improvement allowance. City will procure and install independently of Respondent.

16. SITE PREPARATION AND DEMOLITION

Remove all existing structures. Prepare site for new construction. Coordinate with utility companies and pay for the undergrounding of any utilities that cross the site.

17. SITE PAVING, STRUCTURES, AND LANDSCAPING

Provide new sidewalks, including curbs per City standard road details. Provide street trees per City specifications. Provide decorative pavers at Paseo across entire length.

Provide bio-swales for pretreatment of runoff from impervious surfaces. Provide low water use landscaping and automatic irrigation system for 15% of site area. Provide a covered, screened, drained trash enclosure of materials similar to those used on the building.

Provide decorative pole mounted street lights, parking lot lighting, and landscape lighting.

Hardscaped areas of the project site must include ample entry plazas at both building entrances, a drop-off zone adjacent to the parking lot, a pedestrian paseo, an outdoor room between the meeting room and the paseo. Hardscaped areas

should be designed with visual interest that enforces the building architecture and be created from a combination of stone pavers, permeable pavers/hardscape, colored concrete, and in low-traffic areas, decomposed granite. Through use of decorative paving, trellises, and other material strategies create a multi-use paseo that can support special events, a farmers market, and parking. Through use of decorative paving, low walls, trellises, fencing, and other material strategies create at least one “outdoor room” adjacent to the meeting room. This outdoor room must also be adjacent to the pedestrian paseo. Low walls, benches, and seating/gathering areas should be built into the hardscape.

Landscaping areas. Provide low-maintenance, drought-tolerant native species for the exterior landscaped plantings, sloped away from the building. Avoid massed plantings or severe gradients that block windows or interfere with site surveillance. Landscaped areas should help define building entrances, outdoor room(s), and the pedestrian paseo and provide a pleasant atmosphere for the public to enjoy these outdoor spaces. Landscaping should be used to screen back-of-house areas. Provide shade trees at key locations around the building and pedestrian paseo to provide dappled sunlight at seating areas and walkways. Provide generous landscape buffers along Orchard and Seventh between the sidewalk and parking lot.

Parking and vehicular access: Provide bicycle parking area and racks equal to the number of automobile parking spaces outside the public entrances. Provide approximately 35-40 parking spaces for visitors and staff, including accessible spaces. Provide a drop off and short-term parking zone.

Provide a recycling and trash collection area should be provided within convenient distance of the building, with a level or ramped path of travel from the service entrance. Trash receptacles should be screened from view, securable to prevent unsolicited use, and easily accessible to garbage/recycling pickup trucks.

SITE DEVELOPMENT OPTIONS

Project Site



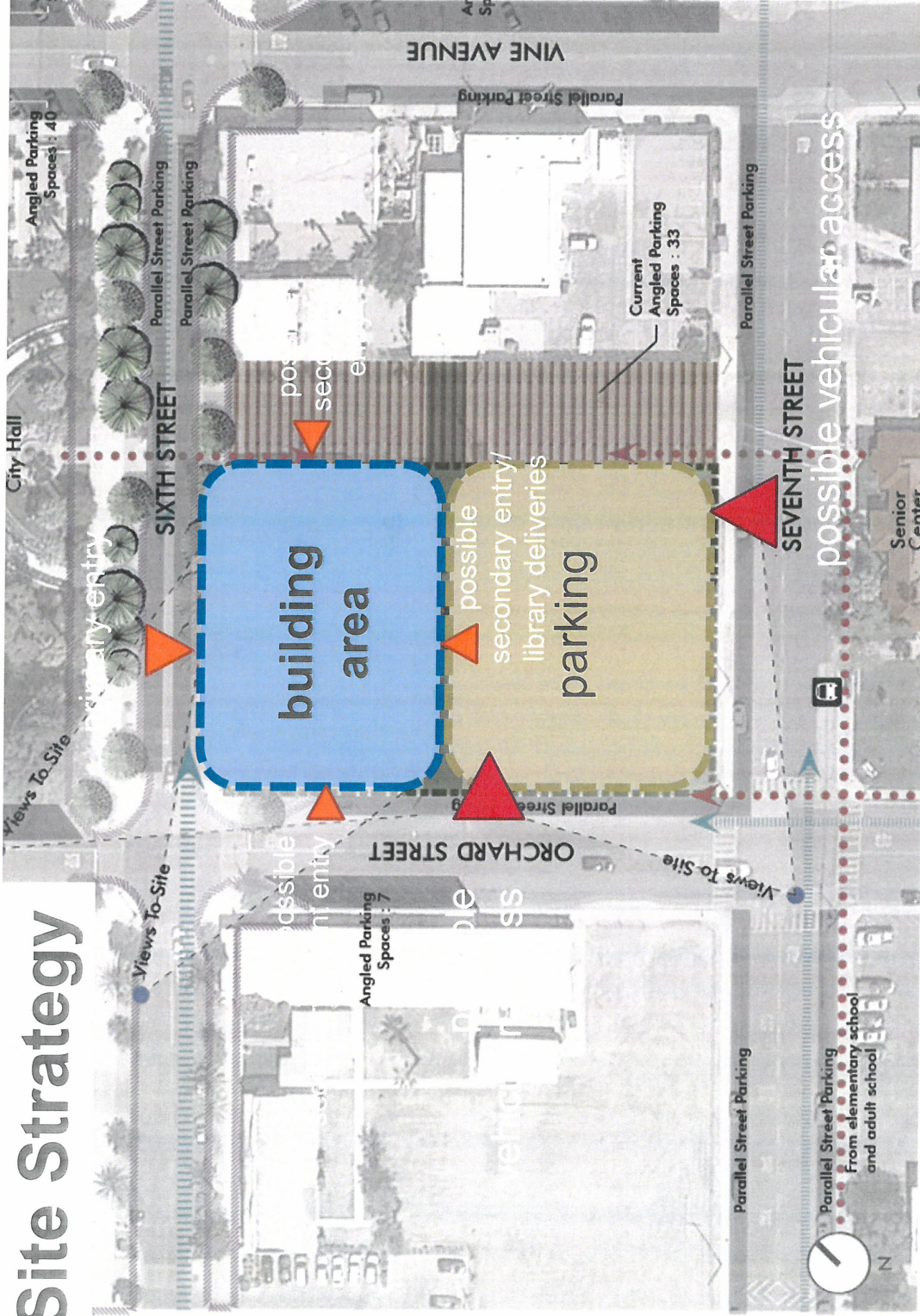
project site



Excerpt from Pueblo Viejo Revitalization Plan (2010)

SITE DEVELOPMENT OPTIONS

Site Strategy



Objectives

- Orient building toward Sixth Street to **strengthen downtown corridor** and connection to City Hall
- **Reduce traffic** on Sixth by locating parking behind building
- Promote **safe entry to building** from Sixth Street and parking
- **Create safe pedestrian connections** with City Hall, the Senior Center, and schools

SITE DEVELOPMENT OPTIONS

Parking Strategy



Parking Capacity

- 35-40 spaces can be accommodated on the site
- Civic Center street parking will be angled to increase capacity as part of other improvement projects (e.g., Veterans Park)

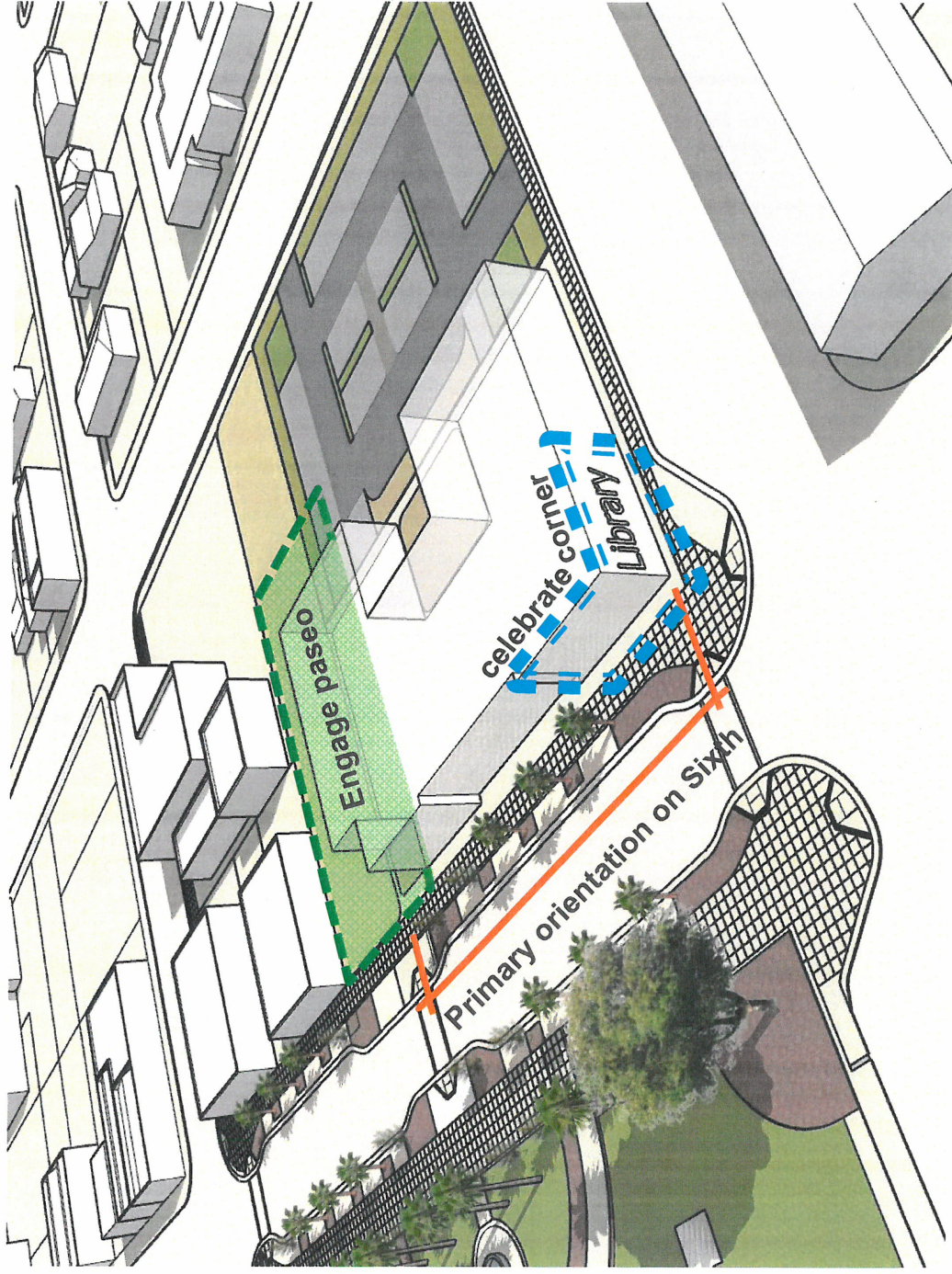
Site Parking Parameters

- Required 10' landscape buffer on Orchard and Seventh
- Landscaping requirements within parking area
- Drop-off area / loading
- Safe pedestrian access through parking lot

SITE OPTIONS – PLANNING COMMISSION INPUT

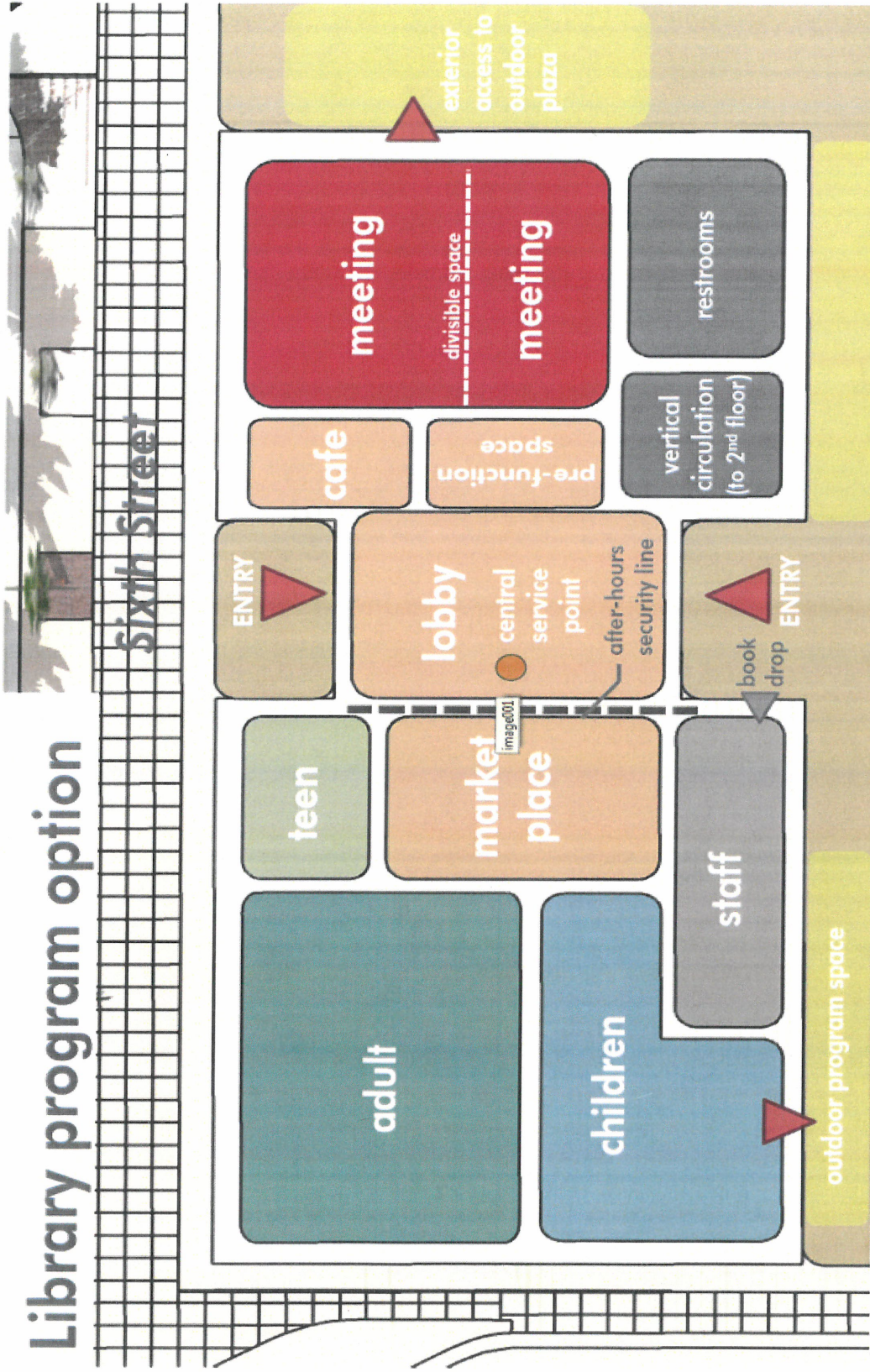
Recommended planning goals

1. Primary orientation on Sixth Street
2. Celebrate corner of Sixth and Orchard
3. Engage paseo



LIBRARY VISION

Library program option



GROUP 4

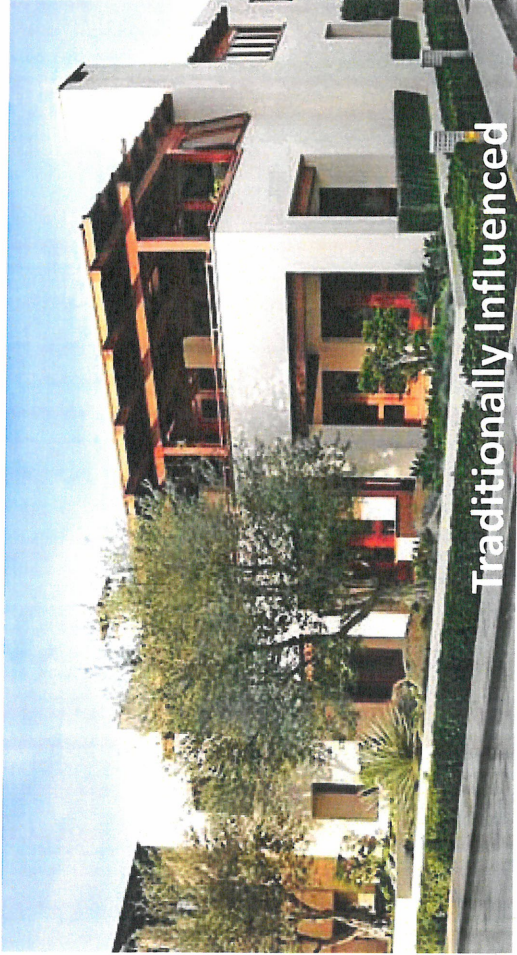
PROJECT VISION

Library Design Build Budget:

Utility & Service Fees	195,000.00
Total Land Purchase	2,000,000.00
Total Construction & Design Fees	7,500,000.00
Total Inspection	60,000.00
Utility Improvements (On/Offsite)	550,000.00
Program Management	400,000.00
FF&E	1,200,000.00
Contingency	
Total Project:	11,905,000.00



Connection to Outdoors



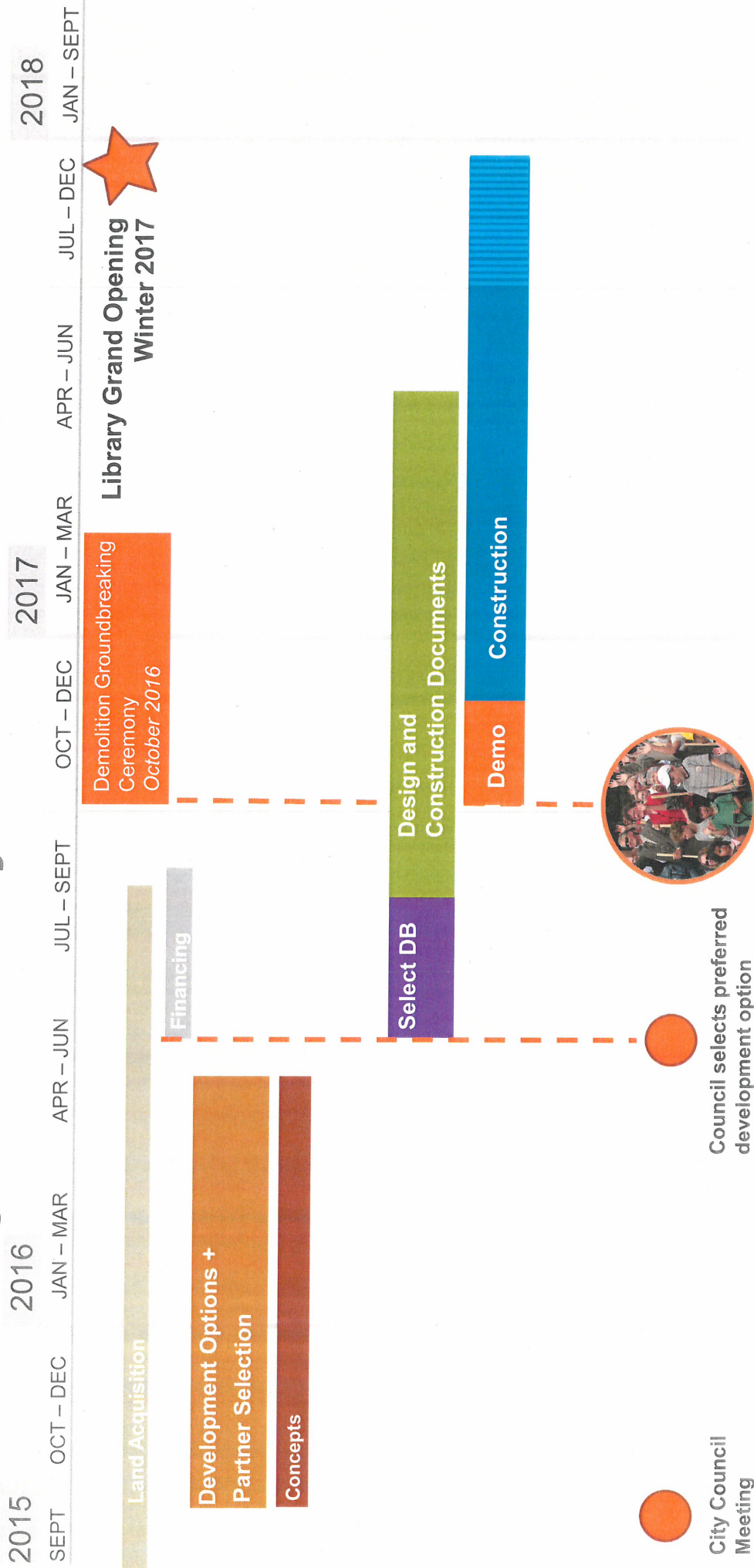
Traditionally Influenced



Warm + Inviting

SITE DEVELOPMENT OPTIONS

Draft Design-Build Project Timeline



DRAFT

COACHELLA LIBRARY DESIGN VISION