

ADDENDUM No. 1
REQUEST FOR PROPOSAL
SKYBORNE PARK DESIGN PROJECT

July 7th, 2025

The following is for clarification or changes to the **Request for Proposal – Skyborne Park Design Project**.

The following are Responses in RED to Questions received.

1. Page 8 of Request For Proposals states the following will you be changing this...
~~All prime consultants that intend to submit a proposal shall notify Daniel Porras at dporras@cityofdhs.org by June 16, 2025 at/or before 5:00 p.m. of the intent to submit a proposal...~~ **All proposals will be accepted no intent to submit required.**
2. What is the project's construction budget? **No set construction budget.**
3. Is the city providing the geotech or consultant? **Consultant to provide all necessary geotechnical engineering work.**
4. Restroom building is not listed in RFP, but it is shown on the site plan, please confirm if a restroom building is desired? and if so, is a pre-fabricated restroom building acceptable? **Restroom is required, pre-fab restroom is acceptable and preferred.**
5. Was infrastructure such as electrical service, water, or sewer installed on the site or nearby as part of the original 2006 master plan? Will new service lines, meters or electrical service be needed? **All new utilities will be needed to be brought onto site per each utility requirement, this will be part of design.**
6. Parking is shown on the master plan but is not listed in the RFP. Is a parking lot desired? **Parking is required and part of design.**
7. Is park security lighting desired? **Park lighting is required and part of design.**
8. Is sports lighting for baseball and tennis desired? The drawing shows basketball courts, will there be lighting for basketball? **Sports lighting is required for ball fields and tennis courts, the preliminary design is a conceptual design and subject to change, therefore the lighting needs may change. This is part of design.**
9. Will the city be providing a geotechnical report for the site or should the consultant include that in the scope? **Consultant to provide all necessary geotechnical engineering work.**
10. Are there record drawings for the existing well site? **Plat map and legal description are being finalized by City and available to consultant after award.**
11. Will irrigation water be well water from the adjacent well and if so, will an irrigation pump system be needed for the site? **Water will need to be connected to Mission Springs Water District(MSWD) water lines, per MSWD requirements. No preference to use reclaimed water as it may not be available.**
12. The RFP notes Monthly PDT meetings, Is the city agreeable to some of these meetings being virtual? **Yes**

13. Aside from potential curb/gutter and entry drive aisle improvements, can we assume that there are no other street improvements/widening needs for the project within the public ROW? **All necessary/missing/broken perimeter street improvements will be required, curb and gutter, sidewalks, etc.**
14. Is there a defined budget for this phase of the project? If so, could you please provide the details? **No defined budget**
15. Attachment 6: *Skyborne Preliminary Public Park Landscape Plans (2006)* does not appear to be included in the RFP PDF. Would you be able to provide that attachment? **This exhibit was provided as part of the attachments of RFP on both the City website and via Planit Planroom, below are both links.**
<https://www.cityofdhs.org/bids-and-requests-for-proposals/>
<https://www.planitplanroom.com/projects/1429/plans/rfp-skyborne-park-design-project>
16. when is this project expected to go to bid for contractors and what is the expected end date for construction? **We are beginning the design phase of the project and do not have a set project schedule or date of when the construction will be awarded and /or started.**
17. Can you provide a copy of the City's 'Sample Professional Services Agreement' as it was not included in the link. **This exhibit was provided as part of the attachments of RFP on both the City website and via Planit Planroom, below are both links.**
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<https://www.planitplanroom.com/projects/1429/plans/rfp-skyborne-park-design-project>
18. How is the park being funded? Any deadlines on grants? **Park design is being funded through City's general fund, construction funds not yet determined.**
19. What is the desired completion date (construction)? **We are beginning the design phase of the project and do not have a set project schedule or date of when the construction will be awarded and /or started.**
20. Will the prior plans be provided to the selected team in a working file format (AutoCAD)? **No, the 2006 plans are conceptual plans only and subject to change, no autocad files will be available.**
21. Is recycled water available for irrigation? **Water will need to be connected to Mission Springs Water District (MSWD) water lines, per MSWD requirements. No preference to use reclaimed water as it may not be available.**
22. Who will maintain the park? **City will maintain park after construction**
23. Do you have a geotechnical report for the site? **Consultant to provide all necessary geotechnical engineering work**
- 24. Will the addendum also extend the due date? No extension, Proposals Due Monday July 14th by 5:00PM**
25. Can the City provide the 2006 topo survey, if available? **No, the 2006 plans are conceptual plans only and subject to change, no autocad files or topo will be available.**
26. Can we see the prior grading/drainage plans, if available? **No, the 2006 plans are conceptual plans only and subject to change, no autocad files or topo will be available. Consultant will need to complete grading plans.**
27. Can the City provide the prior Hydrology Report, if available? **After award the City will provide all reports and plans related to the Skyborne Residential**

Development, a project specific hydrology report will be required for the park design as part of the grading plan design.

28. Can the City provide surrounding plans (street, sewer, water, storm drain), if available? After award the City will provide all reports and plans related to the Skyborne Residential Development . The Skyborne Specific Plan will be provided as an attachment to this addendum for your reference.
29. For the restroom, is there a preference between a prefabricated or custom building? Restroom is required, pre-fab restroom is acceptable and preferred.
30. For the emailed PDF proposal, may we use a Dropbox link if the file size exceeds email limits? Yes
31. Would you like the Fee Schedule emailed along with the proposal, or should it be hand-delivered only? Emailed with proposal but two separate files.
32. On page 3, bullet item 3, it states "Design and Construct a baseball diamond..." — does the City intend for the selected firm to provide construction services (i.e., design-build), or is this a typo? This is only design not design-build.
33. Has the City performed any geotechnical studies for the site, or is a geotechnical report available? Consultant to provide all necessary geotechnical engineering work
34. Is there a budget amount currently allocated for the project? No defined budget
35. Does the park project have a sqft or acres size? Entire park size lot is estimated at 5.28 Acres
36. Is there a construction budget set for the scope of work? No defined budget
37. A reference to 2006 plans were noted as 'attached' – but not included. Where can interested firms find those plans online for download?
This exhibit was provided as part of the attachments of RFP on both the City website and via Planit Planroom, below are both links.
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<https://www.planitplanroom.com/projects/1429/plans/rfp-skyborne-park-design-project>
38. To round out our team led by a Landscape Architecture firm, are there other desired subconsultants the client would like to see represented on the team as well i.e., (Civil, Lighting, Architect, Structural, Irrigation, Wayfinding, Arborist, Cost Estimator etc.)? The proposal shall list all subconsultants that are proposed part of the team
39. Can City provide the latest TOPO survey and info of the existing invert elevations of storm drain/sewer lines for design use? The 2006 plans are conceptual plans only and subject to change, no autocad files or topo will be available. After award the City will provide all reports and plans related to the Skyborne Residential Development . The Skyborne Specific Plan will be provided as an attachment to this addendum for your reference.
40. Does the City have plans for the walls that have been built around the well site? No plans available at this time, further research time will be needed to locate if available.
41. Will the City be able to provide a copy of the previous WQMP report? As this will be required for this project. After award the City will provide all reports and plans related to the Skyborne Residential Development, a project specific WQMP will be required for the park design as part of the design.

42. Lastly, please check if a Dust Control Report/Plan (PM10) is required with the Precise grading submittal. Usually, desert areas require this. **Yes PM10 Dust Control Plan is required.**
43. Does the City have master developer plans available that include adjacent wall and fence layouts? **The Skyborne Specific Plan will be provided as an attachment to this addendum for your reference.**
44. Are master developer plans available that show adjacent utility services (sewer, water, electrical)? **The Skyborne Specific Plan will be provided as an attachment to this addendum for your reference. The awarded consultant will be responsible in obtaining all utility plans from each utility, as part of the design process.**
45. Is reclaimed water available for use at this park site? If so, does the City prefer the use of reclaimed water? **Water will need to be connected to Mission Springs Water District(MSWD) water lines, per MSWD requirements. No preference to use reclaimed water as it may not be available.**
46. Does the City have a preference for artificial turf or natural grass for the ballfield? **Natural Grass, no artificial turf.**
47. Is there an ADA-compliant path of travel connecting the park to the homes on the west side? **All necessary/missing/broken perimeter street improvements will be required, curb and gutter, sidewalks, etc.**
48. During plan check, will the City or the water district (MSWD) review the plans first, or will both agencies conduct their reviews concurrently? **Both reviews concurrently**
49. Will the City allow pre-fabricated items such as shade structures and playgrounds that require structural calculations to be treated as deferred submittals? These products typically include structural calculations with purchase. If equivalent products are permitted, it may not be practical to require calculations prior to bid award. **Yes pre-fabricated items such as shade structures and playgrounds will be allowed.**
50. There is an existing drainage basin located between the well site and Promenade Drive, in the southeast portion of the park. Can the City confirm whether this basin was originally designed to accommodate runoff from the park parcel? Additionally, are there drainage reports or plans (from the DR Horton project or the upcoming Lennar project) that clarify how the basin is intended to function and whether runoff from the park was included in the original design? **The City can't confirm the drainage basin design, this will need to be done as part of the completion of a project specific Hydrology Report and completion of grading plans. The 2006 plans are conceptual plans only and subject to change, no autocad files or topo will be available. After award the City will provide all reports and plans related to the Skyborne Residential Development . The Skyborne Specific Plan will be provided as an attachment to this addendum for your reference.**
51. What is the current and/or future use of the existing well site? Will the existing wall layouts remain in place? **Well site will remain, wall layouts will remain, and any new necessary walls will need to be installed to separate the site.**

52. The most recent specific plan for the Skyborne site that we could find online is dated August 10, 2015. Is this the latest version? **Yes, the Skyborne Specific Plan will be provided as an attachment to this addendum for your reference.**
53. Is a school site still anticipated to be developed to the north of the park? **No information at this time. Not part of this project.**
54. Please confirm that the due date for submitting an Intent to Propose was extended to 6/27/2025. **See Question 1, All Proposals will be accepted.**
55. Is there a geotechnical report available for the project area? **Consultant to provide all necessary geotechnical engineering work**
56. Will a public restroom be required? Is the assumption that it will be a prefabricated building? **Restroom is required, pre-fab restroom is acceptable and preferred.**
57. Are there lighting (electrical engineering) requirements for this project? Will the ballfield and tennis courts be lit? **Sports lighting is required for ball fields and tennis courts, the preliminary design is a conceptual design and subject to change, therefore the lighting needs may change.**
58. Please confirm APN numbers and project acreage. **Entire park size lot is estimated at 5.28 Acres. Plot plan and legal description is being finalized. Lot E of Tract No 32030-3.**
59. Does the City have an anticipated construction budget for the park? **No defined budget.**
60. Will there now be a restroom building? If so, any idea if it will be a prefab? **Restroom is required, pre-fab restroom is acceptable and preferred.**
61. Does the city want Musco lighting for the tennis and basketball courts? **Sports lighting is required for ball fields and tennis courts, the preliminary design is a conceptual design and subject to change, therefore the lighting needs may change.**
62. The baseball diamond is assumed to get Musco lighting. **Yes**
63. Does the city want security cameras anywhere in the park? **Not part of this scope**
64. Is a recent preliminary Title Report available for both the City Park site and the CVWD well site? **Not available at this time, further time will be needed to provide. Entire park size lot is estimated at 5.28 Acres. Plot plan and legal description is being finalized. Lot E of Tract No 32030-3.**
65. Is there a geotechnical report with a percolation test available, or do we need to add that to the scope? **Consultant to provide all necessary geotechnical engineering work**
66. What CEQA process is anticipated for this project? **CEQA was previously completed with the original Skyborne project entitlements.**
67. Will there be restrooms & drinking fountains? **Restroom and drinking fountains are required, pre-fab restroom is acceptable and preferred.**
68. Will there be a storage room? **Possibly a small storage room one with restroom**
69. Will there be a snack bar (and/or food service?) **No**
70. What is the minimum separation from the project entry to the parking lot entry? **No, preliminary design was conceptual and subject to change, therefore to be determined with design**

71. Will there be fencing restricting from the public to the park facilities? This will be part of design process, preliminary design was conceptual and subject to change, therefore to be determined with design
72. Will there be security walls (w/gates?) separating the community from the park? This will be part of design process, preliminary design was conceptual and subject to change, therefore to be determined with design
73. Is a PM10 plan requested with this RFP? Yes PM10 Dust Control Plan is required.
74. Has there been a parking study to determine minimum no. of spaces necessary? This will be part of design process, preliminary design was conceptual and subject to change, therefore to be determined with design
75. Will a traffic study be needed? No
76. Are all utilities available at the site? All new utilities will be needed to be brought onto site per each utility requirement, this will be part of design.
77. Are there any street improvements as part of the project? All necessary/missing/broken perimeter street improvements will be required, curb and gutter, sidewalks, etc.
78. Will there be a public engagement component? If so, what level of outreach is expected (e.g., community workshops, online surveys, stakeholder interviews)? Yes, 1 Community Outreach Meeting, 1 Stakeholder Meeting (virtual), an online survey.
79. Is the City considering adding a restroom building, given that one was not included in the 2006 plans? Restroom is required, pre-fab restroom is acceptable and preferred. The 2006 plans were conceptual only and subject to change.
80. If so, is a prefabricated building an option? Restroom is required, pre-fab restroom is acceptable and preferred. The 2006 plans were conceptual only and subject to change.
81. Will the City provide as-built drawings or utility plans for the newly constructed MSWD well site and the adjacent retention basin? Utility plans will need to be obtained by from each Utility as part of the design. The City can't confirm the drainage basin design, this will need to be done as part of the completion of a project specific Hydrology Report and completion of grading plans. The 2006 plans are conceptual plans only and subject to change, no autocad files or topo will be available. After award the City will provide all reports and plans related to the Skyborne Residential Development . The Skyborne Specific Plan will be provided as an attachment to this addendum for your reference.
82. Will a geotechnical investigation report be required? Consultant to provide all necessary geotechnical engineering work
83. What is the anticipated design and construction budget for the project? No defined budget
84. Does the City anticipate any off-site improvements that may be necessary? All necessary/missing/broken perimeter street improvements will be required, curb and gutter, sidewalks, etc.
85. Will the consultant be responsible for utility potholing? Yes
86. Are there any environmental constraints or CEQA clearance requirements associated with the park site? No environmental constrain or CEQA clearance requirements are known at this time.
87. Are any permits anticipated from other agencies (e.g., MSWD, County Flood Control, or AQMD)?City will review and approve Landscape Plans, Grading

Plans, Building Plans, Utility Plans, MSWD will also approve Landscape Plans and Utility Plans.

88. Under the Proposal Content section, what does the City want to see for the "4. Staffing and Project Organization" section? If resumes are required, will they be included in the 30-page limit, or can they be added in an appendix? **Proposers can include resumes of key team members only, and these will be included in the 30 page limit.**
89. In the Proposal Content section, the City states under "5. Subcontracting Services" that the consultant should not subcontract any part of the Scope of Services. Given the technical nature of this project, how does the City propose that one consultant carry out all the necessary work? **City will accept sub-contracting, the proposal shall list all subconsultants that are proposed part of the team**
90. Since the City has requested a hard copy of the proposals, can consultants also submit an electronic copy of their proposals on a USB drive? If so, do we also need to send the electronic version via email at the same time? **USB will be accepted, but please email stating electronic submission to be delivered via USB with hard copies.**

The following is a Change/Modification to the Indemnification language that will be part of Professional Services Agreement, this change is specific to design consultants:

Section 17. **INDEMNIFICATION**

- a. *To the fullest extent permitted by law, the Consultant, a design professional as defined in Section 2782.8 of the Civil Code, shall indemnify, defend (with independent counsel approved by the City) and hold harmless the City, and its directors, officers, and employees from and against all liabilities (including without limitation all claims, losses, damages, penalties, fines and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution) regardless of nature or type that arise out of, pertain to, or relate to the negligence, reckless, or willful misconduct or omissions of the Consultant or its employees, agents or subcontractors. The provisions of this paragraph shall survive completion of the services or the termination of this Agreement. The provisions of this section are not limited by the provisions hereof relating to insurance.*
- b. *The City does not, and shall not, waive any rights that it may have against Consultant under this Section because of the acceptance by the City, or the deposit with the City, of any insurance policy or certificate required pursuant to this Agreement. The hold harmless, indemnification and duty to defend*

provisions of this Section shall apply regardless of whether or not said insurance policies are determined to be applicable to the claim, demand, action, damage, liability, loss, cost or expense described herein.

c. Notwithstanding the provisions of subsections a. and b. of this section, Consultant shall not be responsible for damages or be in default or deemed to be in default by reason of delay caused by strikes, lockouts, accidents, or acts of God, or the failure of the City to furnish timely information or to approve or disapprove Consultant's work promptly, or by reason of delay or faulty performance by the City, construction contractors, or governmental agencies, or by reason of any other delays beyond Consultant's control, or for which Consultant is without fault.

d. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.

Attachment 1 – Skyborne Specific Plan Dated August 10, 2025

Thank you,

Daniel Porras, P.E.
Deputy City Manager

Receipt of this addendum shall be submitted with your bid by signing below. **YOUR PROPOSAL WILL BE DISQUALIFIED IF THIS ADDENDUM NO. 1 IS NOT SIGNED AND SUBMITTED WITH YOUR PROPOSAL.**

Bidder's Signature