



City of Lindsay

DEPARTMENT OF CITY SERVICES

P.O. Box 369 — Lindsay, California 93247 — 150 North Mirage Ave.

559 • 562 • 7102 Option 4

559 • 562 • 5/48 tax



March 19, 2025

Request for Qualifications (RFQ) for Engineering-Architectural Services for Lindsay Transit Center

Addendum/Clarification No. 2

The following additions and/or corrections shall become part of the Specifications for the subject project:

1. Revised RFQ Schedule

To allow additional time for proposer submittals, the following updates have been made to the RFQ schedule:

- a. RFQ Submittal Deadline:
April 1st, 2025, by 2:00 p.m.

2. Questions & Clarification

Q: Can the City clarify the mini-park design scope, including whether it's limited to Building A or should also include the farmers market/gathering space, overhead trellis area, outdoor seating, and surrounding program areas? Additionally, is the mini-park intended to be temporary or a long-term installation and are features such as shade structures or playground equipment envisioned?

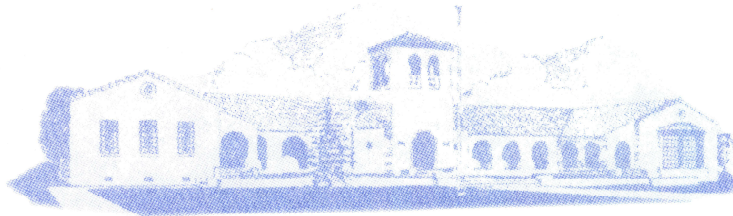
A: The mini-park is proposed as a grass area and is intended to be constructed as a long-term feature. Additional improvements beyond that are not currently planned unless specified in the final design.

Q: What is the preferred construction method for the Transit Building: site-framed metal or wood construction, a pre-engineered metal building, or whichever method fits the budget?

A: The type of construction will be whichever method fits the project budget and complies with building code requirements.

Q: Are solar panel carports included in the scope, and if not, should infrastructure be provided for future installation? Is a solar system required as part of the project?

A: This will be addressed per the 2022 California Green Code and California Energy Code requirements.



Q: Will the project require only code minimum EV charging stations, or should additional chargers be included? If so, how many?

A: EV charging stations should be included as depicted in the project rendering and site plan.

Q: Will bus charging stations be included? If yes, will they be installed on day one or infrastructure only for future use, and should they be fast-charging (220V or 480V) or in-ground inductive wave chargers?

A: Bus charging stations should be included as shown in the rendering and site plan and must comply with applicable code requirements.

Q: What is planned for the future building area, including site treatments (landscaping, mulch, decomposed granite, or other), and will stubs for sewer, water, power, and gas be provided?

A: No additional work or improvements are planned for Building A or the future building area at this time.

Q: Can you clarify the project limit lines and whether street improvements are required (such as widening, new sidewalks, street trees, or streetlights)?

A: Yes, street improvements will be required per City development standards and Lindsay Municipal Code.

Q: Can construction occur within the easement, who is the beneficiary, what is the easement for, can it be abandoned, and if not, is pavement or building construction allowed within it?

A: The easement would need to be abandoned before construction can occur within its limits.

Q: Will the architect that developed the bridging documents be permitted to propose on the RFQ, and do these documents depict the exact floor plan and aesthetics desired by the City, or are modifications allowed? Will CAD files be made available to the selected team?

A: Yes, the architect that developed the bridging documents will be permitted to propose on the RFQ. The bridging documents reflect the City's current vision and intent, but reasonable modifications to floor plans and aesthetics may be proposed to improve the constructability or meet code requirements.

Q: Has CEQA compliance been addressed, and who will handle environmental compliance requirements?

A: The City has completed a Notice of Exemption (NOE) for CEQA compliance and will handle all related environmental requirements.

Q: Are federal funds involved, is NEPA review required, and will this be considered a high-quality transit corridor or major transit stop under CA Public Resources Code 21155 or Section 21064.3?

A: No, NEPA review is not required.

Q: Will coordination with railroad authorities be required regarding setbacks, noise requirements, or other protections?

A: If required by the railroad, coordination will take place. If not required, it will not be necessary.

Q: Does stormwater need to be managed entirely on-site via a basin, or is there an adjacent storm drain line with capacity to accept runoff?

A: Stormwater can be managed either on-site or off-site. Final capacity and management approach will be determined through design calculations.

Q: Does the property require rezoning, and will the project need Planning Department review, Site Plan Review, Conditional Use Permits, or other entitlements?

A: The transit terminal is an allowed permitted use and will comply with the Lindsay Municipal Code and applicable California code requirements.

Q: Are there any funding deadlines or project milestones that proposers should be aware of, including construction start, completion, and permit issuance dates?

A: The existing project milestones have passed and will be revised in conjunction with TCRTA. This information will be provided upon approval.

Q: The sample contract mentions payment based on time and materials, but section B refers to percent complete billing. Please clarify the compensation method.

A: The project compensation will be based on a percent complete basis.

Q: The contract references including all costs (including exceptions) in the proposal, implying the design team may bear unknown risk. Can proposers include a contingency allowance to address this?

A: Yes, proposers may include a contingency allowance in their proposal.

Q: Please clarify the scope of Task 3 (Environmental Compliance).

A: The City has completed CEQA documentation. Task 3 will include supporting any additional environmental compliance documentation or coordination required during design and pre-construction, including responding to agency comments and ensuring adherence to permit conditions.

Q: Will divider tabs be excluded from the 15-page limit, and can resumes be included as an appendix outside the page limit?

A: Yes, divider tabs will not count toward the 15-page limit, and resumes may be included in the appendix and excluded from the page limit.

Q: The RFQ lists two different due times. Please confirm the submission deadline.

A: The RFQ is due at 2:00 PM on April 1st, 2025.

This completes the items included in this Addendum/Clarification No. 2 for the City of Lindsay, **Request for Qualifications (RFQ) for Engineering-Architectural Services for Lindsay Transit Center**. This Addendum cover page shall be signed and submitted with bid proposal.

Contractor

Date