PARKS, RECREATION & COMMUNITY
SERVICES DEPARTMENT

City of Tracy
333 Civic Center Plaza
Tracy, CA 95376
MAIN 209.831.6201
www.cityoftracy.org

October 15, 2026

RFP Proposers of: **Tracy Aquatic Center – Construction Management Services**
333 Civic Center Plaza, Tracy, CA – CIP NO. 78054

Subject: Addendum No. 2

This Addendum No. 2 is issued to all prospective Proposers for the purpose of providing the following clarification to the Request for Proposals (RFP) for Construction Management Services for the Tracy Aquatic Center Project.

Attached is Addendum No. 2 for the above referenced project.

If you have any questions regarding this addendum, please contact the City of Tracy Parks, Recreation and Community Services Department at CIP78054@cityoftracy.org by 2:00pm on Friday, October 16, 2026.

Sincerely,

Richard Joaquin

Richard Joaquin, RLA 6266
Assistant Director of Parks, Recreation and Community Services Department

Attachment

Cc: Project File

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ADDENDUM NO. 2

September 29, 2026

RFP Proposers of: **Tracy Aquatic Center Project – Construction Management Services**
333 Civic Center Plaza, Tracy, CA – CIP NO. 78054

The purpose of this addendum is to answer/clarify questioned related to the RFP received to date.

	Question	Answer
1	For the proposal 20-page limit, does the City define a page as a single side face of each sheet (front and back equals 2-pages) or double sided (front and back equals 1-page)?	Per Proposal Page Limit on page 5 of the RFP, "The Statement of Qualifications portion of the proposal shall be limited to a maximum of twenty (20) double-sided pages, excluding front and back covers, section dividers, resumes, forms, certifications, and the separately sealed Fee Proposal. Minimum font size shall be 11-point Arial. Exhibits may be 11" x 17"." For further clarity, a double-sided page equals 1 page.
2	For construction documents scheduled for plan check starting in 2026, what is the scheduled percent complete?	90% plans, specifications and estimate (PS&E)
3	Is there a pre-proposal list of interested prime consultants?	No list is available.
4	Who has the City/park dept previously engaged for CM services?	The City is not compiling a historical list of firms previously engaged for construction management services in connection with this RFP. Information regarding prior City contracts may be available through the City's public records.
5	Item B.8 under "Submittal Requirements" references Attachment 4. Attachment 4 is a compilation of plans, specifications, and geotechnical report and does not include certifications and forms. What certifications and forms are you seeking?	For Submittal Requirements Item B.8 Certifications, the language in the RFP shall be replaced with "Consultant selected for award shall review Attachment 3 and be prepared to promptly provide all certifications and forms described in the Professional Services Agreement."
6	**Attachment 5 (Schedule).** Section I directs proposers to review Attachment 5 for schedule assumptions, but the RFP includes	Proposers shall review Project Schedule – Planning Milestones on page 13 of the RFP and identify any schedule assumptions incorporated into their fee proposal.

	only Attachments 1–4. Please issue Attachment 5.	
7	Enhancement Delivery. Will the enhancements and parking expansion be bid as additive alternates within a single construction contract, or as separate bid packages or phased turnovers?	It has yet to be determined if any enhancements will be bid as additive alternates or as a part of the base bid. Proposers should assume the CM services will be provided for one construction contract built in a single phase.
8	Construction Duration. The RFP indicates that while the final construction schedule will be subject to City Council Direction, construction is estimated be span 2 years (Summer 2027 to Summer 2029) Does this 2 year duration assume all enhancements will be included? Should enhancement fees assume construction concurrent with the Base Project or in addition to the 2 year duration.	Yes. Enhancement fees should assume concurrent construction with the base project of 24 months.
9	Plan Check Support. Attachment 1, Section 2 is titled "Plan Check, Bidding, and Award Support," but it lists no plan-check tasks. Please define the expected plan-check support scope.	The City expects the CM to support the project during plan check by reviewing plan check comments generated by the Building & Safety Division and Development Engineering. The CM will not be providing plan check.
10	BIM / Clash Detection. Is the Consultant expected to perform clash detection using its own model, or to review clash detection performed by the design team?	The City is not mandating a specific workflow; instead, proposers are requested to recommend the approach—whether performing independent clash detection or reviewing the design team's efforts—that they believe provides the highest benefit and value to the project. Proposers should clearly outline their recommended strategy in their proposal, including how their approach will identify risks, prevent change orders, and streamline coordination. When formulating your recommendation, please take the following design model parameters into account: • **Model Intent and Limitations:** The design team's Revit model is developed primarily to produce 2D construction documents, rather than as a fully coordinated construction or fabrication model. The Level of Development (LOD) varies; certain components (such as

		electrical conduit and detailed structural connections) are not modeled in 3D, and the model does not dictate the Contractor's final construction-phase routing, means, or methods. • **Model Availability & Formats:** The majority of the design team is utilizing Revit (with the exception of Landscape, Civil, and Food Service). The design team will provide their models in their available native or exported formats on an "as-is" basis. The design team is not scoped to prepare or convert custom model files specifically for the Consultant's analysis. • **Collaboration Expectations:** If your proposal recommends independent testing or joint reviews, the selected Consultant will be expected to collaborate with the design team in advance to align on file-sharing protocols, define the types and sizes of clashes to isolate, and target the most appropriate milestones in model development so that the exercise focuses strictly on meaningful coordination issues. Your proposal should clearly state your recommended scope of work for BIM/clash detection and detail the specific deliverables or insights your approach will contribute to the project's success.
11	May Testings and Inspections be priced on a unit-rate, time-and-materials basis with an allowance until final CDs are available?	Yes.
12	Will the City provide a Statement of Special Inspections or a testing program?	The City of Tracy Building & Safety Division requires a Statement of Special Inspections as a part of the permitting process to be filled out by the design team. See attached form for reference.
13	Does the scope include geotechnical observation during subsurface work?	The geotechnical engineer of record will be responsible for geotechnical observation during subsurface work. However, the Materials Testing & Special Inspection subconsultant may

		be asked to collaborate with the design team as needed.
14	Does it include aquatic-specific testing, if so please provide.	Yes, this project will require several aquatic-specific and specialized engineering tests beyond standard building inspections. The selected consultant will be responsible for coordinating and executing these tests as part of their scope of work.
15	Would you happen to have a current RFP holders list, interested proposers list, or pre-proposal attendee list available for this solicitation?	No list is available.

This addendum shall be acknowledged either by 1) acknowledging on the signature of Bidder page of the Bid Proposal or 2) signing the last page of this addendum and submitting it with the bid. Any proposal not in compliance with this requirement may be rejected. Any additional pages used to acknowledge addenda issued for this RFP will not count toward the maximum page limit for Proposer submittals.

All other items remained unchanged.

Richard Joaquin

Richard Joaquin, Assistant Director of Parks,
Recreation and Community Services Department

END OF ADDENDUM NO. 2

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SPECIAL INSPECTION AGREEMENT FORM

Prior to issuance of a permit Parts I through IV of this form shall be completed, signed, and submitted to the Building Official for review and approval. Part I shall be completed by the Owner or Owner's Authorized Agent. Part II shall be signed by applicable parties. Part III shall be completed by the registered design professional (RDP) in responsible charge or the RDP responsible for structural design. Part IV shall be completed by the General Contractor. Part V shall be completed by the Special Inspection Agency and submitted to the Building Official prior to final inspection or issuance of Certificate of Occupancy. Please note that failure to comply with special inspection requirements may lead to additional project expenses and project delays due to issuance of stop work orders, destructive inspections & testing, in-situ load testing, and possible redesign.

PART I – PROJECT & INSPECTION AGENCY INFORMATION

Job Name: _____

Address: _____ Permit Number: _____

CITY APPROVED TESTING / INSPECTION AGENCY OR LABORATORY

Agency 1: _____ Phone Number: _____
Email Address: _____

Agency 2 : _____ Phone Number: _____
Email Address: _____

A list of pre-approved special inspection agencies may be obtained from the Building Safety Division
https://www.cityoftracy.org/our-city/departments/building-safety/submittal-requirements

PART II - SPECIAL INSPECTION AND TESTING AGREEMENT

When special inspections are required by Chapter 17 of the California Building Code (CBC), the RDP in responsible charge and RDP responsible for structural design shall prepare an inspection program (Part III), which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner or an authorized agent of the owner, BUT NOT the contractor, or any other person responsible for the work.

The special inspection firm(s) named above has(have) been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the CBC requirements, shall report all activities and results to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to, and are not a substitute for, the normal inspections performed by the Building Inspector.

The undersigned hereby affirm, under penalty of law that the special inspection program is in accordance with the requirements of the CBC and the City of Tracy. The undersigned has used all reasonable diligence in completing this form and to the best of his/her knowledge, the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

This plan has been developed with the understanding that the Building Official will:

- Review and approve the qualifications of the Special Inspection Agency who will be responsible for the special inspections required for the project.
- Monitor special inspection activities on the job site to assure that the Special Inspectors are qualified and are performing their duties as called for in this Statement of Special Inspection.
- Review submitted inspection reports.
- Perform inspections as required by the local building code.

Owner's Authorization:

The undersigned owner or the owner's authorized agent assumes the responsibility of ensuring coordination with the special inspection agency during construction to ensure performance of the marked inspections. Further the undersigned owner or owners' authorized agent acknowledges aware that they are responsible for hiring and employing the special inspection agency in order to maintain the independence from the contractor as required by CBC 1703.1.1. The undersigned also states that he/she understands the duties and responsibilities of the special inspector. All fees/costs related to the performance of Special Inspections shall be the responsibility of the owner.

Owner or Owner's Authorized Agent (Print name)	Signature Date
Telephone Number	Email Address

The following statement has been reviewed and accepted by the undersigned:

Primary RDP in Responsible Charge:

Print name

Signature Date

Building Official or Designee:

Print name

Signature Date

(Additional special inspections may be required at the discretion of the Building Official prior to acceptance of the statement in accordance with CBC 1705.1.1)

RDP Responsible for Structural Design:

Print name

Signature Date

Special Inspection Agency Representative:

Print name

Signature Date

INSTRUCTION TO THE SPECIAL INSPECTION AGENCY

1. **Provide interim/daily field reports to the building inspector on site as construction progresses. Daily field reports shall be numbered sequentially for later reference.**
2. **A copy of all special inspection test laboratory reports shall be sent to the City's Building Official and the RDP in responsible charge.**
3. **The special inspection agency shall notify the Building Official and the RDP in responsible charge of any conflict of interest between the agency and the Owner/Owner's authorized agent or any other entity involved in this agreement.**
4. **Upon completion of special inspections and testing work, provide to the City the completed final special inspections report (*Part V attached*), wet stamped and signed by the responsible professional engineer of the special inspection agency – such report shall also be sent to the registered design professional in responsible charge (*designer of record*) for the structure.**

PART III – STATEMENT OF SPECIAL INSPECTIONS

Instructions: The registered design professional shall describe the necessary inspections for the project in the inspections required box. The inspection frequency shall be identified as either periodic or continuous, or performed as specified and notated in accordance with the applicable referenced material standard (e.g. AISC 360/341, TMS 402/602) prescribed by code

Inspection Type	Inspections Required	Frequency
1. Steel- 1705.2		
2. Concrete- 1705.3		
3. Masonry- 1705.4		
4. Wood- 1705.5		
5. Soils- 1705.6		
6. Deep Foundations Driven Piles- 1705.7 Cast-In-Place- Piers- 1705.8 Helical Piles- 105.9		
7. Wind Resistance- 1705.11	**Not applicable in the City of Tracy**	

8. Seismic Resistance Special Inspections - 1705.12		
9. Seismic Resistance Testing - 1705.13		
10. Sprayed Fire-Resistant Materials-1705.14		
11. Mastic and Intumescent Coatings-1705.15		
12. Exterior Insulation and Finish Systems 1705.16		

13. Fire-Resistant Penetrations and Joints- 1705.17		
14. Smoke Control Systems 1705.18		

Note: Refer to Special Inspections Schedule Link: **https://www.cityoftracy.org/?navid=10957** and Chapter 17 of CBC for more information on required inspections

Special Instructions and/or Structural Observation Required

As per CBC Section 1704.6 and for all special moment resisting steel frames

The above statement of special inspections has been prepared by:

_____
Print Name

_____
Signature Date

(Place Seal Here)

PART IV- CONTRACTOR STATEMENT OF RESPONSIBILITY

Job Description: _____

Project Address: _____ Permit #:_____

Contractor: _____License #:_____

Responsible Person: _____Phone #:_____

In accordance with the California Building Code, Section 1704.4, and the City of Tracy Special Inspections Policy each contractor responsible for the construction of a main wind- or seismic-force-resisting system, designated seismic system or a wind- or seismic-resisting component, or other required system listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component.

CONTRACTOR STATEMENT OF RESPONSIBILITY:

Initial adjacent to each statement to acknowledge:

__ **I am aware and knowledgeable of the special requirements contained in the City of Tracy Special Inspection Agreement form;**

__ **I acknowledge that project controls will be exercised to obtain conformance with the current building code and construction documents approved by the Building Official;**

__ **I acknowledge that I must coordinate with the special inspection agency to ensure all required inspections are conducted at the appropriate intervals during construction;**

__ **I acknowledge that I have been in contact with the special inspection agency chosen for this project and am aware of their notification requirements for inspections;**

__ **I acknowledge that failure to comply with special inspection requirements may lead to additional project expenses and project delays due to issuance of stop work orders, destructive inspections & testing, in-situ load testing, and possible redesign.**

_____

Print Name

_____

Signature Date

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PART V
FINAL REPORT OF SPECIAL INSPECTIONS

PERMIT #_____

PROJECT

Name: _____

Address: _____

_____

CONTRACTOR

Name: _____

Address: _____

_____

RDP IN RESPONSIBLE CHARGE

Name: _____

Address: _____

_____

RDP RESPONSIBLE FOR STRUCTURAL DESIGN

Name: _____

Address: _____

_____

To the best of my information, knowledge, and belief, the Special Inspections and tests required for this project, and itemized in the Statement of Special Inspections submitted for permit, have been completed, and any discrepancies noted in the inspections or tests have been corrected. Attached to this final report are the Certificates of Compliance for shop fabricated load bearing members and assemblies. (Include if applicable)

Interim/daily reports submitted prior to this final report, and numbered _____ to _____, form a basis for, and are to be considered an integral part of this final report.

Respectfully submitted,

_____
(Signature)

_____
(Date)

_____
(Type or Print Name)

(Place Seal Here)