

ADDENDUM NO. 1
TO THE REQUEST FOR PROPOSAL (RFP) OF CONTRACTORS SEEKING TO BID ON
CONTRACTS FOR
10.10.1924 ARMC PARKING STRUCTURE DESIGN-BUILD PROJECT

The following changes and/or additions shall be made to the RFP. All other requirements of the RFP documents shall remain the same. The proposer shall acknowledge receipt of the addendum by inserting its number and date in the RFP submittal.

Changes to the Request for Proposal (RFP):

1. Section 2.03, Selection, Sub-Section “Evaluation of the RFP” is revised to read as follows:

The County will conduct an evaluation of the RFP Proposals to ensure compliance with all identified criteria. Any Proposal that does not comply with all listed mandatory criteria will be rejected by the County. The County, at its sole right, has the option to seek clarification from any RFP Proposal related to the listed mandatory criteria, if the criteria is not clear within the RFP Proposal. Should the County find that the RFP proposal, after clarification does not comply, the DBE will thereupon be disqualified from further consideration for participation in the selection process. Questions arising from these evaluations will be submitted to each DBE for clarification. DBEs that have complied with all listed mandatory criteria will have an opportunity to present their proposal in person to the County selection panel. The County reserves the right, in its sole discretion, to conduct such presentations in person or in a hybrid format, including participation by one or more Selection Committee members through virtual means. The County will also make an independent evaluation of each proposal. The findings of the evaluation and subsequent clarifications, the DBE’s presentations, and all submitted material will be considered by the County, who will recommend the highest-ranked, responsive, and responsible proposal for award of the Design-Build contract.

2. Section 2.03, Selection, Sub-Section “Informational Meeting” is added:

The County may, at its sole discretion, convene a non-mandatory informational meeting prior to the DBE’s presentations. The purpose of this meeting is solely to provide general background and contextual information regarding Arrowhead Regional Medical Center (ARMC), including its mission, vision, values, patient population, workforce, campus environment, and high-level objectives for the Project, as reflected in the RFP.

All required Selection Committee members will attend the virtual meeting on March 23, 2026 at 2:30 pm to ensure consistent receipt of the same information. Proposers may attend but are not required to do so.

The meeting shall not include discussion of any prior proposals, prior evaluations, or proposer-specific information. Discussion shall be limited strictly to information contained within the RFP and shall not modify, expand, or supplement the RFP requirements. No evaluation or scoring will occur during this meeting.

3. Section 2.06, Evaluation of Proposals and Scoring, Sub-Section “Presentation by DBEs” is revised to read as follows:

After receipt and initial evaluation of the proposals, the proposing DBEs will present their proposal to the County in person. The County reserves the right, in its sole discretion, to conduct such presentations in person or in a hybrid format, including participation by one or more Selection Committee members through virtual means. The presentation will be limited to 60 minutes followed by a 30 minute, detailed question-and-answer period. Clarification questions regarding the proposal may be directed to the DBE, but no modifications to the proposal as submitted will be allowed during the evaluation process as a result of this exchange.

Request for Information Questions and Answers:

Q1: Exhibit I RFQ Section 3.4 calls for complete CCTV camera, Access Control, and Blue Light Emergency Phones to be provided. Does ARMC have a preferred equipment list for each of these systems? If so, please provide. Also, advise if there is a preferred installation vendor working on the Hospital campus.

A1: CCTV must be compatible with Genetec. Access Controls is CCURE/SoftwareHouse. There is no preferred Blue Light Emergency Phone system.

Q2: Exhibit I RFQ Section 3.4 calls for conduit provisions for an Owner-furnished Wireless Access System. Since these systems have different equipment specifications, the Owner needs to provide the quantity of AP locations on each level or provide the AP equipment specifications so that we can do the necessary signal propagation layout.

A2: Budget for 52 with access points with 2 drops per point per floor.

Q3: Please advise if the garage electrical service is a new Utility source or if it originates from the existing Hospital source.

A3: This will be a new utility independent of the hospital.

Q4: The Design Criteria (Section 3.4: Systems Criteria - Network and Communication) states that "the Parking Structures MDF shall be tied back to the Hospitals MDF located in the loading dock area. ARMC will provide pathway to the exterior of the hospital for the DBE point of connection. DBE to provide pathway from this point of connection to the parking structure MDF. Complete point-to-point 24-strand

single-mode fiber to be provided by DBE.". Do you have a preferred route to run the line from the parking structure to the loading dock? Please confirm as this affects cost.

A4: There is no preferred route. The DBE will be responsible for establishing the route to the specified location. The intent is to limit impacts to the hospital and site functionality while this is being installed.

Q5: Page 29 of Exhibit I - Design Criteria Document, 2nd to last paragraph, mentions Parking access control system. It describes the access system reading employee badges. If this access system is to connect to an existing access system at the hospital, 1. Please specify the brand and version of access control system currently in use at the hospital. 2. Please also specify what type of credential/badge is in use for employees to make sure we bid the correct reader.

A5: 1. Access Controls: C-Cure 9000.
2. Badge Readers Manufacturers: HID Multiclass SE and HID Prox. Must be compatible with 125 kHz proximity, 13.56 MHz Contactless Smart cards, MIFARE, DESFire EV1

Q6: Regarding Additive Alternate No. 2 for Photovoltaic (PV) Canopy at Top Deck; The City of Colton may have limits to output capacity for a PV Array system for the service loads for the parking structure. Covering the entire top deck will far exceed the output capacity of what will be allowed. Similar to the previous RFP and for basis of bid leveling, can the DBEs bid a 150-175kW PV system?

A6: Please target 150-175kW of PV power.



Moe Yousif, Interim Director
Project and Facilities Management Department

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San Bernardino County
Project and Facilities Management Department
620 South E Street
San Bernardino, CA 92415-0184
<https://pfm.sbcounty.gov/>

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