

ADDENDUM NO. 3

TO THE REQUEST FOR PROPOSAL PACKAGE FOR PRE-QUALIFIED DESIGN-BUILD
ENTITIES
FOR THE COUNTY OF SAN BERNARDINO
323 BUILDING ACQUISITION AND REMODEL PROJECT
AT
323 COURT STREET, SAN BERNARDINO, CALIFORNIA

The following changes and/or additions shall be made to the Request for Proposal Package. The Bidder shall acknowledge receipt of the addendum by emailing the Project Manager, Dorney.chamberlain@pmd.sbcounty.gov

Pre-Proposal Questions and Answers:

Q1: Please confirm who the Authority Having Jurisdiction (AHJ) will be for the project.

Answer: The Authority Having Jurisdiction (AHJ) for this project will be the County of San Bernardino Land Use Services for all aspects of the project within the Property Line and Fire. All items outside of the Property Line and Fire, the AHJ will be the City of San Bernardino.

Q2: There appears to be a discrepancy in parking stall requirements within the RFP documents, as well as in regards to City code. The requirement for 116 stalls is referenced in two locations in the RFP – section 1.1 Executive Summary and 3.0 drawings in Exhibit E. However, 54 stalls are referenced on page 4 in section 5.1 of Exhibit E.

According to the City of San Bernardino Development Code, 1 stall is required for every 350 sf of gross floor area. The RFP identifies the gross sf of the building as 42,337 sf, which should translate to 121 stalls. Please clarify the minimum number of parking stalls required for this facility.

Answer: The parking count minimum required by the Public Defender's office is 121 spaces. While the County of San Bernardino Development Code 83.11 should be used as a guideline to assist in completing the parking structure, the minimum needed for this project is 121. However, it is highly desirable for DBEs to provide more than the minimum number of stalls if their design allows for additional parking. Additionally, all currently adopted applicable construction-related codes (Building Code, Fire Code, etc.) shall govern this project at time of plan check submittal.

See Attachment #1 – 83.11 County of San Bernardino Development Code 83.11 as a guideline.

Q3: RFP requires that a list of subcontractors be provided with Part 2 of the proposal. What is the expectation from the County for the DBE bringing on subcontractors to the team? Typically, the procurement of most subs occurs after the design documents are further developed.

Answer: The intention of the County is for the DBE to provide a list of their sub-consultants.

Q4: Please advise if Fire Flow Tests are available for the site or surrounding water mains.

Answer: The County will complete a Fire Flow test, the report will be provided to all three DBE's once it has been completed.

Q5: Please clarify the intent for the project development schedule deliverable. The RFP requests a schedule with 60-100 line items, limited to a single page (11x17). Please confirm if more pages can be used to accommodate the 60-100 line items or if the number of line items can be reduced.

Answer: The schedule can be on multiple pages.

Q6: The RFP lists a requirement for an outside courtyard in Section H. Under Design Documents, due with the proposal. Please confirm if an outside courtyard is desired, as there was no other mention of it in the RFP exhibits. If the courtyard is required, please provide more information about the space requirements.

Answer: The Courtyard is not a requirement.

Q7: The Structural Retrofit Bridging Document included in the RFP notes requirements for some foundation work to support new shear walls at the basement level. Since there is work involved with excavation at those areas under the building, would the County consider performing additional boring test(s) under the building near those areas to get a better idea of the soil type under the building?.

Answer: No additional geotechnical information will be provided.

Q8: The geotechnical report references historic imagery from 1938, 1959 and 1966. Can these images be provided?

Answer: See Attachment #2, Phase 1 Report. No additional historic imagery is available.

Q9: Please provide the presentation materials provided during the planning overview meeting held on June 6, 2019.

Answer: See Attachment #3

Q10. RFP documents state that 2016 building code is applicable. Please clarify if this project will be subject to 2019 code revisions, as it will not be officially awarded until January 13, 2020.

Answer: All currently adopted applicable construction-related codes (Building Code, Fire Code, etc.) shall govern this project at time of plan check submittal.

Q11. Does the parking structure need to have charging stations for electric vehicles?

Answer: All currently adopted applicable construction-related codes (Building Code, Fire Code, etc.) shall govern this project at time of plan check submittal.

Q12. Would it be possible to have a site visit at the existing Public Defender Office?

Answer: A non-mandatory 30 minute site visit at one of the existing Public Defender locations will be offered to each DBE, contact Dorney Chamberlain to arrange the site visit.

Q13: Will the County provide a copy of the sign in sheets?

Answer: See attachment #4



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