

ADDENDUM NO. 2

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](mailto:Dorney.chamberlain@pmd.sbcounty.gov)

**Changes to the Request for Proposal:**

1. Changes and updates to Section 2.04 Proposal Schedule.

In the Request for Proposal document, Section 2.04 - Proposal Schedule, all dates and presentation addresses referenced throughout the document regarding the Proposal Schedule shall be replaced with the new Proposal Schedule dates, times and address – See Attachment #1 (Proposal Schedule)

**Pre-Proposal Questions and Answers:**

1. Please advise if there are any CAD files or Revit files available for the 323 Building.

CAD File bridging documents and partial record drawing PDF's are available for pick up at the County of San Bernardino, Real Estate Services Department – Project Management Division (RES-D-PMD) at the front counter June 27, June 28, July 1 and July 2, 2019 between the hours of 8:00 a.m. – 4:30 p.m. A Hold Harmless/Confidentiality Agreement is required to be signed prior to release of documents. An authorized signatory of the Design/Build Entity shall sign the referenced form prior to release of 323 W. Court St. Test Fit Cad Bridging Documents (DLR) and 323 Court Historical Record Drawings. The drawings are not verified. No other files are available.

2. Currently there appears to be no AutoCAD file versions of the bridging documents, or scanned as-built (original 1965 drawings) in the scoping documents for the RFP – which may have been used in creating the Seismic Improvement Report. Please provide any and all digital source files where available.

CAD File bridging documents and partial record drawing PDF's are available for pick up at the County of San Bernardino, Real Estate Services Department – Project Management Division (RES-D-PMD) at the front counter June 27, June 28, July 1 and

July 2, 2019 between the hours of 8:00 a.m. – 4:30 p.m. A Hold Harmless/Confidentiality Agreement is required to be signed prior to release of documents. An authorized signatory of the Design/Build Entity shall sign the referenced form prior to release of 323 W. Court St. Test Fit Cad Bridging Documents (DLR) and 323 Court Historical Record Drawings. The drawings are not verified. No other files are available.

3. Currently there appear to be no ALTA survey files of the site provided in the scoping documents for the RFP. Please provide ALTA survey if available.

No ALTA survey was conducted.

4. Please advise if our demolition contractor is asking if the abatement report provided had a summary hazardous waste report that may have not been attached to it? If not, Can your testing company provide that? Trying to get an idea of all the hazardous materials in the building.

All information has been provided in the bridging documents within the "Limited Asbestos, Deteriorated Lead-Containing Paint, and Universal Waste Survey Report" that was provided. No additional summary is available.

5. Are the topographic drawings and map of underground utilities available?

NO.

6. Our assumption is that the building is not a historic building, please confirm.

323 Court street is not an historical site.

7. Our team would like to formally request an early proprietary meeting with the County during the week of June 24 -- prior to our first mandatory schematic discussion. We are at a critical juncture in our early design development, and require proprietary client feedback to make the coming weeks productive prior the first schematic discussion July 10. Please advise when we might be able to meet face to face at the County offices the week of June 24. We anticipate this discussion should take no longer than one hour, and appreciate the County's consideration

Optional Pre-Schematic Proprietary Discussions are added to the schedule as well as optional site visits. See Attachment #1.

8. Please clarify connections to the parking structure. Will visitors and staff use the same parking structure? If so, will they park in separate or same zones? Please advise if parking is supposed to have any equipment specific to this project. Clarification, if any equipment has to be installed in the parking structure such as access control, readers, folding gates, arms, meters, paying machines, security kiosk, etc. And if required, does the County have a preferred vendor?

The parking structure is for staff only. Visitor/public parking shall be in the limited onsite surface parking available as part of the design-build entities design solutions. The

County does not have a preferred vendor. The parking structure shall include the following:

- Motorized access control entry/exit gates
- Limited access points for pedestrians and cars
- Bright walls and ceilings – using white paint
- LED Lighting
- Well distributed camera system
- Long and wide open lines of sight
- Traffic oriented entrances and exits
- Open stairways

9. Will the general public use parking structure during off-hour weekdays and weekends? Please advise.

No.

10. Will the full Seismic Assessment Report be made available?

The Full Seismic Assessment Draft Report is available for pick up at the County of San Bernardino, Real Estate Services Department – Project Management Division (RES-D-PMD) at the front counter June 27, June 28, July 1 and July 2, 2019 between the hours of 8:00 a.m. – 4:30 p.m. A Hold Harmless/Confidentiality Agreement is required to be signed prior to release of document(s). An authorized signatory of the Design/Build Entity shall sign the referenced form prior to release of Seismic Assessment Draft Report of 323 W. Court Street.



Darlynn M. Wissert, Deputy Director  
Real Estate Services Department,  
Project Management Division

DMW:RG:dc:mg

County of San Bernardino  
Real Estate Services Department,  
Project Management Division  
385 North Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0184  
[www.sbcounty.gov/ae](http://www.sbcounty.gov/ae)

DATE: June 27, 2019

**Addendum #2**  
**Attachment #1 - Proposal Schedule Project No. 10.10.0114 (SAB192)**  
**323 Building Acquisition and Remodel Project Updated 6-26-19**

1)	Board of Supervisors Approval of Design-Build RFP		Tuesday, May 21, 2019
2)	Proposal Documents - Available via Epro		Friday, May 24, 2019
3)	Mandatory Attendance to Planning Overview Meeting  All Proposers in Attendance Angeles Contractor J.R. Abbott Construction, Inc. McCarthy Building Company	10:00am – 12noon	Thursday, June 6, 2019 777 E. Rialto Avenue San Bernardino, CA
4)	Site Visit – 323 Court Street SAB192	1:00pm – 4:00pm	Thursday, June 6, 2019
5)	Site Visit – 323 Court Street All Proposers – Optional Site Visit	8:30am – 12:30pm	Thursday, June 20, 2019
6)	<b>Optional Pre-Schematic Proprietary Discussions</b>  J.R. Abbott Construction, Inc. McCarthy Building Company	11:15am – 12:15pm 1:30pm – 2:30pm	Friday, June 28, 2019  County Government Center 385 N. Arrowhead Avenue 3 <sup>rd</sup> Fl. San Bernardino, CA
7)	<b>Optional Pre-Schematic Proprietary Discussions</b>  Angeles Contractor	9:00am - 10:00am	Wednesday, July 3, 2019  County Government Center 385 N. Arrowhead Avenue 3 <sup>rd</sup> Fl. San Bernardino, CA
8)	First Optional Site Visit – 323 Court McCarthy Building Company	8:30am – 11:30am	Monday, July 8, 2019
9)	First Optional Site Visit – 323 Court Angeles Contractor	12:30pm – 3:30pm	Monday, July 8, 2019
10)	First Optional Site Visit – 323 Court J.R. Abbott Construction, Inc.	8:30am – 11:30am	Tuesday, July 9, 2019
11)	First Mandatory Schematic Discussions  Angeles Contractor J.R. Abbott Construction, Inc. McCarthy Building Company  <b>At this first Schematic Design discussion, the teams will need to be prepared to discuss and validate the budget.</b>	9:00am - 11:00am 12:00noon - 2:00pm 2:30pm - 4:30pm	Wednesday, July 10, 2019  777 E. Rialto Avenue San Bernardino, CA CGS Conference Room
12)	Second Optional Site Visit – 323 Court Angeles Contractor	8:00am – 12:00 noon	Monday, July 22, 2019
13)	Second Optional Site Visit – 323 Court J.R. Abbott Construction, Inc.	8:00am – 12:00 noon	Tuesday, July 23, 2019
14)	Second Optional Site Visit – 323 Court McCarthy Building Company	8:00am – 12:00 noon	Wednesday, July 24, 2019
15)	Second Mandatory Schematic Discussions  J.R. Abbott Construction, Inc McCarthy Building Company. Angeles Contractor	9:00am - 11:00am 12:00noon - 2:00pm 2:30pm - 4:30pm	Wednesday, August 7, 2019  777 E. Rialto Avenue San Bernardino, CA CGS Conference Room
16)	Last Day for Questions Regarding RFP Proposal		Wednesday, Sept. 4, 2019
17)	Proposal Submission Deadline		Wednesday, Sept. 18, 2019
18)	Mandatory Pre-Qualified Team Discussions & Presentations  McCarthy Building Company Angeles Contractor J.R. Abbott Construction, Inc.	9:00am - 11:00am 12:00noon - 2:00pm 2:30pm - 4:30pm	Wednesday, October 2, 2019  777 E. Rialto Avenue San Bernardino, CA CGS Conference Room
19)	Proposals Evaluated and Winning Proposal Determined		Week of October 7, 2019
20)	Contract Award (Board Approval)		Tuesday, December 17, 2019
21)	Notice to Proceed		Monday, January 13, 2020
22)	Design/Plan Check (8) months		January 13, 2020 through September 14, 2020
23)	Substantial Completion of Project (18) Eighteen Months		September 14, 2020 through March 15, 2022

**COUNTY RESERVES THE RIGHT TO REVISE THIS SCHEDULE AS NECESSARY**