

ADDENDUM NO. 1

TO THE DESIGN-BUILD ENTITIES REQUEST FOR INFORMATION  
FOR THE PACIFIC VILLAGE SUBSTANCE USE DISORDER PROGRAM, DAAS PACIFIC  
VILLAGE PLATINUM CAMPUS, AND CDH PACIFIC VILLAGE CAMPUS EXPANSION  
DESIGN-BUILD PROJECT IN SAN BERNARDINO, CALIFORNIA.

The following information has been provided to the Design-Build Entities' Request for Information.

**Request for Information Questions and Answers:**

**Q1: Will CAD files be made available to us?**

**A1:** CAD files will be sent in an external link below:  
[Newforma Info Exchange - Download \(Ipainc.com\)](http://ipainc.com)

**Q2: Is there a detailed survey available for the existing site, including the locations of current buildings?**

**A2:** The current Design Development (DD) documents include the buildings' locations.

**Q3: Plumbing equipment schedule on P0.00 indicates the water heater as WH-1. There is no gas or electrical load indicated on the equipment schedule. Detail 2/P6.01 indicates that the water heater is gas fired, however there is no natural gas shown on the floor plans. For the purposes of the life cycle analysis please confirm what the basis of design for the domestic hot water heater (WH-1) is**

**A3:** Proposed water heater is A.O. Smith BTH-150. Gas piping shall extend from existing gas meter to the new buildings at each water heater room.

**Q4: Please provide ALTA Survey.**

**A4:** ALTA survey will not be provided. Refer to the 100% DD set that was included as part of the RFP (Exhibits "E-3 through "E-9").

**Q5: Please confirm provided 100% DD Scoping Documents supersedes Exhibit E-1 Project Programming. Discrepancies exist between room names, parking counts, fencing separation requirements, grant requirements, number of beds, etc.**

- A5:** The 100% DD scoping documents are the current/last documents approved by Project & Facilities Management (PFMD) and the end-user departments. The 100% DD set was included as part of the RFP (Exhibits "E-3 through "E-9").
- Q6: Provide full as-builts of the existing Cafeteria Building and Chapel Building**
- A6:** No as-builts exist nor will be provided for cafeteria or chapel buildings. An observation report is provided in Addendum No.1 Exhibit A.
- Q7: Provide template for the 15-year Life Cycle Cost Analysis. If the County does not have a template, confirm acceptable to use NIST 135.**
- A7:** County does not have a template, NIST 135 is acceptable.
- Q8: Confirm if there is a minimum LEED Certification Requirement.**
- A8:** There is no minimum LEED certification requirement.
- Q9: Clarify whether project should provide (2) new walk-in freezer & refrigeration units in the cafeteria building or if intent is to reuse existing walk-in units.**
- A9:** The existing walk-in units are assumed to be in working order with some maintenance required. The intent is to re-use the existing walk-in units.
- Q10: C4.01 Utility Plan shows fire water sub-metered from domestic connection. Confirm this is allowed by East Valley Water District (EVWD) & San Bernardino County Fire or if two dedicated points of connection are required.**
- A10:** Awarded Design-Build Entity (DBE) to confirm fire water and water access requirements with both entities. San Bernardino Fire completed a preliminary informal review and provided their initial acceptance of the current locations for their connection points.
- Q11: C3.01 Storm Drain Plan does not indicate any impact to Sand Creek, therefore please confirm no coordination will be required with San Bernardino County Flood Control District (SBCFCD).**
- A11:** Awarded DBE to confirm this with the appropriate entities.
- Q12: Provide San Bernardino County material specification standards if available.**
- A12:** The San Bernardino County material specification will be provided at a later date in a separate Addendum.
- Q13: Confirm acceptable to size BMPS based on limit of work indicated in C1.01 Demolition Plan.**

**A13:** BMP's (temporary and permanent) should not be sized based on demolition plan.

**Q14: Provide storm water calculations and utility capacity studies if available.**

**A14:** Storm water calculations and utility capacity studies are not available.

**Q15: Provide storm water calculations and utility capacity studies if available. We assume that the Bridging Architect was in contact with one or more modular building companies in order to develop the 100% DD set. If yes, please provide the name(s) of the modular builder(s) consulted.**

**A15:** Modular building contractor Guerdon was consulted during the production of the bridging documents. Per add alternates #3 of sheet G0.20, it is under the discretion of the DBE to validate and pursue whether the project utilizes modular or conventional "stick-built" methods of construction. If modular construction is utilized, the awarded DBE will have the discretion to select the manufacturer with the understanding the units will be, at minimum, of similar specifications and equal to or exceed the grade, quality, and warranty of what was provided in the RFP DD set for these units. Substitutions must not affect procurement timelines, maintenance requirements, and/or any other facets of construction, installation, and maintenance.

**Q16: There are several references in the RFP regarding Base Isolation, please clarify**

**A16:** Base isolation does not apply to this project and was included in error. Any reference to Base Isolation in any of the RFP documents should be disregarded as being part of this campus project. Refer to Addendum No. 9.

**Q17: DCC rooms on the north side of the building are greyed out "Existing Not in Scope". However, if we are replacing MEPs and Fire Sprinklers these rooms will have to be modified, please clarify.**

**A17:** The manager's residence and existing open office rooms of the Chapel/Recuperative Care Center (RCC) are currently in use and require no update/ modification to their existing systems since they were not being altered. Awarded DBE to confirm if any applicable Code, Ordinance, Policy, etc. requires modification to these sections. Costs associated with any required changes to these areas will be considered as needed.

**Q18: Please confirm that furniture in the modular units, under covered guest courtyard, sitting area and existing office are Owner FF&E.**

**A18:** FF&E within the housing units and in courtyards are intended to be contractor furnished and contractor installed. The following FF&E allowances to be included as part of the DBE bidding package:

CDH Housing: \$62,400.00 (kitchen table and chairs, living room furniture, and bedroom furniture)  
 DAAS Housing: \$74,000.00(kitchen table and chairs, living room furniture, and bedroom furniture)  
 Substance Use Disorder Facility (SUD): \$27,040.00 (Office casework)  
 Exterior Common Areas: \$280,000.00 (storage containers, outside dining tables, outside couches, pet stations, etc. Refer to page L0.01. This is for SITE ONLY)

Also, refer to Addendum No. 2.

**Q19: Please confirm that all residential appliances are included in the DBE scope. If it is, please provide an appliance schedule or BOD.**

**A19:** Yes, all residential appliances are included in the DBE scope (contractor furnished and contractor installed). The following allowances to be included as part of the DBE bidding package:

DAAS RCC: \$150,000 (commercial kitchen)  
 DAAS Housing: \$126,000 (kitchen appliances, including fridge, stove/oven, dishwashers @ market grade)  
 CDH Housing: \$117,600 (kitchen appliances, including fridge, stove/oven, dishwashers @ market grade)  
 SUD Facility: \$81,250 for commercial kitchen.  
 Total: \$474,850

**Q20: Please confirm that the existing recuperative care center (DAAS) building will not be operative during construction**

**A20:** RCC will not be operating during construction. The section of the Chapel building that is part of this project's scope is currently, and will remain, vacant during construction. The section of the Chapel building where the Maintenance Supervisor currently resides (northern most room) will be occupied during construction.

**Q21: Please provide asbestos & lead reports, and as-builts for the existing buildings.**

**A21:** No as-builts exist of current buildings. Lead and asbestos reports have not been obtained. An observation report has been provided in Addendum No. 1 Exhibit A. Asbestos reports are in progress and will be provided once available.

**Q22: RFP page 4 says that the DBE should include commissioning, however on page 34 commissioning is listed as a cost borne by the county. Please clarify.**

**A22:** Commissioning is not part of the DBE's scope of work. Commissioning scope will fall under the County responsibilities. Refer to Addendum No. 5.

**Q23: RFP page 9 Section 2.04 Proposal Schedule says "Substantial Completion of Project Twelve (14) months". Please clarify.**

**A23:** Project duration to be 12 months, not 14 as written in words. Refer to Addendum No. 6.

**Q24: Is commercial laundry equipment FF&E by the County, or is it included in the DBE scope? If it is included, please provide an equipment schedule or BOD**

**A24:** Commercial laundry equipment will be contractor furnished and contractor installed. Laundry equipment has not been specified at this time. Proposers are to include their recommended equipment plan and cost(s) as a separate line item, but the cost should be part of their total proposal package (not an Add Alternate).

**Q25: Is the DBE responsible to move the existing trailers to the temporary location or will SBC? Is the DBE responsible to remove the existing trailers from the site after the tenants are relocated or will SBC?**

**A25:** The DBE is responsible for moving the existing trailers to the temporary location. After the project is completed, the County will be responsible for removing trailers off site. Also, refer to A29 below.

**Q26: Regarding the Cafeteria:**

- 1. Please confirm that the existing walk-ins and exhaust hood are functional and to be reused**
- 2. Please clarify if the DBE are reusing any existing equipment listed on keynotes on ADC2.0. If any equipment is being reused for future purpose, please confirm they meet current code with no modifications required.**
- 3. If the DBE's scope is to provide the appliances only in the kitchen confirm that all electrical, mechanical, and plumbing hook-ups are suitable for future equipment and fit for future use. If not, please provide the as-built of the existing infrastructure so the DBE can provide necessary improvements.**

**A26:** 1. Per bridging document consultant's plumbing contractor's site visit, the walk-in units, kitchen hood, exhaust grease fan, and makeup air units are functioning properly and are to be reused. Proper and/or required maintenance/certification(s) is part of the DBE's scope. The Facility operators, following awarded DBE's direction, to verify any recent/current maintenance/certification(s). Awarded DBE to confirm and comply with any and all requirements necessary for the appliances/units' reuse.

2. Per bridging document consultant's plumbing contractor's site visit, the walk-in units, kitchen hood, exhaust grease fan, and makeup air units are functioning properly and are to be reused. Proper and/or required maintenance/certification(s) is part of the DBE's scope. The Facility operators, following awarded DBE's direction, to verify any recent/current maintenance/certification(s). Awarded DBE to confirm and comply with any and all requirements necessary for the appliances/units' reuse.

3. All appliance utility requirements, loads, etc. to be confirmed by awarded DBE (for their recommended appliances) after award; confirmation and any required hook-up or utility upgrades to be completed prior to appliance installation. No infrastructure as-builts exist for this building. Proposers to assume that walk-in units, kitchen hood, exhaust grease fans, and makeup air units are operating properly and that no hook-up or utility modifications or upgrades are required. DBE to confirm this upon award.

**Q27: Please provide the location of existing utility stub-ins for existing cafeteria and RCC buildings and the associated sizes**

**A27:** No as-built drawings exist for any of the existing buildings. An underground utility survey is required to locate existing utilities. The County is collaborating with their Utility Coordination consultant to provide all available utility information. All Utility Consultant findings will be provided to the awarded DBE.

**Q28: Please clarify if the DBE is to provide new furniture for the sitting area, and existing office. If DBE is to provide all new furniture, please provide a narrative or BOD.**

**A28:** DBE to provide furniture for all new construction areas as specified per the DD and “bridging” documents. Refer to A18 and A19 above. This project does not include existing office furniture in its scope. That is to say, the existing Chapel’s remodel/reconfiguration does not require any existing and currently occupied office spaces to be upgraded. Any office space not within the predetermined area of the Chapel that was identified in the RFP to be remodeled/reconfigured should not receive any upgrades unless required by code, policy, etc.

**Q29: Site Utilities: Please specify water, sewer, power, data/comm requirements for the temporary RV**

**A29:** DBE to provide water, sewer, and power to the RVs once relocated. The water, sewer, and power requirements/loads to be determined by awarded DBE. There are no data or communication requirements for the RV units once relocated. Awarded DBE to reconfirm all requirements with County and Departments. DBE to provide creative and/or alternative/Value Engineering (VE) recommendations for providing the necessary utilities to the relocated RV’s (e.g. in lieu of permanent sewer lines to the relocated RVs, a waste pump-truck to frequent and service relocated RVs based on a set schedule developed by the DBE (for illustration purposes only)). Proposers to include a \$250,000 allowance for each project (\$250,000 for 10.10.1380, \$250,000 for 10.10.1533, and \$250,000 for 10.10.1671) for RV relocation as part of the bidding package (not an Add Alternate). Any VE options for the RV relocation should be included as a Deduct Alternate.

**Q30: Please clarify the design intent for the kitchen space at the SUD building. Is the DBE to provide appliance only or this kitchen space for commercial use as well**

**A30:** The intent is for the SUD to have a commercial use kitchen with a service provider. Also, refer to A26 and A27 above.

**Q31: Please provide a basis of design and/or manufacturer for the sleeping pods.**

**A31:** Sleep pod design requirements are outlined in keynote 12.01 of ADR2.01. DBE to procure through modular wall/ furniture manufacturer. Sleeping Pods to be contractor furnished and contractor installed. Proposers are to include their recommended sleeping pod and cost(s) as a separate line item, but the cost should be part of their total proposal package (not an Add Alternate).

**Q32: Are EV charging stations required, if so please clarify what the exact requirements are and how many (e.g. infrastructure for future, F&I chargers, etc)**

**A32:** Sheet L2.01 labels all EV stalls and approximate location of charger as labelled, 'EV CHARGING ONLY,' and coordinated EV ready locations as, 'EV READY.'

**Q33: We could not find LV/Communication notes on the 100% DD set. Please provide basis of design for LV/communications scope including vendor(s) and known points of connection**

**A33:** Proposers to include the following low voltage work allowances as part of the DBE bidding package:

DAAS RCC:	\$18,832 (voice and data system related items)
DAAS Housing:	\$23,414 (voice and data systems, TV ports, telephone ports, conduit, cat6 cables with IDF closet fit out)
CDH Housing:	\$23,414 (voice and data systems, TV ports, telephone ports, conduit, cat6 cables with IDF closet fit out; likely will only have one (1) IDF closet for both DAAS and CDH housing)
SUD Facility:	\$121,721 (IDF closet, voice and data systems, all wiring, etc.)
Total:	\$187,381

Awarded DBE to finalize this scope by coordinating with the County's Innovation and Technology Department (ITD) in conjunction with each of the departments' Information Technology (IT) team.

**Q34: We could not find security/access control notes on the 100% DD set. Please provide basis of design for security/access control scope including preferred or required vendor(s).**

**- Is the intent to have camera coverage for the exterior perimeter or interior common spaces?**

**- Is the design intent to have card readers on common space rooms, perimeter doors?**

**- If there are card readers on the perimeter doors, should an intercom be used for visitors to gain access into the common areas?**

**A34:** Security and access control items are included in the DBE's scope for this project. The intent is to have camera coverage for the SUD interior and exterior of the fenced area surrounding the SUD facility. The remaining campus should have camera coverage at the interior common spaces and egress/ingress points. Security entry access points to include security/restrictive measures. Awarded DBE to finalize this scope by coordinating with PFMD, County's Innovation and Technology Department (ITD), the departments' Information Technology (IT) team, and the Department personnel. Proposers are to include their recommended security and access control plan and cost(s) as a separate line item, but the cost should be part of their total proposal package (not an Add Alternate).

**Q35: Is there an STC rating requirement for the SUD and/or modular units?**

**A35:** STC requirements will need to meet or exceed those outlined in CAL Green.

**Q36: Are "or equal" brand/models allowed for the fixtures in the plumbing fixture schedule?**

**A36:** Yes, substitutions are acceptable if they are equal to or exceed the grade, quality, and warranty of what is specified in the schedule. The substitutions must not affect procurement timelines, maintenance requirements, and/or any other facets of construction, installation, and maintenance.

**Q37: Is DBE to provide water and electric sub-meters at different components of this project? If so, what is the requirement and which program requires separate utility and/or sub-meters?**

**A37:** DBE will be required to provide the proper metering/system(s) to allow the corresponding departments, and on-site personnel, to access each unit's individual utility use/consumption. The awarded DBE to coordinate with the County Utility Consultant to further develop the proper plan as required by the departments and any regulatory entities.

**Q38: Is PEX pipe/fittings allowable for water supply lines at the modular units? Is ABS pipe/fittings allowable for drain, waste, and vent lines at the modular units?**

**A38:** PEX pipe fittings are allowable from 1/2" to 2" only in the modular units. Exterior underground piping shall be Type K Copper or CPVC up to 5'-0" of the building envelope. ABE is not acceptable for site related drainage; PVC would be acceptable, but HDPE is preferred.

**Q39: No sewer lateral connection is shown on C4.01 for the proposed grease inceptor stub out denoted on PS2.02. Please confirm if currently proposed sewer at southwest corner of SUD can be extended to service connect to grease inceptor stub out.**



- A39:** Sewer connection for grease interceptor shall be provided. City sewer replacement in Valeria Drive may be required to provide required depth. The awarded DBE to coordinate with the County Utility Consultant to further develop the proper plan.
- Q40: Please provide the available public sewer, water, storm drain, and dry utilities record drawings.**
- A40:** Record drawings provided as part of the RFP Solicitation package.
- Q41: Please provide invert elevations for the proposed storm drain and sewer.**
- A41:** The existing building's storm drainage system are gutters with downspouts. For new buildings with roof leaders to a piped storm drainage system, storm drain invert elevations shall be 1'-6" below finished grade. For sewer invert elevation from new buildings: SUD is -5'-10" below finished grade. CDH is -6'-10" below finished grade, DAAS is 6'-9" below finished grade. Final storm drain and sewer design will depend on pothole data to be performed by awarded DBE.
- Q42: Please provide inverts of the existing storm drain and sewer structures and indicate if they were dipped.**
- A42:** Existing utilities were not potholed.
- Q43: Please confirm if the (3) three proposed fire access/maintenance gates shown on G1.00 will require stairs/steps to traverse the graded slopes for firefighter access.**
- A43:** Preliminary fire access strategy was informally reviewed by County fire authority representative for overall approach. Awarded DBE to develop final design for review/approval by the Fire authority.
- Q44: Please confirm if the proposed onsite water system on C4.01 will require a new East Valley Water District easement. If so, will that be prepared by the DBE or separately by others?**
- A44:** Awarded DBE, along with County Utility Consultant, to confirm water access requirements with East Valley Water District (EVWD).
- Q45: Please confirm if a cut-in wye connection in lieu of a new sewer manhole is allowed for the sewer join point in Valeria Drive shown on C4.01.**
- A45:** Connection to existing sewer to be confirmed by County Utility Consultant with EVWD. Replacement of portions of the existing 6" sewer in Valeria Drive for depth may be required. Awarded DBE to review and confirm County Utility Consultant findings/reports.

**Q46: Please confirm if a junction structure connection in lieu of a new storm drain manhole is allowed for the storm drain join in Valeria Drive shown on C3.01.**

**A46:** City of San Bernardino has confirmed they will not upgrade their infrastructure. The project will have to accommodate sufficient on-site retention. Additionally, the site cannot connect directly to city piping, excess storm water will need to spill to the street.

**Q47: Have hydrology, hydraulics, and stormwater calculations been performed by the bridging documents team? If so, please provide.**

**A47:** Hydrology, hydraulics, and stormwater calculations are not available.

**Q48: Please clarify the design intent of the (4) four proposed atrium grates, construction note 21, shown on sheet C3.01, located at the toe of the slope (behind the sidewalk) and south of the DAAS housing.**

**A48:** The intent is to minimize slope runoff.

**Q49: Per Detail 20 on Sheet C7.0, please confirm a maximum 3-inches of ponding is accurate for what appears to be the suggested detail for the "PROPOSED BIORETENION/DETENTION BASIN."**

**A49:** The basin detail is conceptual. Awarded DBE to provide final design per pending agency requirements and sizing calculations.

**Q50: Is there a minimum capacity for the dog kennel?**

**A50:** The preliminary budget is based on the 12 kennels shown on the DD set. Per note #5 of ADDITIVE ALTERNATES on sheet G0.20 of the DD set, the final number will need to be developed with the County's Animal Health Investigator. The expectation is that the cost would proportionally reflect addition or subtraction of the 12 kennels shown.

**Q51: There is an L-shaped piece of property on the north side of the new trailer location that is shown as being outside the scope of work, why is this? Will it be accessible during construction?**

**A51:** This project's scope does not require grading in this area. This area will be accessible to the awarded DBE during construction.

**Q52: ARPA section A states "Contractor should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States." Does this mean 100% mandatory or is it a goal? What are the reporting requirements? Is there a minimum threshold? Please clarify.**

**A52:** There is no minimum requirement or threshold, but contractor should give preference to goods produced in the United States as per ARPA section A.

**Q53:** **In the RFP page 34, the list of fees to be paid by the DBE is somewhat vague, please provide a comprehensive list.**

**A53:** RFP page 34 provides the list of fees that San Bernardino County will cover. Any fee not covered on this list shall be covered by the DBE.

**Q54:** **Is earthquake and flood insurance required for the Builders Risk insurance policy? If no, will the DBE be held harmless for such catastrophic losses?**

**A54:** DBE to add flood and earthquake insurance as an option. DBE is directed to Section 4.03 of the RFP and 11.2 of the General Conditions for required insurances and coverage amounts. Those not required are optional. Indemnification and hold harmless obligations are identified in Section 4.04 of the RFP and 3.18 of the General Conditions. NOTE: Damage caused by flood and earthquake are non-compensable force majeure events per 8.4.1 of the General Conditions.

**Q55:** **Please provide the attendance list for the pre-bid mandatory site walk.**

**A55:** Attendance list is provided as Addendum No. 1 Exhibit B.

**End of Addendum No. 1**

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