

**INLAND VALLEY DEVELOPMENT AGENCY (IVDA)  
SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA)**

**REQUEST FOR INFORMATION (RFI) NO. 3**

**FOR THE PERFORMANCE OF PRELIMINARY ENGINEERING AND PREPARATION OF PLANS & SPECIFICATIONS AND CONSTRUCTION MANAGEMENT SERVICES FOR THE PARKING AREA INFRASTRUCTURE IMPROVEMENTS LOCATED AROUND BUILDING 730, 16 VACANT ACRES NORTH OF AIRPORT AND 3RD STREET, COMPLETION OF HANGAR 763 PARKING, PARKING ON THE NORTH SIDE OF THE AIRPORT AND THE DFAS PARKING LOT**

**Monday, July 7, 2008**

<b>Q1.</b>	<b>I wanted to know if I could get a sample contract for the above referenced project?</b>
<i>A1.</i>	<i>This will be given to the selected consultant(s).</i>
<b>Q2.</b>	<b>Task 6 states that the consultant shall be involved in pre-bid and bidding phases... shall perform the activities required to accomplish a complete Bid Package. This activity is part of the Designer's work, and is not Construction Management Services.</b>
<i>A2.</i>	<i>I agree.</i>
<b>Q3.</b>	<b>Task 6, paragraph 2: This paragraph apparently shoots for a "constructability review", which is typically done by the CM team for "minimizing change orders and extra work claims". Also this paragraph requests bid results recommendations and conducting a pre-bid conference. Paragraph 2 is entirely work for a Construction Management Consultant and it is actually the "Design and Pre-bid phase of the CM services". It usually comes up to 17-20% of the typical CM involvement. Is this the intent of the RFP: to have a CM Consultant for the pre-bid phase and not the rest of the CM activities?</b>
<i>A3.</i>	<i>No, the CM should be involved in value engineering constructability review and the normal CM services.</i>
<b>Q4.</b>	<b>Under the required tasks for the performance of SOW, on page 5, the RFP shows two "Task 5" items, "PERMITS" and "Plans, Specifications, and Estimate". Under Permits, it seems that the task shall be under Task 4 because it is regarding design survey. Please provide direction on how the tasks should be broken down.</b>
<i>A4.</i>	<i>Permits should be included under Task 4</i>
<b>Q5.</b>	<b>Under plans, Specifications, and Estimate, the RFP only states two submittals of 60% design and Final PS&amp;E Deliverables. However, in the 60% Design Deliverables (page 4), it states a "95%" to verify redline mylars. Shall we consider a 95% deliverable package as well?</b>
<i>A5.</i>	<i>Yes, 95% is correct.</i>
<b>Q6.</b>	<b>Please verify that Task 6 Construction Management Services will be for each individual parking lot and the costs shall be provided separately for each parking lot facility stated in the RFP.</b>
<i>A6.</i>	<i>This is correct, CM cost should be budgeted individually in case there is more than one firm selected for these parking lots.</i>

Q7.	<b>Is this going to be 6 different proposals with 6 fee schedule or one proposal incorporating all of the sites with 6 separate fee schedules?</b>
A7.	<i>One proposal with 6 different fee schedules and 6 different schedules.</i>
Q8.	<b>Are as-builts records available for review, if so, who do we contact?</b>
A8.	<i>Not available</i>
Q9.	<b>Schedule: Paragraph 4 - Schedule, states that all work will be designed, approved and completed by January, 2009. This schedule seems very aggressive</b>
A9.	<i>This goal may change based on priorities.</i>
Q10.	<b>Project Size: does the agency have any preliminary quantities or acreage for the "Footprint" of the various sites?</b>
A10.	<i>No</i>
Q11.	<b>Bid Process: Please define who will be responsible for actually writing the bid documents and handling the advertising and distribution of plans and specs. Typically the consultant will write the scope specific language to be embeded in the Agency boilerplate. The Agency will handle the bid advertising and document control.</b>
A11.	<i>Consultant will provide scope within IVDA boilerplate. Bid documents will be sold by IVDA. Consultant will be responsible for RFI's and addendums</i>
Q12.	<b>Frequency Meetings: Please define how often the construction meetings will be held.</b>
A12.	<i>Once a week or once every two weeks depending on number of working days.</i>
Q13.	<b>Award of Contract / Project Scope: Proposals are due for six distinct parking lots with six different breakdowns. Please provide direction as to how the Agency will analyze and award the work and if all six parking lots will be designed and constructed concurrently. There is an "economy of scale": for the construction Management; Inspection by building all six areas concurrently. If some of the lots are not constructed, it may affect the pricing for the other</b>
A13.	<i>Parking lots will be prioritized but may not necessarily go out to bid on all six parking lots at the same time.</i>
Q14.	<b>Clarify that the appendix which includes SOW assumptions, Cost Proposal, and Schedule for each individual parking lot, is not counted as part of the page limit</b>
A14.	<i>The cost proposal and schedule is not counted as part of the page limit.</i>

**Reminder: Monday, July 7th, 2008 @ 5:00 p.m. is the deadline for questions**