

Inland Valley Development Agency (IVDA)

294 S. Leland Norton Way
San Bernardino, CA 92408
(909) 382-4100

REQUEST FOR INFORMATION (RFI) No. 2

**PREPARATION OF PLANS AND SPECIFICATIONS AND ENGINEER'S ESTIMATE FOR INTERNAL
ABATEMENT, DEMOLITION, AND BUILDING IMPROVEMENTS FOR BUILDING 48**

March 5, 2009

Q1. Does the Conceptual plan keep the existing entry hall as the main entry?

A1. Yes.

Q2. Is there a Phase I asbestos report?

A2. Yes, a complete Hazardous Materials Survey Report has been done.
A copy of the Survey Report will be given to the firm Awarded the contract.

Q3. Have you performed an overall assessment of the condition of the building?

A3. Airport Operations/Maintenance replaced roof 4 years ago. Roof is under maintenance warranty. All Mechanical, Electrical and Plumbing systems must be designed. HVAC, chiller all removed from the building. Fire sprinklers, heads and piping to meet seismic code and Title 24 requirements.

Q4. Does there need to be a back-up generator?

A4. No.

Q5. Regarding the Board Room, is the floor sunken or raised?

A5. As demonstrated on the Conceptual plans floor now at elevation and then rises to the south. Board Meeting room conceptual design to include 50-80 public seats, separate entry and private board meeting room. Architect should propose most cost effective method of achieving seating and visibility.

Q6. Are there any As-Built plans on the building?

A6. Yes, the old As-Built plans will be posted as Pdf on the website.

Q7. Is the job Prevailing Wage.

A7. Construction work will be Prevailing Wage.

Q8. Any exterior designs to be submitted?

A8. *Exterior landscaping to be included in and around sidewalk areas of the building.*

Q9. Is the Client interested in energy efficiency or perhaps solar systems?

A9. *Yes, but proposed design cannot drive up the construction cost.*

Q10. Is any stimulus money allocated or available for the project?

A10. *No. Client is sole funding source.*

Q11. Do Leeds need to be certified, or checklist of items for certification?

A11. *No. We are only looking for value engineering options.*

Q12. Do you want a construction phase included in the proposal?

A12. *No construction bid phase to be included in the proposal.*

Q13. Exterior aesthetics: Are there client color schemes or preferences to be used?

A13. *A master list of exterior colors for the area exists and will be provided to successful responder. Split-face block to remain and be cleaned-up.*

Q14. Do you know the condition of the Glulams?

A14. *The condition is unknown. Presumed to be in good condition based on other buildings in area.*

Q15. Will you be making the conceptual plans available?

A15. *Yes, they are already on the website. However, only in pdf format.*

Q16. Will additional windows be added for office use?

A16. *Please look at best treatment/design options for Client use, remembering to consider Title 24 and OSHA.*

Q17. Will Client consider "Passive Solar" panels in design to provide shading and light?

A17. *Yes.*

Q18. Is future expansion proposed?

A18. *No.*

Q19. What is proposed for the west facing rear dock area?

A19. *Nothing. Suggestions and ideas are welcome.*

Q20. Can you point out the specific walls to be demo'd?

A20. *Please refer to conceptual plan. Client is looking for best possible use and area allocation design.*

Q21. Please explain the function and future use of the building

A21. *IVDA offices will occupy 60% of the building, public meeting area approx. 10%, with remaining space to be tenant occupied leased areas.*

Q22. Does the Client have a defined design budget?

A22. *No.*

Q23. What is the name or title of the building? (Name of project for design plans.)

A23. *IVDA/SBIAA Administrative Center*

Q24. Is there an existing schedule?

A24. *Please refer to the RFP posted on the website. Once Board awards the contract, project meetings will commence. Client is seeking construction completion and move-in by December 31, 2009.*

Q25. Should the trash enclosure area be included in exterior design plans?

A25. *Trash enclosure area should also be incorporated in exterior plans per City of San Bernardino Solid Waste specification requirements. The unused northwest corner of the building is a possible location.*

Q26. Description of mechanical room.

A26. *a.) Fire suppression system water is active, but system must be checked. No guarantee that system is working. PIV is located west of the mechanical room. b.) Water: No water service active, meter must be installed to feed three-inch lines. c.) Electrical: Transformer is "post base closure" nothing else is existing.*