

TO: Inland Valley Development Agency Board

FROM: Alex Estrada, Director of Redevelopment & Transportation

DATE: March 11, 2009

SUBJECT: APPROVE A CONTRACT WITH THE RECOMMENDED SHORT-LISTED DESIGN/BUILD FIRM FOR A TOTAL PROJECT COST NOT TO EXCEED \$985,000 TO PROVIDE ARCHITECTURAL, ENGINEERING AND CONSTRUCTION MANAGEMENT SERVICES FOR CERTAIN TENANT IMPROVEMENTS TO BUILDING NO. 1 ON THE FORMER DEPARTMENT OF FINANCE AND ACCOUNTING SERVICE (DFAS) PROPERTY

RECOMMENDED ACTION:

Approve a Contract with Hillwood Construction Services of California, LP, for a Total Project Cost Not to Exceed \$985,000 to Provide Architectural, Engineering, Construction Management and Construction Services for Certain Tenant Improvements to the First Floor of Building No. 1 on the Former Defense Finance and Accounting Service (DFAS) Property, located at 1111 E. Mill Street, Building 1, San Bernardino, CA 92408; and Authorize the Executive Director or his Designee to Execute said Contract and Related Documents, and Approve the list of Qualified Respondents for further Contract Negotiations, as necessary.

FINANCIAL IMPACT:

The capital improvements comprising the proposed project were approved as part of the fiscal year 2008-09 IVDA Budget. These proposed Tenant Improvements are necessary and are required as a component of the proposed Office Lease Agreement by and between the Inland Valley Development Agency and the San Bernardino County Superintendent of Schools.

BACKGROUND AND COMMENTS:

Commencing in December of 2008, Inland Valley Development Agency (IVDA) staff and its representatives began negotiating with the San Bernardino County Superintendent of Schools and its authorized representatives with regard to a proposal to lease the first floor of Building No. 1 on the former Defense Finance and Accounting Service (DFAS) Property, located at 1111 E. Mill Street in San Bernardino, California. Building No. 1 is approximately 70,851 square feet in total. The first floor is comprised of approximately 32,997 rentable square feet. Although the DFAS building was substantially improved in the late 1990s by DFAS, the building is in need of certain tenant improvements required to comply with applicable local building and fire code requirements in order to make it tenable by a non-federal government user.

A Request for Qualifications was posted on the IVDA's website and concurrently advertised in The Sun newspaper on February 27, 2009. A mandatory job walk was held on Tuesday, March 3, 2009, 9:00 a.m. at 1111 E. Mill Street, Building 1, in San Bernardino, California. Thirty-one (31) interested parties participated in the mandatory job walk. Proposals were re-

ceived at the IVDA offices located at 294 S. Leland Norton Way, Suite One, San Bernardino California 92408 on Thursday, March 5, 2009 at 4:00 p.m. A total of nine (9) proposals were received.

Thereafter, on March 6, 2009, a review panel consisting of Mike Burrows and Alex Estrada from the IVDA, Tim Sabo, IVDA Agency Counsel, and Jarb Thaipejr, City of Loma Linda, reviewed responses to the RFQ, resulting in a recommendation that the following three (3) firms be qualified for this project: (i) Hillwood Construction Services of California, LP, (ii) Hodgdon Miank Construction, Inc dba HNC Construction, Inc., (iii) and W.B. Allen Construction, Inc. It was further recommended that of the three qualified firms, initial negotiations would commence with Hillwood Construction Services of California, LP (Hillwood). Said negotiations may result in the execution of a contract between Hillwood and the IVDA. In the event that the initial negotiations are not successful, for any reason, the IVDA may proceed to terminate negotiations with the initial firm, and subsequently proceed to negotiate with either of the remaining two (2) pre-qualified firms until a satisfactory agreement is reached. A copy of the form contract is on file with the Clerk of the Board.

Staff recommends that the Board approve the above recommended action.