
MINETA SAN JOSE INTERNATIONAL AIRPORT MASTER PLAN TEAM

1732 N. First Street, Suite 500
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Terminal Area Improvement Program

Design Build

Questions & Answers Set #1 from 1/11 meeting, 1/12 meeting and Web Comments

RFP PROCESS

Q: Who will sit on the selection committee? How will that be determined and who will determine it?

A: No answer at this time.

Q: In reference to the technical committee support, who will be invited to be involved?

A: A number of engineers and architects who are qualified to evaluate the technical aspect of the project, as well as directors and architects from airports across the country.

Q: We are a small engineering firm interested in participating in a Design-Build team. Will the City of San José publish a list of the Primary Design-Build firms short-listed?

A: Yes. Once the list is available, it will be posted on the Design Build page of the Airport's website (<http://www.sjc.org/about/design.html>).

Q: How many Design Build packages do you anticipate releasing?

A: There will be one Design Build contractor selected, and they will be responsible for multiple design packages.

Q: Elaborate on local preference. Is it firms who have a presence in the area or how much of the work will be done here? Does it apply to the Prime or all the team members?

A: If any member of a joint venture partnership has an office in Santa Clara County, then the team will receive a local credit. With regards to small, the cumulative size of the entire joint venture team cannot exceed 35.

Q: May we have a draft copy of the form of contract, if available?

A: The draft contract terms are not yet available.

Q: Please consider shortening the timeframe for selecting the Design/Build team from August to March or April. A "qualification" based selection seems feasible in a shorter timeframe.

A: The Design Build Ordinance requires multiple City Council actions throughout the process and the schedule has been established accordingly. Please refer to the schedule information from the outreach presentations available on the website.

Q: Will more detailed information about the Progressive Design Build model with respect to what exactly occurs at 30% and 60% be provided with the RFP than was shown on the slides in the outreach meetings?

A: Yes.

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- Q:** At the D/B outreach meetings, a slide was shown at the meetings that indicated RFP's would be due on 4/18/06 and interviews on 4/28/06. This allows for only 7 working days for the selection committee to review, evaluate, and score these important (and most likely large) proposals and then meet to discuss and form a short list of 2 or more firms for interviews. This does not seem to be enough time for the committee to do this process or for the short-listed firms to properly prepare for the interview on such a large and important project.
- A:** The City is committed to a focused review effort and believes the schedule is reasonable. If the number and complexity of proposals warrants, the City may extend the evaluation period.

PROGRAM-RELATED

- Q:** To what level are the "basis of design" documents developed?
- A:** At this time the design is at a conceptual level of information. The task is to work from now until May to bring the concepts to a higher level of development to be able to negotiate with the selected Design Build team.
- Q:** Does the project include FF&E (Furniture, Fixtures and Equipment), i.e., passenger holdroom seating?
- A:** Yes, the project will include all FF&E for the new building.
- Q:** With regards to contracting in, is there a timeline as to when we'd hear about the staffing analysis?
- A:** Airport and Public Works staff would like to work with all involved right away. The final product will be reported to City Council when the Request For Proposals (RFP) is recommended for approval on March 7.
- Q:** How and who will the Design Build Team be managed by? The Aviation Department?
- A:** The Airport Department will manage the design build team with support from the Public Works Department.
- Q:** Will you share detailed cost estimates and schedules with the proposers prior to submittal of the RFP?
- A:** It is the City's intent to share any information developed. There will be conceptual level cost and scheduling shared with potential proposers.
- Q:** Did you consider using a stipulated sum delivery process for the base program?
- A:** The general requirements aren't detailed well enough for the proposer to develop that type of scope in the existing time frame. We will give a contract amount, but we will not ask for scoping information, due to the lack of time for our team to develop a scope.
- Q:** Is there an ITS component to the project?
- A:** The City hasn't developed a roadway system of the level of an ITS, but it is an expectation to do so.
- Q:** Who produced the cost estimates for each of the projects in the presentation?
- A:** Cost estimates were developed as part the background information at the workshop held in September 2005 to review the Master Plan development program implementation. The workshop was a collaborative effort between City staff, the airline and consultants.
- Q:** How much would you allow the contractors to self perform?
- A:** There is no limit at this time.

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- Q:** Will you be using an independent cost consulting firm to monitor and track the cost estimates relative to the Airport concept budget?
- A:** Yes, an independent firm will monitor cost.
- Q:** What scope do you anticipate the "Management Fee" used in the selection process to cover in terms of Design Build project costs?
- A:** The proposers will be asked to help define the management fees. We want the most construction and a minimum of soft cost. The management fee will be based on elements of the soft costs that occur during construction.
- Q:** Will the conceptual design details be available to teams?
- A:** Yes, the conceptual designs will be available.
- Q:** What is the intended relationship between existing Construction Management team and the yet to be assigned Design Build team?
- A:** The relationship between the existing Construction Management and the Design Build teams will be negotiated if the City chooses that option.
- Q:** Who will the "Director" be for this Design Build project as defined in the Design Build Ordinance by the City?
- A:** The following is the answer given at the 1/12 meeting: The Design Build ordinance defines director as the head of the department involved in the project and since this is a partnership between Public Works and the Airport departments, it will be both directors.
Subsequent to the 1/12 meeting, it has been determined that the Director of Aviation will be the Director as described in the ordinance.
- Q:** Are ISO Processes involved in the Design Build contract?
- A:** There is no answer at this time.
- Q:** Please confirm whether or not any Federal funds will be used to fund this project. If so, will the project be subject to Federal Acquisition Regulations (FARS)?
- A:** The City does not intend to preclude the use of federal funds for the project. As such, all federal grant eligibility requirements will be incorporated into the process and contract.
- Q:** How does the design builder get paid during the design phase, before the lump sum contract is negotiated?
- A:** Payment for the design phase will be a negotiated fee.
- Q:** In regards to the structure of the design-build lump sum contract, are there any limitations to how much of the construction work can be performed by the design-builder? Please confirm that the design builder will be responsible to design and construct the project with its proposed design-build team (self perform) and that this is not a Construction Management (CM) project.
- A:** There are no limitations to the amount of work that can be self-performed and this is not a CM project

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PROJECT-RELATED

- Q:** Are solar panels being planned in the new airport?
- A:** The Airport is committed to meet the City of San José's LEED (Leadership in Energy and Environmental Design) policy standard for City projects. LEED is a rating system that determines how "green" a new facility is. As part of the overall evaluation of LEED at the Airport, staff will be considering many environmentally friendly tools and techniques, including the use of solar panels.
- Q:** Isn't there a City of San José ordinance that says there will be no demolition or other reconstruction of Terminal C until passenger volume is 14 million? If so, how are you going to solve that issue?
- A:** There is no City ordinance that sets specific conditions for reconstruction or replacement of Terminal C. The Airport Master Plan Implementation Ordinance originally adopted as Ordinance 25528 on 3/3/98 did contain a provision (SJMC 25.04.310(B)) stating that the reconstruction or replacement of Terminal C, as originally called for in the 1997 MP, shall not proceed until at least the year 2005 and annual passenger activity exceeded 14.8 million. However, Ordinance 25528 was amended on 11/13/01 by Ordinance 26516 which, in part, deleted former Section 25.04.310(B) due to the concurrent approval of the Minor Amendment to the Master Plan modifying the terminal area development program.
- Q:** Is there a plan for a Hush House (noise attenuation facility)?
- A:** No, the current program has no hush house envisioned.
- Q:** Are baggage systems and IT systems included in the Scope of Work?
- A:** Yes, the implementation of the baggage and IT systems are in the programming process. How they will work within the project is yet to be determined.
- Q:** Does the Airport anticipate modifications to the aprons and/or taxiways to accommodate these projects? And is this apron work part of the Design Build package?
- A:** There will be apron modification in the program, but it will not be part of the Design Build project. The apron work is separate from the project due to the funding source. Work is on going to obtain funding.
- Q:** Is the \$110 million for the roadway portion part of the initial \$320 million package?
- A:** Yes, the \$110 million is part of the \$320 million estimate.
- Q:** Do you intend to bid out the North Concourse as part of this project?
- A:** Currently, the North Concourse project continues to be bid out under a multi-package, fast track approach and contracts are awarded through low bid with the City Council awarding the package. A future option, which is yet to be determined, would be to make the North Concourse part of the Design Build project.
- Q:** How and when will it be decided if the rental car parking garage portion will be included?
- A:** The City intends to go out with a separate Request for Proposal (RFP) for design work for the rental car parking garage in the near future. Whether the construction portion will be part of the Design Build package is yet to be determined.

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INFORMATION REQUEST

- Q:** How do we acquire information on existing consultants who cannot be contacted during the RFP process, as well as a list of all consultants currently involved in airport projects?
- A:** The existing consultants have not been included in the RFP process so as to not preclude them from participation in the process. A list of these existing consultants will be posted on the Design Build page of the Airport's website (<http://www.sjc.org/about/design.html>).
- Q:** Are the existing consultants involved with the design concept being developed? Are these firms able to be included on the Design Build team? Will the information/design data be made available to the Design Build team?
- A:** The existing consultants have not been included in the RFP process as to not preclude them from participation in the process. Any information that is developed will be available as the process moves forward.
- Q:** How much time before the information is posted on the website?
- A:** Our goal is to get the Q&A from the two meetings on the website prior to the February 1 meeting. The PowerPoint Presentation and the RFP Timeline will be posted following the meeting on January 12.
- Q:** Is the February 1 meeting a repeat of today and tomorrow's meetings?
- A:** No, the February 1 meeting will not be the same. The hope is to be able to distribute the draft Request For Proposal (RFP) for the Design Build teams to review. It is an opportunity to present to potential Design Build teams.
- Q:** What's the current scope of the current consultants on the project? What are they designing?
- A:** The current consultants are working on the design of the North Concourse project, which is currently under construction. Designers for the roadway have a foundational level of information, but have not developed a roadway design.
- Q:** May we have the name/phone number of someone that we can call today at the City to talk about the form of contract?
- A:** The City requests that all comments and input be directed through the web comment form. Also, comments and input will be taken at the next outreach meeting scheduled for February 1, 2006.

OTHER (MISCELLANEOUS)

- Q:** There are several stakeholders related to the Airport development. Why aren't homeowner groups included when you have stakeholder meetings?
- A:** The meetings that were held prior to the recent change to the Master Plan development included several stakeholders including the Airport Commission, who represent community interests. Throughout the course of the design process, the Airport held over 70 community meetings with various neighborhood and community groups. It is important to note that the changes in the development program will continue to maintain the existing curfew and there will be no increased noise impacts. The Airport has a Neighborhood Services Group, which will continue to be involved in outreach efforts to the community.
- Q:** Will a list of attendees at this meeting be made available to all?
- A:** Yes, the list of attendees from the 1/11 and 1/12 meetings will be made available to everyone in attendance, most likely via email.