

ADDENDUM No. 2

to the

DESIGN-BUILD REQUEST FOR PROPOSALS AND PROJECT MANUAL

for

COUNTY OF VENTURA

TODD ROAD JAIL HEALTH AND PROGRAMMING UNIT

project number: 13401

date: May 25, 2018

The following changes, additions, or deletions shall be made to the Request for Proposal documents as listed. All other conditions shall remain the same. Acknowledgement of this Addendum is required on Document 004200 Proposal Form.

I. REVISIONS TO DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

A. Document 001119 Request for Proposals

Revise Item 1.4, 4, d) as follows:

4. The Design-Build Entity shall be expected to:
 - a) Fulfill all obligations of “Contractor” under the PDCA and BSCC Agreements;
 - b) Comply with the requirements of all Federal, State, County, and other authorities having jurisdiction regulations for required reviews, approvals, permits, construction, inspection, and record keeping;
 - c) Create a Project that is energy efficient and uses sustainable design elements and construction practices and minimizes life-cycle costs;
 - d) Utilize the full capabilities of BIM to maximize the accuracy and efficiency of the design process, quality of construction ~~and to facilitate transition to facility maintenance and a computerized maintenance management system;~~
 - e) Thoroughly start-up and test and commission new systems to ensure efficient and reliable operation and compliance with performance requirements established in the Bridging Documents; and
 - f) Systematically furnish all required warranties, operation and maintenance manuals, and record documents and successfully transition and train facility staff, closing out the Project with no defects.

Delete Additive Enhancement Item 3.2, F, 2, c) *“Accelerate Project Completion by 60 days. [2]”*

Delete Additive Enhancement Item 3.2, F, 2, e) *“Provide a water treatment/softening system for entire facility. [1]”*

[see the following text for the revised listing of additive enhancements in Item 3.2, F]

2. Additive Enhancements, as defined by the Agency, are the following: (ranked in order of priority with weighted factor shown in [x])
 - a) Provide Fully Operable Sliding Doors at Entrance to Day Rooms. [5]
 - b) Upgrade existing security electronic controls in all current housing units to match the new system installed in TRJHPU. [4]
 - c) Provide two (2) year warranty in lieu of one (1) year. [1]

B. Document 001200 Evaluation of Proposals

Delete the EVALUATION FACTORS chart on page 1 of Document 001200 issued with Addendum No. 1 and replace with the revised Addendum No. 2 Document 001200 EVALUATION FACTOR chart as shown below:

[redistribution of maximum points value]

EVALUATION FACTORS		Maximum Points
I.	Proposed Team Technical Design and Construction Expertise	20
II.	Proposed Design and Design Approach	20
III.	Project Pricing and Features	25
IV.	Draft Project Management Plan	10
V.	Preliminary Baseline Design/Construction Schedule	10
VI.	Life-Cycle Costs over 30 Years	5
VII.	Skilled Labor Force Availability	5
VIII.	Acceptable Safety Record	5
Total Maximum		100

Delete the text in item 1.3, B, 6, a) on page 4 of Document 001200 issued with Addendum No. 1 and replace with the revised text for Addendum No. 2 Document 001200 item 1.3, B, 6, a) as shown below:

[clarified that the price used for comparison is Part III of Schedule of Prices on Proposal Form and included an additional component of consideration shown in (iii) annual energy and water costs]

6. Factor # VI: Life Cycle Costs over 30 Years:

- a) Agency is interested in constructing new facilities whose sustainable design results in a low life cycle cost as calculated over a thirty (30) year period and in assessing realistically achievable ideas for costs savings / enhancements / and/or proposed systems to reduce the project's operating costs. As such, Agency will evaluate Each Proposer's Life-Cycle Cost (LCC) analysis and estimate the reasonably anticipated life cycle costs over 30 years associated with each Proposal, based on each Proposer's Base Project Plus Additive and Voluntary Enhancements reflected in Part III of Schedule of Proposal Prices in Document 004200 (Proposal Form), and taking into account (i) replacement costs of any systems/components whose service lives do not exceed 30 years, and (ii) annual price increases and present value discounts and (iii) annual energy and water costs. The Proposer whose Proposal is (1) estimated to have the least expensive life-cycle costs over 30 years and (2) determined to contain the most realistic proposals for cost savings shall receive the maximum number of points for this factor. All other Proposers will receive fewer points, as determined by Agency.

C. Document 004200 Proposal Form

Delete page 5 of the Document 004200 issued with Addendum No. 1, which is entitled Schedule 1-A, and replace with the revised Addendum No. 2 Document 004200 Schedule 1-A attached herein.

[Changes include identifying the specific additive enhancements and revisions to the table notes]

II. REVISIONS TO DIVISION 01 – GENERAL REQUIRMENTS

A. Section 012200 Enhancements

Delete the Section 012200 issued with the RFP, in it's entirety, and replace with the revised Addendum No. 2 Section 012200 attached herein.

[Revises the list of additive enhancements and included more explanation of the security electronic upgrade additive enhancement]

III. REVISIONS TO BRIDGING DOCUMENT – VOLUME 1

A. No Revisions

IV. REVISIONS TO BRIDGING DOCUMENT – VOLUME 2

A. Volume 2B Specifications Section C

Add the following Item 2.6 Masonry Walls:

2.6 MASONRY WALLS

A. For interior masonry walls, outside corners shall be radius from the floor to ceiling.

B. Volume 2B Specifications Section D30

Revise Item 2.8 Refrigeration to say the following:

2.8 AIR COOLED MODULAR OUTDOOR PACKAGED CENTRIFUGAL CHILLERS

A. Manufacturer:

1. Aaon
2. Arctic Cool
3. Dunham Bush
4. Multistack

B. Compressors:

1. Turbocore variable capacity oil free magnetic bearings.
2. Refrigerant R-134A.
3. Microprocessor controlled.

C. Volume 2B Specifications Section F40

Add the following note D to Item 3.6 Pressure Test of Water Piping System:

D. AWWA C605 is acceptable for PVC pressure testing procedures.

D. Volume 2B Specifications Section F50

Delete note A of Item 2.1 Ductile Iron Pipe and Fittings:

~~A. If gravity sewer main is installed outside of a paved roadway, ductile iron pipe is required.~~

Add the following note D to Item 2.2 PVC Pipe And Fittings:

D. Gravity sewer mains shall be PVC.

V. REVISIONS TO BRIDGING DOCUMENT – VOLUME 3

A. No Revisions

VI. QUESTIONS & ANSWERS

None.

VII. List of Attachments

- A. Addendum No. 2 Document 004200 Proposal Form, Schedule 1-A (page 5)
- B. Addendum No. 2 Section 012200 Enhancements

**SCHEDULE 1-A
TABLE OF ADDITIVE ENHANCEMENTS**

Additive Enhancements	Included in Base Project Plus Additive Enhancement Price (Yes or No)	Price	County Decision Point Date
Provide Fully Operable Sliding Doors at Entrance to Day Rooms		\$	
Upgrade existing security electronic controls in all current housing units to match the new system installed in TRJHPU		\$	
Provide two (2) year warranty in lieu of one (1) year		\$	

- Notes:**
- (a) See Document 001119 (Request for Proposals), paragraph 3.2 F
 - (b) See Document 001200 (Evaluation of Proposals), paragraph 1.3, B, 3, e)
 - (c) Indicate if each of the listed Additive Enhancements is included in the Base Project Plus Additive Enhancement Price or not.
 - (d) Agency reserves right to select any Additive Enhancement to be included in the Work.

SECTION 012200

ENHANCEMENTS**PART 1 GENERAL****1.1 SECTION INCLUDES**

- A. This section includes administrative and procedural requirements for Enhancements.

1.2 RELATED SECTIONS

- A. Document 001119 – Request for Proposals
- B. Document 005200 – Agreement
- C. Document 006536 – Guaranty
- D. Section 011100 – Summary Of Work.
- E. Section 012000 – Measurement and Payment.
- F. Section 013300 – Submittals.

1.3 DEFINITION

- A. Enhancement: A demonstrated benefit to the Project that is beyond the minimum requirements established in the RFP. The total cost associated with each enhancement proposed by Design Build Entity shall be stated on the Proposal Form. Enhancement costs may be added to or deducted from the Lump Sum Base Proposal amount if the Agency decides to accept.
 - 1. The cost or credit for each Enhancement is the net addition to or deduction from the Contract Sum to incorporate an Enhancement into the Work. No other adjustments are made to the Contract Sum.
 - 2. Design, engineering, coordination, labor, materials, equipment, accessories, and Design Builder and subcontractor overhead, mark-up and profit required for the Enhancement work shall be included in the Enhancement cost
- B. Additive Enhancements are defined by Agency.
- C. Voluntary Enhancements are presented by Proposers.

1.4 PROCEDURES

- A. Modify or adjust affected adjacent work as necessary to completely integrate work of the selected Enhancements into the Project. Include as part of each Enhancement, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of Enhancement.
- B. Immediately following award of the Contract, notify each party involved, in writing, of the status of each Enhancement. Indicate if Enhancements have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to Enhancements.
- C. Execute accepted Enhancements under the same conditions as other work of the Contract.
- D. Complete accepted Enhancements within the time stipulated for the Work in the Agreement.
- E. Hold the price for each Enhancement for the period stated on the Schedules includes in the Proposal Form.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 LIST OF ADDITIVE ENHANCEMENTS

- A. Provide Fully Operable Sliding Doors at Entrance to Day Rooms
 - 1. Furnish and install fully operable pneumatic sliders at the dayroom entry doors equal to the existing Airteq sliders.
 - 2. Furnish and install a Pneumatic compressor system sized for the connected sliders.
 - 3. Pneumatic lock compressor shall be separate from the existing facility and include dryers, drains, and filters to ensure maximum operational life for all components.
 - 4. Sliders shall be controlled from the local control station with takeover by Central Control.

- B. Upgrade existing security electronic controls in all current housing units to match the new system installed in TRJHPU
 - 1. Furnish a locking control retrofit of the existing security controls in the existing central control, section control, and the housing control rooms.
 - 2. Locking control retrofit shall include new touchscreens in each control room and new PLC controls in each security electronics room.
 - 3. Reuse existing intercoms, locks, door position switches, wiring, and miscellaneous devices.
 - 4. Provide new millwork where control graphic panels are built into existing millwork.
 - 5. Furnish and install a complete, integrate, and functional system
 - 6. See attached Narrative for further description on the requirements for this upgrade
 - 7. Proposers to show the timing for this work on the preliminary/baseline schedule that will be submitted with Proposal.

- C. Provide two (2) year warranty in lieu of one (1) year
 - 1. See Document 006536
 - 2. Warranty period shall be 2 years following date of Final Acceptance

SECTION 012200 - ATTACHMENT

NARRATIVE FOR CONTROLS UPGRADE ADDITIVE ENHANCEMENT

Under the locking controls retrofit, the existing security door systems shall be upgraded to the same electronics and software as the new behavioral housing unit. The DBE shall provide a common integrated system throughout the facility.

The current housing area consists of four housing units access from a central core. Each housing unit as a control room. There is a circulation control called cluster control. There is a central control and an intake control.

Existing Electronic Security Systems - General:

It is anticipated that existing systems are fully operational. The Design Build Entity (DBE) shall test all existing intercoms, door controls, perimeter detection systems, and miscellaneous devices in the presence of the owner's representative and confirm operational functionality of each device. The DBE shall record all test results and provide a copy to the owner's representative for confirmation and direction. The Owner shall provide direction to the DBE on repairs that are to be by the DBE, repairs that will be implemented by the owner, and which issues will be left as is. Problems that are limited to the control panels will be corrected when the control panels are replaced, so there is no need to address the repair of these items.

The DBE shall develop a control schedule listing every control station and every point that is currently controlled. The DBE shall then work with the owner to develop a schedule that is consistent across the site. Each workstation controlling doors shall be replaced with a touchscreen. The DBE shall work with the owner's representative to achieve a final design.

The facility will be occupied while the controls are being replaced. The DBE shall install a new network over optic fibers with a Touchscreen station in each control room. The new PLC and door controls will be installed in a new location suitable for housing the electronics in a climate-controlled area. As the owner provides access to the inmate areas, the DBE shall disconnect the devices from the existing system, connect them to the new system, and test the devices confirming full functionality. This process will be repeated through the facility until all devices are controlled and monitored from the new controls. At that time, the existing controls which will have no functioning devices shall be removed.

Existing Detention Equipment Systems

The DBE shall examine the existing electromechanical and pneumatic locking systems in the presence of the owner's representative and confirm operational functionality of each lock. The DBE shall record all test results and provide a copy to the owner's representative for confirmation and direction. The owner shall provide direction to the DBE on repairs that are to be by the DBE, repairs that will be implemented by the owner, and conditions that will be left as is. At a minimum, the DBE shall service and recondition the existing compressor,

filters, and dryers. The DBE shall also blow out the existing tubing to remove all moisture in the existing pneumatic lines.

The base documents describe the new housing unit as served by a standalone compressor. The contractor can extend a line from the existing compressors to the new building instead of installing a new compressor. The DEC shall confirm that the existing compressor can properly operate all sliders in the final approved configuration.

Existing Intercom System:

It is intended that the existing intercom stations be reused in their current locations. It is intended that the existing wiring, conduit, and raceway be reused. If any intercoms are not operational, the problem shall be resolved as stated above.

New intercom control relays and intercom talkback amplifiers shall be installed. Intercoms will be selected through touchscreen icons and operated by PLC. Existing paging amplifiers shall be replaced with new.

Existing PLC Door Control System:

It is intended that the existing locks and devices be reused in their current locations. It is intended that the existing wiring, conduit, and raceway be reused. If any devices are not operational, the problem shall be resolved as stated above.

New PLC's, control relays, power supplies, and controls shall be installed. Locks will be unlocked through touchscreen icons which shall activate the appropriate PLC outputs. PLC inputs shall monitor door position systems and other connected devices.

Existing CCTV Camera System:

It is intended that any existing analog cameras be replaced with new IP cameras. Existing IP cameras can be reused in their current locations.

All coax and analog camera cabling shall be replaced with Cat 6 cabling to maximize the benefit of the new camera systems cameras. Existing Ethernet cable to existing IP cameras can be reused.

Furnish and install active video storage for 30 months for all cameras. Cameras shall be recorded at their maximum resolution and frame rate.

END OF SECTION