

ADDENDUM No. 3

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: June 12, 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 007253 General Conditions

Revise Article 2, Item 2.4, B) and add sub-item 2.4, B, 1) as follows:

B. Design-Build Entity shall furnish the services of all personnel, including supervisors, engineers, designers and draftsmen necessary for the Work. Except as otherwise provided in Contract Documents, Design-Build Entity shall obtain, at Design-Build Entity's expense, all governmental and private approvals, licenses, and permits required to complete the Work, including but not limited to, all aspects of coordination and approvals of any type from state and/or local agencies and authorities with jurisdiction., ~~for example and not by way of limitation, State Fire Marshal, and Agency building officials.~~

1. EXCEPTION: Agency will pay the permitting fees charged by the following:

- Ventura County Planning Department
- Ventura County Building & Safety Department
- Ventura County Public Works Agency
- Ventura County Air Pollution Control District
- Ventura County Fire Protection District
- Office of the State Fire Marshal

II. REVISIONS TO DIVISION 01 – GENERAL REQUIREMENTS

No Revisions

III. REVISIONS TO BRIDGING DOCUMENT – VOLUME 1

A. Volume 1B, page 121 Component B.3.11

Revise the number of “Norix – Hondo Nuevo Arm Chairs” from [484] to [24]

IV. REVISIONS TO BRIDGING DOCUMENT – VOLUME 2

A. Volume 2A Scope of Construction, page 41, Mechanical: Controls: General

The existing system used for HVAC controls is Andover. This is a County-wide standard system.

B. Volume 2A Scope of Construction, page 52, Existing Electrical Infrastructure on Campus:

Add the following bullet point note:

- The existing electrical line shown on the partial underground utility map that runs from the visitor parking lot to the electrical substation is the Southern California Edison (SCE) main service run. SCE has confirmed with the Agency that they will not allow any part of the new building to be constructed over the existing main service run. The Design-Builder shall be responsible for design and installation of an electrical system that is acceptable to the Agency and approved by SCE. The Design-Builder shall be responsible for all coordination with and approvals required by SCE as well as any fees charged by SCE for the work.

C. Volume 2A Scope of Construction, page 75, Electronic Security Systems: Electronic Security Contractor:

Remove the following two sentences shown below:

GENERAL:

Existing Central Control will be interfaced with the new building controls. The door controls, cameras, and intercoms will allow the facility staff to efficiently and safely control circulation.

Electronic Security Contractor:

~~The Electronic Security Contractors (ESC's) shall be pre-qualified to bid this scope of work in order to maintain the highest level of quality. Refer to Section 01 35 13 for qualification requirements.~~ Each contractor shall have a proven history of successfully completing major corrections projects of similar size, with trained service technicians. All work shall be completed in accordance with the current requirements of codes, standards, and agencies. The Security System shall be coordinated with the security hardware. ESC shall provide training and demonstration to the Owner/Operator in the operations and maintenance of all security electronics equipment. While a basis of Design may be identified, at least three manufacturers shall be listed by each Design Build Entity to provide the best value to the owner for the money invested. The scope of this work may also include the Fire Alarm and Telecommunications sections, or the General Contractor may subcontract these portions to other qualified firms specializing in these scopes of work.

D. Volume 2A Scope of Construction, page 77, Electronic Security Systems: Access Control System:

Replace "*Andover Continuum System*" with "*Honeywell Pro Watch system*":

Access Control System:

The proximity card access system will be expanded from the existing facility using the ~~Andover Continuum system~~. One card reader will be provided to access the administration office area without assistance from Central Control. Proximity card readers will be provided at the exterior staff entry doors. The doors will be free egress. Egress will be activated by a Request to Exit device consisting or an exit switch on the wall. A valid card reader is not required for staff to leave through the staff entry. A door position switch shall be provided on the staff entry door to indicate an open condition to the card reader system.

E. Volume 2B Specifications, page 154, Section D5038

Revise Item 2.1, E) as follows:

- E. VMS: Provide programming and electronics to expand the existing enterprise level Video Management Software Package and server. ~~The facility is transitioning from the current Genetec software ONSI with dual servers.~~

The facility uses AXIS cameras. The current OnSSI server is Raid 5 and not a dual server configuration.

Remove the word "*NexWatch*" from Item 2.1, H as follows:

- H. Card Access: The Card access controllers shall be compatible with the County's current ~~NexWatch~~ system. Each door controlled by a proximity card reader shall be provided with a concealed door position switch. Where readers are provided on both sides, a valid card read is required to pass through the door in either direction. Where the side opposite the reader is free egress, provide a request to exist device to signal the card access system that the event is an authorized exit. Furnish all components for a complete system.

V. REVISIONS TO BRIDGING DOCUMENT – VOLUME 3

No Revisions

VI. QUESTIONS & ANSWERS

Q: Is the Agency open to allowing a gravity sewer system in the TRJHPU instead of a vacuum pump system?

A: Yes. The base bid shall be the vacuum system as currently shown in the RFP and Bridging Documents. However, the Agency is very interested in exploring the option to use a gravity sewer system in the TRJHPU. Proposers are welcome to present this as a voluntary enhancement.

Q: Will the DB Team be required to install new particulate filter on the existing emergency generators?


A: According to APCD, the existing generators will not be affected by an application for a new generator.

Q: Will the DB Team be required to install a particulate filter on the new emergency generator?

A: The permitting approval authority for the installation and operations of the generators is Ventura County Air Pollution Control District (APCD). Please refer to APCD for their requirements. See also the APCD policy statement provided as attachment.

VII. List of Attachments

- A. APCD - Air Toxics Review of Permit Applications – Policy Statement

 VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT	ENGINEERING DIVISION Policies and Procedures
Issued: February 12, 1992	Subject: Air Toxics Review of Permit Applications
Revised: July 10, 2002	

Policy Statement

Each application for an Authority to Construct, or an application for a Permit to Operate when no Authority to Construct was issued, will be reviewed by the Air Toxics Section to determine if a health risk assessment needs to be prepared for the application.

If a health risk assessment is needed, the health risk assessment shall be prepared for the air toxic emissions from the emissions units that are the subject of the application. The health risk assessment shall be prepared in accordance with the current guidelines used for the Air Toxics Hot Spots program.

If the health risk assessment indicates that the additional carcinogenic risk associated with the emissions units that are the subject of the application is less than 1 in a million, and that the acute and chronic hazard indices are less than 0.5, no further action will be required.

If the health risk assessment indicates that the additional carcinogenic risk is greater than 1 in a million, or that the acute or chronic hazard indices are greater than 0.5, District staff will work with the applicant to reduce the risk to an acceptable level.

If, after working with the applicant to reduce the risk, the health risk assessment still indicates that the additional carcinogenic risk is greater than 10 in a million, or that the acute or chronic hazard indices are greater than 1, permit conditions will be placed on the permit requiring the applicant to develop and implement a health risk reduction plan. The plan will be required to be submitted within 6 months. The plan will be required to show an acceptable reduction in the health risk within 5 years from permit issuance. An acceptable reduction in the health risk will be one that reduces the additional carcinogenic risk to 10 in a million or less and the acute or chronic hazard indices to 1 or less.

If, after working with the applicant to reduce the risk, the health risk assessment still indicates that the additional carcinogenic risk is greater than 100 in a million, or that the acute or chronic hazard indices are greater than 10, the application will be denied based on failure to demonstrate compliance with the Rule 51 – Nuisance.

If the application is subject to the notice requirements of Health and Safety Code Section 42301.6 because the facility is located near a school, appropriate public notice of the application must be provided prior to permit issuance independent of the results of the health risk assessment.

If the application is subject to Rule 36 – New Source Review – Hazardous Air Pollutants because the facility is a major source of hazardous air pollutants, the provisions of Rule 36 apply independent of the results of the health risk assessment.

Background

Rule 15 – Standards for Permit Issuance requires District staff to deny a permit application unless the applicant shows that the emissions units that are the subject of the application will comply with all applicable requirements including Rule 51 – Nuisance.

Health and Safety Code Section 42301.6 requires District staff to provide public notice of any permit application for a source that emits hazardous air pollutants if the application will result in an emissions increase and the facility is located within 1,000 feet from the outer boundary of a school site.

Rule 36 – New Source Review – Hazardous Air Pollutants requires District staff to conduct a case-by-case maximum achievable control technology determination for any facility that is a major source of federal hazardous air pollutants (HAP). For Rule 36, a major source is defined as one that emits 10 tons per year or more of a single HAP or 25 tons per year or more of a combination of HAP.

Discussion

The District does not have a general new source review rule for toxic air pollutants. District staff does, however, consider that an excessive additional health risk due to the emissions of toxic air pollutants for a new or modified facility is a violation of Rule 51 – Nuisance. The primary object of this policy is, therefore, to define how the Engineering Division will determine if a new, modified, replacement or relocated emissions unit that emits toxic air pollutants can operate in compliance with Rule 51.

Signed:

Karl E. Krause, Manager
Engineering Division