

TITLE PAGE

DESIGN-BUILD REQUEST FOR PROPOSALS AND PROJECT MANUAL

for

COUNTY OF VENTURA

TODD ROAD JAIL HEALTH AND PROGRAMMING UNIT

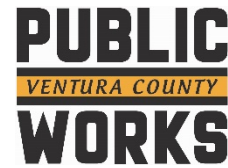
County of Ventura



Sheriff's Office



Public Works Agency



DLR Group



Kitchell



TABLE OF CONTENTS

PROCUREMENT AND CONTRACTING REQUIREMENTS GROUP

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

Introductory Information

000101	Title Page
000110	Table of Contents
000111	Project Summary
000201	Bridging Documents
000301	Available Project Information
000401	Existing Conditions

Proposal Requirements

001100	Proposal Schedule
001119	Request for Proposals
001200	Evaluation of Proposals
002100	Access, Indemnity and Release Agreement
002110	Operational Safety and Security Procedures
004200	Proposal Form
004316	Bond Accompanying Proposal
004330	Subcontractors List
004516	Design-Build Entity Certifications
004520	Non-Collusion Declaration
004530	Iran Contracting Act Certification

Contract Forms

005200	Agreement
006113	Surety Bonds
006200	Withheld Contract Funds Certification
006290	Escrow Agreement for Security Deposits in Lieu of Retention
006536	Guaranty

Conditions of the Contract

007253	General Conditions – Design Build
007300	Supplementary General Conditions
007316	Supplementary Conditions – Insurance and Indemnification

SPECIFICATIONS GROUP

GENERAL REQUIREMENTS SUBGROUP

DIVISION 01 – GENERAL REQUIREMENTS

011100	Summary of Work
012000	Measurement and Payment
012100	Allowances
012200	Enhancements
012600	Modification Procedures and Pricing of Changed Work
013119	Project Meetings
013200	Progress Schedules and Reports
013250	Web-Based Construction Management Software
013232	Photographic Documentation
013236	Video Monitoring and Documentation
013300	Submittals
013554	Building Information Modeling (BIM) Requirements
014100	Regulatory Requirements
014200	References and Definitions
014523	Quality Requirements
015000	Temporary Facilities and Controls
015600	Site Security and Safety
015719	Environmental
015813	Temporary Project Signage
016000	Product Requirements
017400	Cleaning and Waste Management
017700	Closeout Procedures
017823	Operations and Maintenance Data
017839	Project Record Documents
017900	Demonstration and Training
019100	General Commissioning Requirements

END OF DOCUMENT

PROJECT SUMMARY

PART 1 INTRODUCTION

1.1 GENERAL INFORMATION

The Ventura County Sheriff's jail facilities have experienced operational challenges as a result of an increase in the inmate population with chronic medical and mental health needs. In order to address a critical lack of medical and mental health beds in the jail system, the County of Ventura Public Works Agency is partnering with the Ventura County Sheriff to construct a housing unit to specifically provide expanded medical and mental health treatment in a safe and secure environment.

1.2 PROJECT DESCRIPTION

The proposed project consists of the design and construction of a new standalone jail facility on county-owned land, adjacent to the existing County jail in unincorporated land near the city of Santa Paula in California. The new building will provide special use housing, medical and mental health treatment, a secure corridor to the existing jail, and support services.

The special use housing will provide approximately 64 beds for mental health and medical treatment. The housing unit will include programming space, recreation areas, day rooms, medical/mental health treatment space, visitation, medical mental health staff space and support service.

The project is partially funded under the SB 863 Adult Local Criminal Justice Facilities Construction Financing Program with the balance by the County of Ventura.

1.3 PROCUREMENT

The Agency's primary objective in utilizing the Design Build procurement method for this project is to bring together the best available design and construction expertise to work with the Agency as a team towards the successful completion of this unique project. The Design Build approach is desired to allow designers and contractors to work together to address each program requirement and to produce an effective design concept that meets the needs of the Sheriff's Office.

END OF DOCUMENT

BRIDGING DOCUMENTS

ARTICLE 1 – GENERAL

1.1 BRIDGING DOCUMENTS

- A. Bridging Documents define Owner's Program for the Project, including but not limited to:
 - 1. Size, type, shape, height, configuration, and desired design character of buildings, improvements, appurtenances and sites.
 - 2. Performance, and in some cases prescriptive specifications, covering the quality of materials, equipment, building components and workmanship, public spaces, landscape design, and general architectural character of the buildings, improvements, appurtenances and sites.
 - 3. Preliminary plans or building layouts.
 - 4. Site requirements, parking and infrastructure items.

ARTICLE 2 – INTERPRETATION OF BRIDGING DOCUMENTS

2.1 GENERAL—PRESCRIPTIVE OR PERFORMANCE STANDARDS

- A. Bridging Documents identify items using either prescriptive or performance standards. When items are subject to prescriptive standards, the Project provided by Design-Build Entity shall include the specific item as described. When items are subject to performance standards, the Project provided by Design-Build Entity shall include items which satisfy the required performance standards.

2.2 SILENCE REGARDING STANDARD

- A. Where Bridging Documents are silent regarding whether a prescriptive or performance standard is intended, Design-Build Entity shall provide a Project which satisfies the following general standards:
 - 1. For all items of aesthetics, required systems, equipment, and user items or items subject to visual observation, Bridging Documents are intended to specify prescriptive standards, either as specifically stated in the Bridging Documents or by reference to other project design elements.
 - 2. For all items of engineering performance and code compliance (e.g., electrical runs, duct layouts and other engineering systems specified in terms of performance or code requirements), and other items of design or construction not subject to visual observation, Bridging Documents are intended to specify performance standards.

2.3 RELATIONSHIP TO PROPOSAL - GENERAL CONDITIONS AND DIVISION 1 SPECIFICATIONS

- A. Bridging Documents represent the final agreed Contract scope and supersede anything inconsistent in Design-Build Entity's Proposal.
- B. To the extent that the Bridging Specifications contain certain terms and conditions that are also addressed in Document 007253 (General Conditions) and Division 1 Specifications (commencing with Section 011100) of these Contract Documents, then precedence shall be given to the more stringent of the two requirements that in Owner's judgment provides the Owner with the greater quality or scope of service.

ARTICLE 3 – COMPLETENESS OF BRIDGING DOCUMENTS

3.1 INTENT

- A. Bridging Documents are intended to describe and specify requirements for fully functional and legally operable Ventura County Todd Road Jail Health and Programming Unit, generally meeting in all respects Owner's required design, construction, equipment and performance standards.

3.2 EFFECT OF INCOMPLETENESS OR OMISSIONS

- A. If any Bridging Documents are determined, at any time, to be incomplete and/or to omit any required aspect of design, construction, equipment, systems or other component necessary to provide fully functional and legally operable Ventura County Todd Road Jail Health and Programming Unit meeting the standards of the Ventura County Todd Road Jail Health and Programming Unit Bridging Documents then Design-Build Entity shall request additional Project related information from Owner in accordance with Document 007253 (General Conditions) and Section 012600 (Modification Procedures and Pricing of Changed Work).

ARTICLE 4 – LIST OF BRIDGING DOCUMENTS AND RELATED MATERIALS

4.1 BRIDGING DOCUMENTS INCLUDE:

- A. Volume 1 – Space Program & Space Design Criteria
- B. Volume 2 – Scope of Construction & Specifications
- C. Volume 3 – Conceptual Design Drawings

4.2 ADDITIONAL SUPPORTING PROJECT INFORMATION:

- A. Design-Build Entity's attention is also directed to Document 000301 (Available Project Information), which lists documents and materials containing existing conditions information that were provided to prospective Design-Build Entities prior to the submission of Proposals. The documents and information referenced in Document 000301 are not part of the Contract Documents and are "for information purposes only."

END OF DOCUMENT

AVAILABLE PROJECT INFORMATION

ARTICLE 1 – INFORMATION PROVIDED TO PROPOSERS PRIOR TO PROPOSAL

1.1 PRELIMINARY GEOTECHNICAL INVESTIGATION

- A. Preliminary Geotechnical Investigation for the Todd Road Jail Health and Programming Unit, prepared by Fugro USA Land Inc. and dated January 13, 2017.
 - 1. NOTE: This Preliminary Geotechnical Investigation was commissioned by the Agency for the sole purpose of establishing parameters used in the preparation of the Bridging Documents and to provide Proposers a basis for the preparation of their proposals.
 - 2. The selected Design-Build Entity will be responsible for obtaining the Geotechnical Engineer of Record who will be responsible for the preparation of the final Geotechnical Report of Record, to be used as a basis for the Construction Documents prepared by the Design-Build Entity. Under no circumstances is the information provided in the Preliminary Geotechnical Investigation to be used for this purpose.

1.2 FACILITY REPORTS

The following drawings, plans, specifications, data, reports and information are provided solely for information purposes only and are not part of the Contract Documents:

- A. Ventura County Todd Road Jail, Needs Assessment and Engineering Analysis, prepared by HDR, dated April 4, 2007.
- B. Ventura County Todd Road Jail, Feasibility Study for Medical Mental Health Housing Unit, prepared by HDR, dated April 18, 2011.

1.3 TODD ROAD JAIL RECORD DOCUMENTS

The following drawings, plans, specifications, data, reports and information are provided solely for information purposes only and are not part of the Contract Documents:

- A. Todd Road Jail As-Built Record Drawings
Volume 1 and 2, dated March 9, 1992
412 total sheets
- B. Digital Copies of Record Documents are available on the project website. Hard copies may be viewed at Ventura County Public Work Agency Offices at 800 South Victoria Avenue, Ventura, CA 93009-1670

1.4 TODD ROAD JAIL UNDERGROUND UTILITY SURVEY

The following drawings, plans, specifications, data, reports and information are provided solely for information purposes only and are not part of the Contract Documents:

- A. Partial Underground Utility Map
Prepared By: C Below Subsurface Imaging
Dated: 09/2016

1.5 SB 863 PROPOSAL FORM

- A. The proposal submitted to the Board of State and Community Corrections requesting funding through Senate Bill 863, dated August 12, 2015

END OF DOCUMENT

EXISTING CONDITIONS

ARTICLE 1 – REPORT AND INFORMATION

1.1 EXISTENCE OF REPORTS AND UTILITY SURVEYS

- A. Owner, its consultants, and prior contractors may have collected documents providing a general description of the Site and conditions of the Work. These documents may consist of preliminary geotechnical reports for and around the Site, contracts, contract specifications, tenant improvement contracts, as-built drawings, and utility drawings. These reports, documents and other information are not part of the Contract Documents and do not show new work to be constructed, but rather depict existing conditions that Proposer will have to address as part of its construction planning and operations.

1.2 INSPECTION OF REPORTS

- A. Proposers may inspect geotechnical reports and other available information regarding existing conditions at the Site. Digital Copies are available on the project website. Hard copies may be viewed at Ventura County Public Work Agency Offices at 800 South Victoria Avenue, Ventura, CA 93009-1670
- B. These reports, documents and other information, are not part of the Contract Documents. Nevertheless, Proposer accepts full responsibility for reviewing, knowing and understanding the contents of all of these materials.

1.3 INCLUSION IN PROJECT MANUAL

- A. Preliminary geotechnical reports may be included in the Project Manual and information regarding existing conditions will also be included in the Project Manual, but neither shall be considered part of the Contract Documents, but rather “for information only.”

1.4 ACCESS TO SITE FOR INVESTIGATIONS

- A. Agency will provide Proposer access to the Site to conduct such examinations, investigations, explorations, tests, and studies, as Proposer deems necessary. Proposer must fill all holes and clean up and restore the Site to its former conditions upon completion of such explorations, investigations, tests, and studies.
- B. All personnel intending to access the Todd Road Jail Facility Site must comply with the requirements of Document 002110 (Operational Safety and Security Procedures).
- C. Investigations may be performed only under the provisions of Document 002100 (Access, Indemnity and Release Agreement) and Document 007253 (General Conditions) including, but not limited to, proof of insurance and obligation to indemnify against claims arising from such investigation work. Proposer shall supply all equipment required to perform any investigations as it deems necessary. Owner has the right to limit the number of pieces of machinery operating at one time due to safety concerns.

END OF DOCUMENT