

ADDENDUM

MARCH 2, 2018

ATTENTION ALL REQUEST FOR PROPOSAL (RFP) HOLDERS

RFP NO. 318001 - ADDENDUM NO. 2

JAIL CONSOLIDATION - CONSTRUCTION MANAGEMENT SERVICES

PROPOSALS DUE: TUESDAY, MARCH 13, 2018, 2:00 PM. DUE DATE AND TIME ARE NOT CHANGED BY THIS ADDENDUM.

This Addendum is issued to modify, explain or clarify the original Request for Proposal (RFP) and is hereby made a part of the RFP. Please attach this Addendum to the RFP.

PLEASE MAKE THE FOLLOWING CHANGES:

1. Requested Services and Business Information

Page RSBI-1 - Item 1.D.1.:

Change: “ Each ”, to: “ Lead ”.

Page RSBI-1 - Item 1.D.3.: Delete this Item & insert the following:

3. Must have been responsible for the management of at least three (3) building addition projects within the last seven (7) years of at least 50% of the size of the Jail Consolidation project:
 - a. This project is currently estimated at adding 148,000 GSF (5th flr to 9th flr) & a construction cost of \$50,200,000.
 - b. Lead person on the CM project team must have been in the lead role on at least one (1) of these three (3) previous building addition projects.

Page RSBI-2 - Item 3.A.:

Change: “ eight ”, to: “ seven (7) ”.

Page RSBI-3 - Item 3.A.5.: Delete this Item.

Change subsequent Items 6, 7 & 8 to 5, 6 & 7, respectively.

2. Construction Management Professional Services Agreement

Page PSA-TOC:

Change:

2.G. Phase VI - Construction.....	7
2.H. General Tasks	10

To:

2.G. Phase VI - Construction.....	7
2.H. Phase VII - Commissioning.....	10
2.I. General Tasks	10

Page PSA-1 - Item 1.D:

Change: “ ...the technical advisor... ”, to: “ ...the technical / construction advisor... ”

Page PSA-2 - Item 2.A.1):

Change:

Bidding Phase
 Construction Phase - Administration of the Construction Contract

To:

Bidding Phase
 Construction Phase - Administration of the Construction Contract
 Commissioning Phase

Page PSA-1 - Item 2.B.3):

Change: “ Meet and confer as needed at review... ”, to: “ Meet and confer at review... ”

After this Item add:

2.B.3)a. Anticipate up to two (2) Project Planning Team meetings during this Phase.
 These meetings may be up to four (4) hours long.

Page PSA-3 - Item 2.B.6):

Change: “ Develop total project... ”, to: “ The A/E will develop total project... ”

Page PSA-3 - Item 2.B.8): Delete this Item & insert the following:

Not Used.

Page PSA-4 - Item 2.D.2):

Change: “ ...& A/E to coordinate selection of... ”, to: “ ...& A/E to review selection of... ”

Page PSA-4 - Item 2.D.3): Delete this Item & insert the following:

2.D.3) The major design features and systems that must be considered include, but are not limited to:

- Site & civil related work (e.g., utilities, stormwater management, erosion control)
- Structural systems
- Building envelope (wall, window and roofing) systems
- Building configuration
- Life safety systems
- Heating, ventilating and air conditioning & associated controls
- Plumbing & associated controls
- Electrical & associated controls
- Lighting systems & associated controls
- Telecom systems
- Audio / visual systems
- Detention facility security systems & associated controls:
 - Doors, locks, & hardware
 - Surveillance, cameras, recording devices
- Facility signage

Page PSA-4 - Items 2.D.7)a. & 2.D.7)b.: Delete these Items.

Renumber current Items 2.D.7)c., 2.D.7)d. & 2.D.7)e. to be 2.D.7)a., 2.D.7)b. & 2.D.7)c., respectively

Page PSA-6 - Items 2.E.4)d., 2.E.4)e. & 2.D.7)f.: Delete these Items.

Page PSA-9 - Item 2.G.19): Delete this Item & insert the following:

2.G.19) The CM will be responsible for arranging and conducting construction-related meetings as required and act as the point of contact for the construction contractors. The CM shall attend, take notes, publish and distribute minutes of job meetings after COUNTY approval.

Page PSA-10 - Item 2.G.19)b.: After this item, insert the following:

2.H Phase VII - Commissioning

2.H.1) The CM shall work with the Commissioning Agent (CA) through the design, construction & start-up phases.

2.H.2) All building elements, equipment & systems shall be complete and operating. System start-up, testing, balancing and satisfactory system performance is the responsibility of the General Contractor. This includes all calibration and adjustment of all system controls, balancing of loads, troubleshooting and verification of software and final adjustments that may be needed.

2.H.3) All operating conditions and control sequences shall be tested, adjusted & signed off as complete by the CA, CM, A/E & COUNTY during the start-up period.

Page PSA-10 - Item 2.H.1)d.: Delete this Item & insert the following:

Not Used.

Page PSA-11 - Item 2.H.1)f.:

Change: “ ...Project Planning Team as needed on a periodic... ”, to: “ ...Project Planning Team on a periodic...” ”

Pages PSA-10 & PSA-11 - Change all Items currently labeled as “2.H.” to “2.I.”

Pages PSA-13 & PSA-14 - Item 4.E.1): Delete this Item & insert the following:

4.E.1) Payments of the CM's lump sum fee will be made monthly, in proportion to services performed as confirmed by COUNTY, to increase the compensation to the following percentages of the lump sum fee at the completion of each phase of the work.

Phase I. Pre-Design	5%
Phase II. Schematic Design	15%
Phase III. Design Development	25%
Phase IV. Construction Documents	40%
Phase V. Bidding	45%
Phase VI. Construction	95%
Phase VII. Commissioning	100%

Page PSA-14 - Item 4.E.4):

Change: “ An CM whose work... ”, to: “ A CM whose work... ”

If any additional information about this Addendum is needed, please call Scott Carlson at 608/266-4179, carlson.scott@countyofdane.com.

Sincerely,
Scott Carlson
Project Manager

Enclosures:
Proposers Site Tour Sign-In Sheet

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Construction Management Services for Jail Consolidation
Public Safety Building

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