

ADDENDUM #1

Addendum Issue Date: 03/24/23
Design and Construction of Mental Health Living Unit
Bid # 013-23

The following is a listing of the questions obtained from prospective bidders before, during, and after the scheduled pre-bid conference and site visit. The deadline for questions was Friday, March 17, 2023. When multiple vendors asked essentially the same question, it has been phrased herein to capture the essence of the question and provide an answer. When one or more vendors asked multiple components of the same essential question, those components were joined into a single question and an answer is provided.

The answers provided herein are based on the best information currently available to the County, in a good faith effort to provide the maximum amount of information for the qualifications phase of this process. More information will be provided to those vendors who are asked to move to Phase II and III of the process.

Q#01: What is the budget for this project?

A#01: The County Commission has authorized the issuance of Certificates of Participation in a maximum amount of \$10,000,000.

Q#02: Does the project structure need to be built on top of the existing building?

A#02: Yes. There is no secondary location that is being considered for this construction.

Q#03: Can we get copies of the owner's "as-builts"?

A#03: The design of this three-phase process is to first determine the qualifications of a vendor to participate in this project. Phase II is the point at which the more detailed discussion of the project is anticipated, as articulated in the RFQ issued, section 2.1 et. seq.

Nevertheless, to allow potential vendors to have some additional concept (in addition to the walk-through conducted), we are producing six .jpg captures of relevant portions of the as-builts to help visualize the location of the work being anticipated. Detailed drawings will be produced as anticipated under Phase II of the RFQ process.

Q#04: In the RFQ it states the Phase III submittal will include a firm fixed cost of design and construction. Please confirm when these costs need to be submitted Phase II or Phase III.

A#04: The RFQ language with respect to Phase II and Phase III is derived from K.S.A. 19-216f, so is intended to mean what the statutory language means. As discussed briefly during the pre-bid conference, the expectation is that both the information provided under Phase II and that provided under Phase III is delivered simultaneously (though separately) on the deadline identified for the in-depth response (May 12, 2023, at 2:00 pm). However, the materials reviewed and scored under Phase II will precede the reviewing and scoring of the materials under Phase III.

Q#05: On page 4 of the RFQ it outlines what is required for Phase III but there is no mention of an interview. On Page 13 in the Schedule it shows Phase III interviews will be conducted between May 15th and the 26th. Could you confirm there will be interviews as part of Phase III and advise what is the required date to submit the final proposal associated with Phase III

A#05: See response to #04 above. Further, there will be interviews conducted under Phase III as the County determines is necessary to clarify any unresolved questions on the materials submitted.

Q#06: Could you provide a list of all the attendees/firms that were present at the pre-proposal conference

A#06: Attached is a scan of the sign-in sheet from the mandatory pre-bid meeting.

Q#07: What will the hours of work be for this project, since it will be impacting inmates living realities?

A#07: The timeframe between 7:00a and 7:00p each day should be capable of use, based upon the management structure of the firm selected for the work.

Q#08: Do the inmate's outdoor exercise areas have to be opened at the top to allow natural light and open air?

A#08: No. A design can allow for light and air to come from the side of the exercise area, as long as properly secure against inmate access.

Q#09: Do you have a timeframe for construction to start?

A#09: Assuming all preliminary matters are resolved in the RFQ process, the project could start in summer or fall of 2023.

Q#10: Under section 2.2C of the RFQ the County is anticipated to provide a "description of the drawing, specifications or other information to be submitted with the proposal, with guidance as to the form and level of completeness of the drawings, specifications or other information that will be acceptable." Since there is only 14 days provided between notification that a firm is chosen for Phase II/III and the deadline to have an in-depth response, can you provide some detail as to the project expectations now? This would allow those firms that are selected to have had more time with the additional information?

A#10: Without limiting the ability of the County to add to or change the response to this section in the official notification process, we will here provide some conceptual details. Comprehensive as-builts for the original structure will be provided for downloading at the time of notification (see A#03 above). Here are some details as to what the anticipated living units would include:

- Façade material to match existing structure
- Multi-person cells (both general population and suicide watch)
- Single-person cells (both general population and suicide watch)
- Seclusion (or "time out) cell
- Individual counseling rooms in each unit (equipped for use as video court rooms)

- Group counseling room adjacent to units
- Office for mental health workers
- Restroom in dayroom for suicide watch unit
- Exercise area (can be shared if adjacent to units)
- Institutional drug room (pharmacy) adjacent to units
- Visitation room (for on-site legal visits)
- Officer Work station & restroom in each unit
- ADA compliant elevator to move through all floors
- Stairwells for movement between floors
- Equipment room adjacent to units
- Maintenance access areas adjacent to units
- Technology equipment room adjacent to units
- Hose connections near suicide watch cells and within each unit
- Staging room for bio-hazard equipment donning and doffing
- Grates built into floors for all suicide watch cells, for drainage related to cleaning
- Access pathways into existing structure for both secure and insecure movement
- Square footage and lighting allowances in compliance with American Correctional Association standards

All other terms and conditions of the bid remain the same.