



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

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Jerome Noble, Director

August 6, 2007

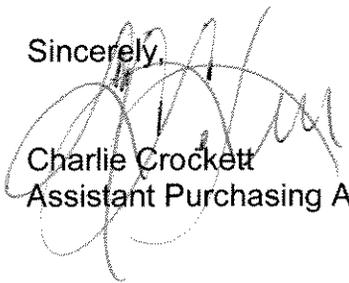
Re: 07RFP55753A-CJC
Comprehensive Operation and Maintenance Services for Juvenile Court,
Mechanicsville Library and Medical Examiner's Office

Dear Bidders:

Attached is one (1) copy of Addendum 3, hereby made a part of the above referenced **07RFP55753A-CJC, Comprehensive Operation and Maintenance Services for Juvenile Court, Mechanicsville Library and Medical Examiner's Office.**

Except as provided herein, all terms and conditions in the **RFP** referenced above remain unchanged and in full force and effect.

Sincerely,


Charlie Crockett
Assistant Purchasing Agent

07RFP55753A-CJC

**Comprehensive Operation and Maintenance Services for Juvenile Court,
Mechanicsville Library and Medical Examiner's Office**

Addendum No. 3

Page Two

This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

Response to vendor questions

1. Section 3.3.E Contractor Qualifications says the technician responsible for maintenance of Fire Protection system must possess NICET Level 2 certification in Inspection and Testing of water based system.
Section 3.3.K.8a Fire System: Alarm and Sprinklers says the GSD will outsource to a third-party contractor the inspection, testing, and maintenance and monitoring of the fire alarm systems, sprinkler systems, and fire pump valves.
Section 3.3.K.8b says the FMC will conduct annual audits of the fire alarm system to ensure the third-party contractor is performing the work compliant with NFPA72 specifications.

Questions:

- a. Is a NICET Level 2 certified technician required for the annual audit of the third-party Fire System contractor(s) or can this be accomplished by the FMC's on-site staff?
If the 'third party Fire System contractor employs a NICET Level 2 technician at the inspection then the FMC's on-line staff can audit the inspection
- b. If a NICET Level 2 certified technician is required for the annual audit, can this be a subcontractor of the FMC?
Yes
2. Can the weekly testing of the fire pump be accomplished by the FMC's on-site staff, (e.g.; plumber) or does this require a NICET Level 2 certified technician?
This may be done by FMC staff
3. Per the RFP, it is required by the FMC to provide staff on-site Monday through Friday with continuous coverage by utilizing shift work. Can Saturday, Sunday, and the Holidays be covered by an off-site, on-call maintenance technician?
Yes

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Page Three

4. It was noted on the walk-thru that the window tinting on the east side Juvenile Justice Courthouse is severely peeling off. Is the FMC responsible up to \$2,500 for repairs to this solar tinting for future delamination problems?

No.

5. It was noted on the walk-thru the significant problem with cracked and problem windows on the east side of the Juvenile Justice Courthouse. What is the source of this damage (i.e. vandalism, birds hitting the windows, structural stress cracks, poor installation, etc.)?

Not determined. Considered to be structural stress cracks

6. Is the FMC responsible for repairs to these windows under the \$2,500 corrective work-order limit at the onset of the contract?

Any item not specifically identified as a pre-existing condition during the initial walk through will be subject to a \$ 2500 threshold cost

7. It was noted on the walk-thru that the exterior window molding has come apart. Is it the responsibility of the FMC to repair these issues under Section 3.3.M Architectural and Structural Maintenance and Repair Work?

Please see answer in (6) above

8. Please provide the CMMS history of the work-order amounts under \$2,500 and the work-orders amounts under \$10,000 for the past 18 months.

Information is not available.

9. Do the emergency generators have back-up fuel oil supply or do they have a natural gas supply only?

Generators in ME runs on Gas only. Generator in Juv Court runs on fuel oil only

10. Is the FMC responsible for any repairs, patching, paving, or sealing of the parking areas at each building?

NO

11. Is the FMC responsible for cracked sidewalks or step repairs on the exteriors of the buildings?

NO

12. At the pre-proposal conference Addendum 3 was distributed to all attending. Are there Addenda 1 and 2? If so, where? Addendum distributed at the proposal conference was an error; this has since been corrected see correct addendum post on website.

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Page Four

13. Page 22, C.1 – Please define tools. Is General Services Department (GSD) speaking of personal hand tools or specialty tools such as lifts, or heating ventilation and air conditioning (HVAC) recovery equipment or gauges? Does the GSD furnish any equipment or tools? If so, what?

GSD will not provide any tool. Any air-conditioning recovery equipment and/or gauges if installed may be used by the FMC for carrying out the maintenance activities related to the building.

14. Page 22, C.4 – General GSD requires drug screen, alcohol test and background screen conducted by GSA and Sheriff's Department. Is there a cost to the Facilities Maintenance Contractor (FMC)? If so, what is the cost? Yes, do not have the amount. Please refer to the Sheriff Department

15. Page 22, C.2.10 - Is there a cost for the ID Tags? If so, what?

No cost involved with ID Tags

16. Does the FMC specifically have to back fill for personnel out for vacations, sick days, or personal leave of absence, or can the FMC spread that day's work load over personnel in attendance that day?

FMC will have to back fill for personnel except for vacations and sick days. This is subject to the minimum average attendance required in Paragraph

17. Page 23, Number 19 – What systems and equipment are under warranty? When does warranty expire?

There is no complete information available. It may be assumed that all systems are out of warranty

18. Page 24 – What training on TM2, GSD's computerized maintenance management system (CMMS), will GSD provide for the FMC? Are all FMC personnel included? When will it occur and what is the duration?

GSD does not anticipate any hands on usage of TM2 by FMC. Training will be required on transacting paper work related to work orders and preventive maintenance work. The training will imparted within one month of commencement of work and will not exceed 4 hours in duration

19. Page 25, #3 – Who determines whether there is an emergency work order (WO) or routine? Emergency work Order is defined in Paragraph:

In the event of a dispute determination of GSD will be final and binding

20. Page 25, F.2 – Please clarify Paragraph 2. Since the Medical Examiner's Office (MEO) and the Juvenile Justice Court (JJC) require 24/7/365 services from the FMC it seems that the Monday through Friday schedule is the same as Saturdays and Sundays. Is that correct? Does the FMC need to provide three (3) shifts of personnel Saturdays and Sundays for the MEO and the JCC?

Three-shift operation is not a necessity even on week days Monday to Friday. However to support 24/7 operation the FMC must employ competent on-call technicians.

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Page Five

21. Page 25, F.3 – This section call for one (1) hour response. Page 26, G.3 calls for two (2) hour response. Which is correct? 2 hours for both sections
22. Page 25, F.2 – The last sentence of paragraph 2 States “For Saturday, Sunday and Holiday schedules, the FMC must provide sufficient staff to provide the required levels of service.” Does this mean that this staff is required to be on-site? Please see answer to (9) above
23. Page 25, F.5 – What holidays does the GSD observe at these facilities?
New Year Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Friday after Thanksgiving and Christmas Day
24. Page 26, G.4.a – “respond”. Does “respond” mean on-site or by phone with FMC personnel?
Response sufficient to address and solve the problem to the satisfaction of the customer.
25. Page 27, I.4 – Is the FMC still responsible for the first \$2,500 of a repair if repair is subcontracted to another service provider by the GSD?
Yes
26. Page 28, #12 – If services are requested by the GSD, FMC is not responsible for the first \$2,500. Is that correct?
GSD will requisition services included in the scope of work of FMC only after determining that the FMC will not be able to complete that work at a reasonable cost or if it is determined that the FMC does not have the capability to complete that work. In both cases the FMC is responsible for the first \$ 2500 if the total cost is less than \$ 10,000
27. Page 30, I.a – Does this paragraph mean that all filters and belts are changed monthly?
No. Only those which are required to be replaced need to be replaced.
28. Page 30 – Will eddy current testing and vibration analysis be required in the first year of the contract?
Yes
29. Page 31, #3 – Will cooling towers have to be cleaned in 2007 or 2008?
In 2008
30. Page 35 – What has been the history of carpet replacement in the facilities? Number of WOs and cost?
Very negligible so far
31. What has been the history of building architectural repairs in the facilities?
None
32. Has the carpet ever been replaced totally in the facilities? If so when?
No
33. What are the responsibilities of the FMC for the fume hoods and medical cabinets in the MEO? Any repair to these systems will be done or facilitated by FMC

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Page Six

34. Please provide a list of current subcontractors for this project.

Please refer this question to Purchasing Contract Compliance

35. Please provide the annual cost for the current contract. Please refer to Purchasing

36. What is the total annual utility cost for the Juvenile Court and Mechanicsville Library building?

Although, the title of the RFP states "Comprehensive" the actual scope and requirements are not comprehensive. The selected vendor for this RFP will not be held responsible for the total annual utility cost for either building, nor is the total annual operating cost tantamount to requested services indicated in this RFP. Furthermore, the selected vendor's performance will not be based on any pre-determined cost savings, value engineering, or management innovations that might affect either of the two. Any such presentations of efficiencies might be considered but are not central to the specification of the RFP as it is written.

37. What is the total annual operation cost to run the Juvenile Court and Mechanicsville Library?

Although, the title of the RFP states "Comprehensive" the actual scope and requirements are not comprehensive. The selected vendor for this RFP will not be held responsible for the total annual utility cost for either building, nor is the total annual operating cost tantamount to requested services indicated in this RFP. Furthermore, the selected vendor's performance will not be based on any pre-determined cost savings, value engineering, or management innovations that might affect either of the two. Any such presentations of efficiencies might be considered but are not central to the specification of the RFP as it is written.

37. What actions have been taken to correct the leakage on the main entrance of the building?
The leaking issues resulting from a failure in the roofing materials or system will be addressed by Fulton County's General Services Roofing division.

38. What actions have been taken to stop flooding of the facilities basement, when rain occurs?
The General Services construction division will address this existing issue.

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Page Seven

Medical Examiner's Office:

39. What is the total annual utility cost for the Fulton County Medical Examiner's office?

Although, the title of the RFP states "Comprehensive" the actual scope and requirements are not comprehensive. The selected vendor for this RFP will not be held responsible for the total annual utility cost for either building, nor is the total annual operating cost tantamount to requested services indicated in this RFP. Furthermore, the selected vendor's performance will not be based on any pre-determined cost savings, value engineering, or management innovations that might affect either of the two. Any such presentations of efficiencies might be considered but are not central to the specification of the RFP as it is written.

40. What is the total annual operating cost to run the Fulton County Medical Examiner's office?

Although, the title of the RFP states "Comprehensive" the actual scope and requirements are not comprehensive. The selected vendor for this RFP will not be held responsible for the total annual utility cost for either building, nor is the total annual operating cost tantamount to requested services indicated in this RFP. Furthermore, the selected vendor's performance will not be based on any pre-determined cost savings, value engineering, or management innovations that might affect either of the two. Any such presentations of efficiencies might be considered but are not central to the specification of the RFP as it is written.

41. How many office spaces are located on the upper floor of the Fulton County Medical Examiner's office?

There are twelve office spaces

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ACKNOWLEDGEMENT OF ADDENDUM NO.3

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Purchasing Department, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30335 by the RFP due date and time **August 9, 2007 at 11:00 A.M.**

This is to acknowledge receipt of Addendum No.3, _____ day of _____, 2007.

Legal Name of Bidder

Signature of Authorized Representative

Title