



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

**Winner 2000- 2007 Achievement of Excellence in Procurement Award
National Purchasing Institute**

Jerome Noble, Director



October 22, 2007

Re: 07RFP58018K-JD, Fulton County Jail Complex Master Plan

Dear Proposers:

Attached is one (1) copy of Addendum 3, hereby made a part of the above referenced RFP #07RFP58018K-JD, Fulton County Jail Complex Master Plan.

This Addendum forms a part of the contract document and modifies the original Request for Proposal (RFP) documents as noted below:

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

Sincerely,

Joyce Daniel

Joyce Daniel
Assistant Purchasing Agent

c: File

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

1. QUESTION

Section 3, Proposal Requirements, paragraph 3.3.5, *Phase V: Implementation*, page 3-6 of the RFP, identifies *Additional Services*: to include 5. *Executive Architecture Services*. The implication of the scope of services is that the successful bidder may be asked to provide executive architecture services – interpreted as client representation and oversight of the design and documenting architect.

Is the above interpretation of executive architect services regarding client representation and oversight of the design and documenting architect correct?

RESPONSE

This requirement will be removed from the solicitation.

2. QUESTION

Will the successful proposer for the subject solicitation, both prime contractor and subcontractors, be precluded from proposing for or involvement with future design and documentation, of the Fulton County Jail Complex? Will the successful proposer for the subject solicitation, both prime contractor and subcontractors, be precluded from bidding for or involvement with the construction phase solicitations, including construction management services and implementation of the Fulton County Jail Complex?

RESPONSE

No prohibitions were referenced for future contracts.

3. QUESTION

Section 2.5, Term of Contract, page 2-3 of the RFP, notes that “the initial term of the contract shall be for a one (1) year term from the Notice to Proceed date, with two (2), one (1) year renewable options.” The scope of services indicates in **Section 3.3.6**, “The [Master] Plan should be available approximately 8 months from Notice-to-Proceed.” **Section 3.3.5, Phase V: Implementation** identifies:

Additional Services:

1. *Cost estimator participants in walk-through.*
2. *Consultants to provide full physical inventory.*
3. *Physical models and renderings*
4. *Conceptual level ‘test fit’ of future functional layout*
5. *Executive Architecture Services*

Do the additional services listed above constitute the scope of work for the two (2), one (1) year renewable options?

RESPONSE

This requirement will also be removed from the solicitation.

3a. QUESTION

Does the County seek cost proposals for the additional services for the year one (1)? For the two (2), one (1) year renewable, years?

RESPONSE:

This requirement will also be removed from the solicitation.

4. QUESTION

Appendix 1, Recommendations in Response to the Fulton County Jail Long-Term Feasibility Study Memo from County Manager to the Board of Commissioners, page 4 of the RFP, *Facility Options*, indicates that Alternative 1 is for a 1,920-bed, two-tower addition estimated at a total cost of \$80,535,358; and Alternative 2 is for a 1,536-bed, one-tower addition estimated at a cost of \$63,628,119.

Appendix 2, Fulton County Jail Long-Term Feasibility Study, Section 6 – Construction Cost, pages 6-2 through 6-5 of the RFP, illustrates cost estimates for a 960-bed (2,880 beds total), Three Tower Option, and a 1,536-bed, One Tower Option at costs of \$150,008,718 and \$153,169,276 respectively.

While the proposal team understands that the build out alternatives will be clarified following award of contracts, we seek clarification in order to affirmatively respond to the scope of work, especially as it affects the Cost Proposal. Are the cost estimates identified in **Appendix 1, Recommendations** the approved project estimates?

RESPONSE

These numbers should be considered benchmarks or baseline numbers, not approved numbers. Part of the validation process will be to examine the cost projections and modify/revise according to the bidders own experiences with projects of similar size and complexity. Section 6, Paragraph I of the Long-Term Feasibility study states:

“The estimate is a program and concept level estimate only. That is, only a pre-design space program and preliminary concept site layout has been prepared at this time, not detailed or completed design and engineering documents. The estimate is based on The Facility Group’s experience in designing and constructing buildings of similar size and scope, not on any detailed quantity take-off of labor and materials and systems for construction.”

The successful proposer should provide justification and rationale in its proposal for variances from the benchmark/baseline numbers referenced in the Long-Term Feasibility Study.

5. QUESTION

There are references in the subject solicitation to “validating the 2006 Needs Assessment” which are included in the subject contract solicitation as an Exhibit, and are thereby assumed to be a part of the intended contract when awarded.

- **Section 1.4, County Objectives**, page 1-2 of the RFP, states that County Objectives include: “A. Validate jail inmate population projections.”
- **Section 3.3, Scope of Work**, page 3-2 of the RFP, states that the scope of work includes: Validate current space requirements within the Low-Rise Building...Validate future space requirements for supporting functions and activities...Reprogram space requirements within the Low-Rise Building for efficient and effective jail operations.”

Will the validation and reprogram requirements of the 2006 Needs Assessment preclude the prior planner and/or subcontractors who were contracted to prepare that 2006 Needs Assessment from bidding on the subject Fulton County Jail Complex Master Plan solicitation RFP No. #07RFP58018K-JD?

RESPONSE

The LTFS was a conceptual plan, which provided the County a projected range of costs. The Master Plan will provide the County with a more detailed and concise estimate. Assuming that each bidder will use the LTFS as a cornerstone to build their plan on, the County anticipates variations from the recommendations that were generated as a result of the LTFS, and subsequent variations in estimated costs that will coincide with each bidders recommended plans. This will be a fresh start for each bidder; which should reflect each bidder's preferred design, planning and construction methods)

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 **Monday, November 5, 2007 no later than 11:00 A.M.**

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

Legal Name of Bidder

Signature of Authorized Representative