



FULTON COUNTY PURCHASING DEPARTMENT

Winner 2000 - 2005 Achievement of Excellence in Procurement Award
National Association of Purchasing Management

Jerome Noble, Director

November 29, 2005

RE: **RFP#05RFPPHASEJAIL-JD**
Construction and Financing for the Fulton County Jail Mechanical, Plumbing and Elevator Maintenance Upgrades

Dear Proposers:

Attached is one (1) copy of Addendum 3, hereby made a part of the above referenced Request for Proposal (RFP).

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

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

Response to Questions:

1. Is there a possibility for a response submittal extension of 30 days?

Answer: There will be no extension.

2. Do we need three quotes for each 1st tier contractor?

Answer: This is not required for this RFP.

3. Please confirm that ALL references to Southern Company are errors?

Answer: This is correct. Any and all references to Southern Company are errors and thereby void.

4. Volume III, 18200 Table of Contents, Mechanical Maintenance, where is this referenced in the proposal?

Answer: This specification section was not issued in the original contract document package, but has been issued in a recent addendum.

5. Will all the cellblocks of any given floor be turned over for renovation in per a construction phase?

Answer: Yes, all cells in a respective zone will be vacated for construction phase renovation.

6. Who is the roofing contractor that holds the warranty and roof bond on Fulton County Jail?

Answer: Firestone holds the existing warranty and bond on the existing roof system. Firestone has local certified contractors who are approved for work on this roof system.

7. Volume III, page 17100-2, A. Definitions, #3 Commissioning Authority - an independent entity not otherwise associated with the design team or the Contractor. During the pre-bid Newcomb & Boyd advised they were the commissioning agent at the walk through. They are not an independent entity, but the designer. Does the county plan to amend the RFP to reflect this change?

Answer: As indicated in the pre-proposal conference, the commissioning of this project will be completed by the Newcomb & Boyd Commissioning and Operations Group which is a separate and independent entity not otherwise associated with the design team (which was completed by the Newcomb & Boyd Consulting Engineering Group). Entity in this RFP requirement is defined as separate existence independent of the Contractor. No amendment to the RFP/project specifications is required.

8. Will the contractor have salvage rights to the demolition spoils?

Answer: The Contractor has salvage rights.

9. What are the recommended procedures for preparation of the tile in the showers for Epoxy coatings? What Epoxy coatings are recommended and are there any coating vendors that are recommended? What procedures for ventilating the Epoxy coating odors should be followed in order to protect the populations health?

Answer: Please refer to Specification Section 09960 – Special Performance Coatings for specific requires (manufacturers, products, preparation of subsurface (which shall be per specification requirement and per manufacturer recommendations/requirements). Ventilating and other specific requirements for protecting the jail population as well as the installers shall be as recommended by manufacturer.

10. What procedures will need to be followed for abatement of refrigerants and other HazMat items?

Answer: As indicated on the contract documents, the chillers are to be demolished by the contractor. Abatement of the existing chiller system refrigerants shall be the responsibility of the contractor as defined by the federal, state and local authorities. The refrigerant is to be removed as part of the chiller and shall not be reclaimed or reused by the owner.

11. What are the exact seismic requirements for this project? Will all conduit, piping, wall and ceiling mounted items etc. be required to meet the seismic specifications? If so please provide a detailed anchoring system, accepted hanger systems, and various other mounting systems.

Answer: Per the IBC, there are no specific seismic requirements for this type facility in the Atlanta, Georgia area.

12. The Tables in the Day rooms are poured into the floor and require removal to perform the overhead demolition and construction. How would the County propose the tables be removed and re-installed?

Answer: After further review, the design team does not feel the tables in the inmate dayrooms need to be removed to perform the demolition and new construction as indicated on the contract documents. The tables should be

able to be worked around with single or multiple scissor/boom lifts. This means and methods practice should be planned for and covered in the contractor's cost proposal.

13. What amount of time should be allowed by the contractors for the employees to check in through security every day before arriving at their work areas? How much time is anticipated for the afternoon tool inventory and check out procedures in the after noon? In the event an employees arrives late for work or needs to leave work early will there be any special procedures that need to be followed?

Answer: The Sheriff will have staff posted in an office at the Contractor's project trailer each day to perform task for these security procedures. The amount time in question will depend on how prompt and proficient the Contractor's staff is at coming in on time and keeping their tools inventoried. Previous on-site Contractors have not had problems with these requirements in the past large projects.

14. Will there be a specific duration (waiting period) between phases of the project?

Answer: There will not be a specific duration, yet there will be specific requirements for inspections, commissioning and sign-off procedures.

15. In the event of a "Lock Down" what procedures will the contractor be required to follow? Should a "Lock Down" occur while the contractor is on site working and the contractor is impacted how will this loss of time and production be addressed by the county i.e. (monetary labor losses, schedule impacts, and extended overheads)? How will the Contractor be compensated in the event of a security breach or any unforeseen occurrence in which the contractor experiences damages or losses to equipment, tools, or materials?

Answer: With construction activity being mostly performed in vacated areas a typical lock-down of a floor or zone will not affect the construction process. Unforeseen occurrences, security breaches and facility lock-down are few and far between. Basic procedures are to secure labor forces and tools in a specified area and remain until given further instruction.

16. What is the average number of lock downs per year?

Answer: An average would be one per year.

17. Seismic restraints are they to be installed on both pipe and conduit, and will calculation be required, and a P.E. stamp affixed?

Answer: Per the IBC, there are no specific seismic requirements for this type facility in the Atlanta, Georgia area.

18. Who will provide security for the Elevator Personnel while they are

performing their work on each unit? Please keep in mind that they will not only need to have access to the elevator machine room's which will more then likely not be in the evacuated area, as will as access to each hall door level, as we replace the door equipment at each landing from top to bottom.

Answer: The County is aware of the separate nature of work for the elevator systems. Security will be provided by the Sheriff.

19. Are the new "Hall Door Panels" for Inmate Elevators 4-7, to include vision panels (Windows) to match the existing door panels?

Answer: New hall door panels are to have matching vision panels.

20. Are the Dumbwaiter Hall doors to be removed and the wall patched, or are the existing doors to remain in place and be bolted shut with just the Dumbwaiter equipment in the hoistway removed?

Answer: The dumb waiter doors are to be removed and the wall patched to match existing.

21. Page 15000-9 1.09 4 f. Please elaborate on what this light switch does. Is this the 110 Volt cab light circuit currently in place or is this a new circuit?

Answer: As identified in the specification, the contractor is to install a new or reuse existing dedicated lockable emergency light switches in the applicable machine rooms to serve the emergency lights in each elevator car.

22. Page 15000-1 1.03 A 5 SBCCI Standard Building Code 2000 states that " Rope Grippers or some other means to prevent unintended movement" is required. The State of Georgia and the City of Atlanta do not require this feature when performing a modernization. Are they going to be required on this project or not?

Answer: BCCI Standard Building Code 2000 Edition with Georgia State and City of Atlanta Ammendments-2002 as they relate to an elevator modernization shall be strictly adhered to and followed.

23. Page 15000-2 1.04 A 3 States Delivery of equipment shall not exceed 5 weeks. Typical delivery time is +/- 12 weeks. Please advise if 12 weeks is acceptable.

Answer: Plus or minus 12 weeks for delivery is acceptable as long as it does not adversely affect overall project schedule or operation of Elevators (extended downtime).

24. The Following question pertains to the "Control Panel in Central Control":

Answer: See response to item 25.

25. There is a panel in the Central Control Room that the guards can control the elevators with. How many central control rooms are there? Is there only one Central Control Room, or is there one Central Control Room in each Tower?

Answer: There is only one Central Control Room.

26. Will the New panel in the Central Control Room need to fit in the existing space?

Answer: The new panel will need to fit in the existing space.

27. Are the Kitchen Elevators currently tied into the current "Central Control Panel" where the guards can currently take control of these elevators?

Answer: Currently these elevators should be controlled within central control. However, in this Contract the new elevator panel in Central Control shall be able to control/over-ride these kitchen elevators.

28. Please define "Corresponding Camera Number" as specified on page 15000-13 1.12 A.

Answer: The control panel shall identify the corresponding camera number (i.e. - elevator lobby) as it corresponds to the elevator car location.

29. We would like to request that Trane be named as an acceptable DDC controls manufacturer. This portion of the RFP is located in volume 3, page 15800 - 4. This will allow us to mount a significant portion of the controls in the factory.

Answer: No substitutions will be allowed for DDC Controls. In compliance with General Services Building Construction Design Standards Only three controls manufacturers are named as acceptable for this project. General Services has chosen to standardize automated HVAC system controls for large facilities with Automated Logic, Johnson Controls and Siemens. Equipment manufacturers can coordinate for factory mounting and commissioning of controls from any one of these three manufacturers. For this project the County will only accept the three approved/acceptable controls manufacturers.

30. We would like to request an extension for the RFP due date to Monday, January 9, 2006. Consequently, I would like to extend the time to submit clarifications and information to Friday, December 16, 2005.

Answer: There will be no extension.

31. Pursuant to Article 8 "Time" Section 8.3.2 of Sample Owner-Contractor Agreement, the amount of liquidated damages on a per day basis is listed as ("To Be Determined"). Has this dollar figure been established for the per calendar day as indicated in this paragraph? If so what is this figure.

Answer: This dollar figure has not been determined.

32. Please provide the remaining warranty period for the existing Firestone EPDM Roof System, or Contractor of record for the roof warranty, other than Firestone Building Products.

Answer: Firestone holds the existing warranty and bond on the existing roof system. Firestone has local certified contractors who are approved for work on this roof system.

33. Details of the bonded bars on Sheet S302 call for epoxy grout and manufacturers recommendations; No product or manufacturers are specified. Please provide additional information for this requirement.

Answer: This information will be forthcoming in an addendum.

34. The following listed items are called out as requirements under the elevator specification section; fire alarm strobes, GFCI outlets in machine room, machine room lights, GFCI outlets in elevator pits and elevator pit water alarms. These items, while identified in the elevator spec. are typically not installed by the elevator contractor. Will an addendum be released informing that this work is indeed by others or is this work to be the responsibility of the elevator subcontractor?

Answer: This information will be forthcoming in an addendum.

35. Does any of the existing concrete construction that must be cut or demolished have post tension cables in it?

Answer: Yes, the existing slabs are post tension as so indicated on the structural contract documents.

36. All trade subcontractors cannot carry out their respective duties on the project one-floor-at-a-time, as defined within the construction documents. The elevator subcontractor must occupy all levels within the structures to provide new doors and guides for each elevator separately. Will security personnel be required for this effort? Will security personnel be required to accompany any subcontractor's workers who must travel to occupied floors to complete their

part of each work area turnover? If so, how many security guards or police officers will be afforded to this project?

Answer: The County is aware of Contract coordination that will be required outside of core areas being renovated. Security will be required and shall be scheduled accordingly.

37. Is all testing and inspection of work and materials, other than "special testing" (as described in the construction documents) to be provided by the Contractor of this work?

Answer: Yes.

38. Are the dumbwaiter hall doors to be removed and the wall patched, or are the existing doors to remain in place and be bolted shut with only the dumbwaiter equipment in the hallway removed?

Answer: Duplicate of #20

39. Please provide details and or description of what the existing "security ceilings" are constructed of. We cannot find this information within the CD's.

Answer: Refer to specification section 09210.

40. Can the existing elevators be used for material and personnel transfer within the building?

Answer: No.

41. The size and makeup of your owner stated allowances is of concern to our finance providers. IRS code prevents the use of lease purchase vehicles to finance working capital. Please provide a definitive breakdown of costs that make up the \$46,000,000 allowance for Relocation and Swing Space for the Inmate Towers.

Answer: As to the question of providing "a definitive breakdown of costs that make up the \$46,000,000 allowance for Relocation and Swing Space for the Inmate Towers": At this time the County has no cost breakdown for service requirements to relocate inmates, staff and operations during the respective phases of work.

42. Is the remote management system for plumbing to be installed only on F9C fixtures in the low rise or extended to the F9A and F9B fixtures in the tower?

Answer: Only on F9C in the Low Rise.

43. Section 18200 1.04 General Paragraph A. "provide parts and labor from the start of the beneficial use of the specific equipment by the Owner (after commissioning is completed) to a fixed date three years after the substantial completion of the entire project."

Answer: This question is unclear.

44. Need to get clarification on this: if this project is completed in stages and equipment is commissioned as we go and equipment is being used then maintenance will have to be done. Does this count as the start of the three years or does the three year contract for mechanical equipment mean that the contract does not start until the last piece of equipment is commissioned and starts beneficial use. Are we to include maintenance on equipment prior to completion of the entire project? There is some equipment that could be in service for more than two years prior to substantial completion of entire project.

Answer: The maintenance scope shall be to provide parts and labor from the start of the beneficial use of the specific equipment by the Owner (after respective equipment commissioning is completed) to a fixed date three years after the substantial completion of the entire project. Maintenance includes services in addition to the required one (first) year warranty period/requirements.

45. Section 18200 2.03 Material Systems Paragraph A. Centrifugal Chiller subparagraphs b, c, & d.
This appears to require daily checks and log keeping. Is it the intent of the specifications for this to be done as part of the contract? Do they want a man in attendance or are county personnel to be accomplishing these tasks???

Answer: This procedure shall be as recommended and tailored for the specific equipment manufacturer provided for this project. The contract shall use his forces to provide data logging if recommended by that specific manufacturer and shall indicate a credit if this work was to be performed by the county or other sources.

46. Section 18200 2.03 Material Systems Paragraph C Cooling Towers - 2 General Maintenance Procedures subparagraph c Cold Water Basin and Suction Strainer.
Number 5. This section calls for the basin to be drained down Quarterly cleaned and flushed. This procedure is normally done once per year during annual maintenance. There would be a cost savings to reduce this frequency. Is it acceptable to reduce to annual service?

Answer: These are general requirements for a BAC cooling tower (which is

the existing towers) as recommended by the manufacturer (BAC). The project should be priced out as specified (quarterly draining and flushing) and a credit identified if annual draining and flushing are done.

47. Section 18200 2.03 Material Systems Paragraph D Indoor Modular Draw-Through AHU & Paragraph E. Outdoor Modular Draw Thru AHU Both Maintenance Frequency Schedules call for 1) Replacing Filters every month (these are 4" pleated) Also, several OA units have Cartridge Final Filters. Is a longer interval acceptable as a cost saving measure?
2) cleaning the coils every six months - This shouldn't be necessary if filter maintenance is being completed. This frequency could be reduced. Is this acceptable?

Answer: (1) Yes, frequency of filter change shall be as industry standards recommend for specific filters. Frequency change shall also be modified per monitored pressure drop across media as per industry set standards.
(2) No.

48. Are Fulton County personnel performing any of the maintenance tasks in Section 18200?

Answer: No.

49. Please confirm that the County anticipates one funding for the entire project amount and that payments would be made annually in arrears as implied by the amortization schedule provided.

Answer: This will be clarified in an upcoming addendum.

50. Will the final payment schedule be determined when the final interest rate is set? Typically an interest rate would be indexed and determined a week prior to funding. The payment schedule provided with the RFP could only be indicative of a current interest rate.

Answer: This will be clarified in an upcoming addendum.

51. What is the anticipated funding date? Is it anticipated that the funding date would coincide with the "Issue NTP" date referenced in the RFP of March 6, 2006?

Answer: This will be clarified in an upcoming addendum.

52. Can Section 5. B. requirements be clarified, "Provide confirmation that the financial package has the capability and means to include all costs as exhibited in 00 300.....and additional work...."? Exactly what type of confirmation is the county looking for?

Answer: This will be clarified in an upcoming addendum.

53. Is the county anticipating financing the costs outlined in 01 030 Alternate No. 6, and 7, owner allowances of \$55,250,000 and \$550,000? Does the county have additional collateral to pledge for these expenses?

Answer: This will be clarified in an upcoming addendum.

54. Page 15000-1/ 1.03 A 5 SBCCI Standard Building code 2000 states that "rope grippers or some other means to prevent unintended movement" is required. The state of Georgia and the City of Atlanta do not require this feature when performing a modernization. Are they going to be required on this project?

Answer: SBCCI Standard Building Code 2000 Edition with Georgia State and City of Atlanta Amendments-2002 as they relate to an elevator modernization shall be strictly adhered to and followed.

55. Page 15000-9 1.09 4 f. Please elaborate on what this light switch does. Is this the 110 volt cab light circuit in place or is this a new circuit?

Answer: As identified in the specification, the contractor is to install a new or reuse existing dedicated lockable emergency light switches in the applicable machine rooms to serve the emergency lights in each elevator car.

56. Page 15000-2 1.04 A 3; States that delivery of equipment shall not exceed 5 weeks. Typical delivery time is +/- 12 weeks. Please advise if 12 weeks is acceptable.

Answer: Plus or minus 12 weeks for delivery is acceptable as long as it does not adversely effect overall project schedule or operation of elevators (extended downtime).B31.

57. There is a panel in the Central Control Room that the guards can control the elevators with. How many central control rooms are there? Is there only one Central Control Room or is there one in each tower?

Answer: There is only one Central Control Room.

58. Does the new panel in the Central Control Room need to fit into the existing space?

Answer: The new panel will need to fit in the existing space.

59. Additional information is required on the existing grinders. Sheet 205

indicates removing these items.

Answer: These sewage grinders are called "muffin monsters" and are located above the ceiling in four inch soil lines. Demolition includes the electrical circuits and controllers.

60. Sheet 211, Note 13 indicates repair existing chemical cleaning system. There is not enough information provided to price this work. Please provide any additional information that can be obtained regarding this issue.

Answer: Unit prices for the replacement of leaking valves and/or a defined scope of work for the repair of the plumbing chemical dispensing system shall be identified in a forthcoming addendum.

61. Sheet 211 Note 15 indicates to unclog all waste piping, stop all leaks, repair vent piping, repair insulation, repair/ replace leaking or non functioning valves. This request is too vague to price. Will a unit pricing schedule be acceptable for this work?

Answer: Yes, clarification of the scope of work/identification of unit pricing required will be further clarified in a forthcoming addendum.

62. Sheet P109-Note 4, indicates replace all non-functioning valves. This cannot be determined without actually operating each valve. Will a unit price schedule be acceptable for this work?

Answer: Yes, clarification of the scope of work/identification of unit pricing required will be further clarified in a forthcoming addendum.

63. It appears that the additional floor drains and trap primer line piping will be exposed in the ceiling of the day rooms below. Will this be acceptable?

Answer: Clarification is they will be exposed in the space above the ceiling.

64. The General Notes on each sheet indicates replace missing or damaged floor grates. Only individual grates indicated on the drawing will be included in pricing. Does a unit pricing schedule need to be completed for repair or replacement of additional grates?

Answer: Yes, for grates not specifically identified on the documents, a unit price shall be provided. This information will be identified and requested in a forthcoming addendum.

65. In general, to provide pricing for all items in every note on the drawings would require an extensive site investigation of every foot of pipe, every

fitting, valve and all insulation. This is not possible. Will unit price schedules be acceptable for all work of this nature?

Answer: Yes, unit pricing will be identified and requested in an upcoming addendum as well as an allowance for the contractor to carry in his proposal for such work (allowance will be amended as project progresses - added to or credit to owner if unused).

66. Sheet AN2-1 (typical floor plan for tower) shows outdoor recreation zone. What is the height of the exterior wall at or adjacent to the basketball court?

Answer: This information will be indicated in a forthcoming addendum.

67. The use of a buck-hoist is allowable per project specification. Is there a specific location being mandated for the placement of a material/ personel hoist on this project?

Answer: At the north and south walls of the recreation zones.

68. Upon review of the as-build drawings for the jail, no reflected ceiling plan could be found to determine the "Security Ceiling" construction within the towers. Does the legend for ceiling types in the low rise building carry over to the tower? If so can Type A and Type B "security ceilings" be indicated for the towers to better determine the extent of demolition required?

Answer: Refer to specification section 09210. Individual legends indicated on tower RCPs (security ceiling same symbol).

69. As-build drawings indicate "roof hooks" at several locations on the roof of both towers. Are these roof hooks tie-off points for using swing stage equipment? If not will the use of swing stage equipment be allowed to carry out early layout and demolition requirements on the towers?

Answer: Yes, for stage platforms.

70. Will another site visit be permitted prior to deadline for pricing?

Answer: Schedule a site visit with Dore May – (404-853-2317) for the week of November 28, 2005.

71. Are the kitchen elevators currently tied into the current "Central Control Panel", where the guards can take control of these elevators?

Answer: Currently these elevators should be controlled within central control. However, in this Contract the new elevator panel in Central Control shall be able to control/over-ride these kitchen elevators.

72. Please define "Corresponding Camera Number" as specified on page 15000-13/ 1.12 A.

Answer: The control panel shall identify the corresponding camera number (i.e. - elevator lobby) as it corresponds to the elevator car location.

73. At each cell chase, can the manifold valve for the hot and cold water to the lavs. be increased in size to handle from 2 to 4 lavs Versus a fanifold valve for each lav.?

Answer: No. Provide a manifold valve for each lavatory as indicated.

74. Sheet P106- Note 1 & 2, indicate the requirement on the combination fixtures, P9C, to be connected to the remote management panel in the control station, and note 19 sheet P-301 indicates solenoid valves. Need specification on solenoid valve and control panel. Sheet P109- Note 3, Same question as above but for the F13A Detox Fixture.

Answer: Refer to specification section 15400-2.25

75. On the non collusion Affidavit form, it states that this form should be signed by the President / Vice President of the company. On the second page it states if a corporation, All Officers, Agents, or other persons who have acted or represented the corporation in bidding shall make the oath. Are you asking for anyone involved in the bidding process to sign this Affidavit?

Answer: No, only the Prime Contractors.

76. Is Fulton County willing to Negotiate any of the terms and conditions in the contract documents?

Answer: No

77. There is a requirement for a Utility License in the RFP but no apparent work associated with having to have a utility contractor perform any work on this project. Is there still a need for a utility license? If not, will there still be a requirement for a utility licenses?

Answer: No

78. The insulation specification 15250 requires exterior piping to field insulate. Does the outside piping at ground level to the towers field insulate or is it pre-insulated?

Answer: All exterior piping is to be preinsulated per specification section 15160 (except as defined in this section for field joints, etc.) and for any piping/insulation rework that is required on the cooling tower system piping as defined in the scope of work identified on sheet M502.

79. The return duct is not specified to insulate unless concealed. The exterior duct in the outside enclosure per drawing note is to be considered exterior duct. Per this spec and note we have not included any inside exposed return or return duct in the enclosure is this correct?

Answer: No, all concealed and exposed return air ductwork is to be insulated. Exposed interior and exterior return air ductwork (as well as other items indicated) shall be insulated per 15250-3.05.B except that the exposed exterior return air ductwork (this includes ductwork in the exterior enclosure) shall receive an additional weatherproofing per section 15250-3.07.

80. Does the outside supply duct inside the exterior enclosure require fiberglass board fabric and mastic and metal jacket? Please advise.

Answer: Yes (per 15250-3.05 and 3.07).

81. Specification Section 15950 refers to test and balance subcontractor being hired directly by "Southern Company Energy Solutions". Is this intended to refer to the selected prime contractor?

Answer: Yes, the scope of work as defined in specification section 15950 shall be the responsibility of the prime or subcontractor bidding this project. The reference to Southern Company Energy Solutions should be omitted and will be revised in a forthcoming addendum.

82. Drawings S104, A8-3, M404A, and P400 are not listed in the drawing index but are included in the drawings. Please confirm that these drawings are part of the scope of work.

Answer: Yes, these drawings are to be included in this projects scope of work (refer to the drawing index indicated in Volume II of the specifications for a complete and accurate drawing index for this project. The drawing index contained in the plans shall be corrected in a forthcoming addendum.

83. Drawings RCP 101 through RCP 136 show the ceiling types in many areas, but there are no notes on the drawings indicating a scope of work in these areas. Are all of the ceilings shown to be removed and replaced with new?

Answer: Yes, except where no and or little new work occurs overhead (i.e. –

dayroom mezzanine security ceiling that has none of the existing ductwork above it being replaced. In areas such as the high dayroom acoustical tile ceiling and acoustical tile ceilings in the low rise building, these shall be removed 100% and replaced with new as specified.

84. If prior installation does not meet existing code is contractor responsible for bringing item to current code?

Answer: This question is not able to be answered as it is not specific enough on the existing systems involved. The general response is no, the intent is not to have the contractor correct an existing condition not complying with the current code requirements.

85. BACKGROUND: Exterior security wall duct penetration detail (M702) presents a "means and methods" scenario that would include demo and putback of the (affected) interior ceilings within the inmate area, as well as some minor duct modifications above those ceilings, as the exterior riser duct is erected. This would be necessary due to water damage that would occur during the sawcut if the ceiling was not taken out and our inability to secure the angles on the inmate side of the exterior wall. This would occur prior to the interior work that would be scheduled after the risers are finished but would need to be done and could occur in as many as three spokes at a time with each occurrence lasting from 1 to 2 weeks.

QUESTION: Based on this background information, can the county move inmates out of as many as three spokes at a time for a period of 1 week (each) for the duration of the exterior duct erection to allow for security bars to be installed in the exterior walls during this phase of construction?

Answer: This question is not able to be answered as it is not specific enough on the existing systems involved. The general response is no, the intent is not to have the contractor correct an existing condition not complying with the current code requirements.

86. Are the fire sprinklers going to need to be altered due to the projected ceiling work?

Answer: The only area the design team is aware of that requires a fire sprinklers to have their nipple length revised/shortened is at the dropped ceiling beneath the existing fan coil unit in the inmate dayroom ceiling. No other fire sprinkler work is to be altered (except they will have to be remounted with cup and escutcheon in new ceilings).

87. Is there a possibility for an extension in the RFP due date? Possibly until December 12th?

Answer: There will be no extension.

88. Can the schedule listed in the RFP be altered (shortened or lengthened)?

Answer: It is the intent of the County for the Contractor to present in their Proposal Response their proposed work schedule with detail to phases and stages and critical paths for work to progress.

89. In the event of a security lockdown, what will be come of the workers in the building and will the delay be allowed to be added to the length of the contract?

Answer: With construction activity being mostly performed in vacated areas a typical lock-down of a floor or zone will not affect the construction process. Unforeseen occurrences, security breaches and facility lock-down are few and far between. Basic procedures are to secure labor forces and tools in a specified area and remain until given further instruction. Lockdowns are not typical events. In any case special procedures and requirements will be made know to the workers in respective areas of the Complex.

Financial Questions:

90.

a. In order to obtain the most competitive interest rate possible, is it acceptable for the interest rate to be set a week or two prior to closing?

Answer: Yes, we would like for the repayment schedule included in the package to be a very reasonable estimate of the rate at funding/closing.

b. Does the County want to pay accrued interest during the construction period, or will it begin making its principal and interest payments immediately after closing?

Answer: We are open to either method.

c. Is there a specific form of financing document that the County wishes to use?

Answer: No.

Construction Questions:

91. During the chiller change out, is it acceptable to operate the building with reduced capacity for a short period of time, or will temporary cooling be required?

Answer: Operation at reduced capacity is acceptable.

92. What is the estimated time for Owner evacuation of the Work Areas?

Answer: Work requirements in the respective work areas are to be coordinated and expedited to keep at a minimum the time required for closure of an area. The County is looking to the Contractor to present their proposed schedule in the RFP response.

93. What are the options for employee parking? Is there a central location where groups of workers can be bussed to the site or is everyone responsible for his/her own parking?

Answer: The County is to provide an area for staging, parking and temporary facility on the property east of the Jail Complex.

94. Is there an area inside the facility for a day to day lay down of materials, fixtures, etc.?

Answer: Lay-down areas will be coordinated with the Security Division as phases and stages of work progress. There will be areas identified within the facility.

95. The contract drawings require leaking plumbing valves to be repaired, but there is no indication regarding the number of leaking valves or the total number of valves in this building. In order to avoid a situation where all bidders have to price this portion very high to prepare for a worst case scenario, would it be possible to provide a unit price to repair the leaking valves? The unit price would apply only to the actual number of valves found to be leaking.

Answer: A forthcoming addendum will identify unit prices that should be provided (labor and material) for the replacement of leaking valves.

96. If the answer to question number 95 above is no, is there anyone who might be able to give us an estimate of how many areas currently have leaks or faulty valves? Are we talking thousands of instances of required fixes or undreds?

Answer: Refer to RFI # 95 response above.

97. At the beginning of construction will the entire low-rise building and one floor of the tower be available to work in?

Answer: The County intends for the work to progress either from the towers to the low-rise or from the low-rise to the towers.

98. After the low-rise is complete, will we be able to have access to three "pods" at a time? The three pods would comprise one floor level in both the north and south towers and one additional adjacent floor level in one of the towers.

Answer: For schedule purposes the County intends to vacate one housing floor level at the time. 1N / 2N & 2S / 3N & 3S / 4N & 4S / 5N & 5S / 6N & 6S / 7N & 7S.

99. Is the building's current fire alarm system pneumatic? If so, has Newcomb & Boyd developed a plan to isolate the system so that it remains functional in the building after portions of the building have been retrofitted?

Answer: No.

100. Can we visit the site again on Monday, Tuesday, or Wednesday of next week – the week of November 22, 2005? If we do, can we have access to all roof areas, the central control room on the main floor, and the main electrical room?

Answer: Schedule a site visit with Dore May –(404-853-2317) for the week of November 28, 2005.

101. Clarification is needed on the term of the maintenance contract. The documents state that the warranty period (and presumably the maintenance period as well) starts after the commissioning of each piece of equipment. On this project, this will be done in phases as each floor/area is completed and commissioned. The documents also state that the maintenance period is to begin after substantial completion of the project. Please clarify the maintenance requirement.

Answer: The maintenance scope shall be to provide parts and labor from the start of the beneficial use of the specific equipment by the Owner (after respective equipment commissioning is completed) to a fixed date three years after the substantial completion of the entire project.

Maintenance includes services in addition to the required one (first) year warranty period/requirements.

102. Should the Electrical Commissioning Supervisor referenced in Section 16800 paragraph 1.02 – A, be the same person as is provided paragraph 17 100 – 1.05 A?

Answer: No, the mechanical commissioning supervisor (15900-1.02) and the electrical commissioning supervisor (16800-1.02) are required to oversee, coordinate the contractors commissioning team (as defined in 15900 and 16800) and is not the Commissioning Authority identified in 17100-1.05 (who works solely on the behalf of the owner's interest).

103. It is our team's intent to utilize a buck hoist mounted on the back of one of the towers to facilitate removal of old equipment and presenting new equipment into the building. The buck hoist (external elevator) will be mounted on the back of one of the cell towers with access into one of the gym areas of the floor secured for our work. Please confirm that this is an acceptable system as utilizing the building elevators would dramatically delay project time and increase cost.

Answer: Your position is correct. This exterior elevator is recommended for movement of labor forces as well.

104. Drawing P-301, notes 18 and 19 refer to a remote management system. Please describe this system in detail including electrical requirements.

Answer: Refer to section 15400-2.25 for description/requirements for remote management system.

105. Please include fixture manufacturers for types G (recessed downlight), G (2x4), J (2x4), M (2x2), NN (2x4) and OO (2x2) as these fixtures do not show up on the fixture schedule but appear on drawings E103, E104, E105, and E106.

Answer: This information will be issued in a forthcoming addendum.

HVAC Controls Section

106. As indicated on drawing on M806, please clarify the need (sequence) for the DDC signal shown connected to the smoke damper actuator at the inlet of the TU's. Is this signal intended to be used for the TU air valve or to actually control the smoke damper? If it is intended to control smoke damper, please clarify sequence of operation.

Answer: This will be clarified in a forthcoming addendum.

107. The 120Vac smoke damper actuators for the floor general exhaust and toilet exhaust will need to be capable of accepting a control signal (0-10Vdc, 4-20mA, etc.) from DDC system for normal operating control. Additionally, we have some concerns with the interconnecting and interlocking of controls between the FA system signals and the DDC signals to the damper actuator. During smoke pressurization mode, the FA system will need the capability of overriding the DDC signal with a like signal derived from the FA system. Or, the damper actuator will need the capability being overridden (open) from a separate signal connected to the FA relay. Please provide specification for smoke damper actuator.

Answer: This will be clarified in a forthcoming addendum.

108. Please clarify whether or not the room and/or exhaust static pressure sensors may be field mounted (not at DDC Panel in the electrical room)?

Answer: This will be clarified in an upcoming addendum.

109. The plans and the specs are not very clear on areas to receive paint finishes. Are we to assume that all floors and walls in work areas are to receive finish coatings?

Answer: After further review of the documents, we feel the painting/finishing scope is clearly defined. Question needs to be more specific.

110. Will the existing Stainless Steel Tables and Bench units be reused in each pod following construction?

Answer: Yes, all existing furnishings will remain for use in each pod following construction. Any existing damage shall be noted prior to construction and any damage that occurs during the construction period shall be repaired by the contractor.

111. Specification section 15010/3.06B addresses closures and fire stopping at abandoned penetrations and penetrations through fire and smoke rated construction; however, there is no mention in regards to bringing existing conditions not related to this scope of work up to code. Are we expected to bring all areas in our work up to code, even though they might not be related to our scope of work?

Answer: The cost of bringing existing conditions up to code (except as defined in the construction documents) is not to be included in the cost proposal for this project. A forthcoming addendum will indicate items that unit prices will need to be provided for.

112. In accordance with article 1600 of the Specifications, we respectfully request that the following be listed via addendum as acceptable to bid.

SPECIFIED ITEM:	SOUND ATTENUATORS
SPECIFICATION SECTION:	15700
PAGE NUMBER:	4
ARTICLE AND/OR PARAGRAPH:	2.09
PROPOSED SUBSTITUTE:	MODEL: LP, HP, MP
MANUFACTURER:	AEROSONICS
DEVIATION FROM SPECIFIED ITEM:	NONE
CHANGES NECESSARY FOR USE:	NONE
REMARKS:	MODELS AVAILABLE TO MATCH REQUIREMENT

Answer: Product substitution is not granted as requirements for a substitution of this specified product have not been met and/or indicated and multiple manufacturers are indicated in the contract documents. The engineer does not feel in their opinion, that the substituted product meets the requirements as indicated in section 01630-2.C.

SPECIFIED ITEM:	SMOKE DAMPERS
SPECIFICATION SECTION:	15700
PAGE NUMBER:	6
ARTICLE AND/OR PARAGRAPH:	2.15
PROPOSED SUBSTITUTE:	MODEL: 1210

MANUFACTURER: NAILOR
DEVIATION FROM SPECIFIED ITEM: NONE
CHANGES NECESSARY FOR USE: NONE
REMARKS:

Answer: Product substitution is not granted as requirements for a substitution of this specified product have not been met and/or indicated and multiple manufacturers are indicated in the contract documents. The engineer does not feel in their opinion, that the substituted product meets the requirements as indicated in section 01630-2.C.

SPECIFIED ITEM: FIRE/SMOKE COMBO DAMPERS
SPECIFICATION SECTION: 15700
PAGE NUMBER: 6
ARTICLE AND/OR PARAGRAPH: 2.15
PROPOSED SUBSTITUTE: **MODEL: 1220**

MANUFACTURER: NAILOR

DEVIATION FROM SPECIFIED ITEM: NONE
CHANGES NECESSARY FOR USE: NONE
REMARKS:

Answer: Product substitution is not granted as requirements for a substitution of this specified product have not been met and/or indicated and multiple manufacturers are indicated in the contract documents. The engineer does not feel in their opinion, that the substituted product meets the requirements as indicated in section 01630-2.C.

113. In accordance with article 1600 of the Specifications, we respectfully request that the following be listed via addendum as acceptable to bid.

SPECIFIED ITEM: CENTRIFUGAL INLINE FANS
SPECIFICATION SECTION: 15700
PAGE NUMBER: 11
ARTICLE AND/OR PARAGRAPH: 2.26
PROPOSED SUBSTITUTE: **MODEL: CENTREX - REX**

MANUFACTURER: PENN
DEVIATION FROM SPECIFIED ITEM: NONE
CHANGES NECESSARY FOR USE: NONE
REMARKS:

Answer: Penn is already indicated in the contract documents as an approved manufacturer for this product. Specific model will have to be submitted/approved as meeting the requirements as indicated on the contract documents for this specific item.

114. Is the remote management system for plumbing to be installed only on F(C fixtures in the low rise or extended to the F(A and F9B fixtures in the tower?

Answer: Only on F9C in the Low Rise Building.

115. There are no circuits indicated for heat tape for AHU #2, 4 & 6 in the North Tower.

Answer: Heat Tape circuits to AHU-N1 also feed AHU-N2. The same for AHU-N4 and AHU-N-6.

116. There are no circuits indicated for heat tape for AHU #1, 3 & 5 in the South Tower.

Answer: Heat tape circuits AHU-S2 also feed AHU-S1. The same for AHU-S3 and AHU-S5.

117. There is a request in the RFP to provide savings of \$500,000.00 annually, please provide the source and findings that were used to make an assumption that this type of savings exist in a project of this scope.

Answer: 01 010.1H.3 – “Reduce utility usage and provide cost recovery Of approximately \$500,000 annual savings based on 2004 and water utility rates.” One of thirteen ‘objectives’ listed for this project. There is no source or findings that document the feasibility of achieving this total savings objective. It is an objective the County would like to achieve in this project. However, to accomplish this and project objectives, this Contractor must document, measure and track operations, maintenance and utility services.

118. Panel SEB2 is indicated as located on the first floor of the North Tower. Circuits 1, 3, 5, 7, 9, & 11 are duplicates of circuits connected to DDC Panels in the North Tower from Panel NEA2.

Answer: Clarification – SEB2 should provide power to DDC panels for AHU-S1 thru S6.

RFP#05RFP PHASE JAIL-JD Construction and Financing for the Fulton County Jail Mechanical, Plumbing and Elevator Maintenance Upgrades
Addendum No. 3

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, December 5, 2005 no later than 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 3, _____ day of _____, 2005.

Legal Name of Bidder

Signature of Authorized Representative

Title