

Addendum #2

September 10, 2020

Racine County SRCCCY Project
(Secure Residential Care Center for Children)
Architect & Engineer Services Request for Proposal

Racine County Purchasing Department RFP #RC20-2001

This Addendum is issued to modify, explain, or correct the original Request for Proposal (RFP) and Exhibits and is hereby made a part of the Contract Documents. Please attach this Addendum to the RFP documents in your possession. Acknowledge the number and issue date in your proposal.

ITEM NO. 1: RESPONSES TO PROPOSER QUESTIONS

ITEM NO. 2: UPDATED ARCHITECT AND ENGINEERING RFP EXHIBIT A -DESIGN SCOPE CHECKLIST

- A. Updated Exhibit A Excel file as indicated in responses to Proposer Questions below.
- B. **REMINDER** – Complete and return both tabs of Exhibit A with RFP response.

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ITEM #1

ITEM NO. 1: Responses to Proposer Questions

Question 1: Estimating Feedback - Will the Construction Manager provide Cost feedback through the design process before the milestones are reached and formal cost estimate provided?

Answer: CM will provide a continuous estimating process with a living cost model with formal deliverables at SD, DD and each bid package encompassing total project costs.

Question 2: Proposal Format - Is there a page maximum for item 6.4 Project Staffing Requirements?

Answer: No.

Question 3: Scope Clarification - Is there any renovation work or attachment to the Existing Racine County Human Services Building? Specifically, with detention vacating the 4th floor.

Answer: No, not in this project scope.

Question 4: Project Program - Is the Project Program laid out in Exhibit E set where there is a program space tabulation that identifies all the required spaces and their requirements that will be shared?

Answer: Exhibit E is the extent of the information you will be provided for the project program.

Question 5: Scope Clarification - Does the consultant team need to include an environmental engineer due to the existing but remediated contamination onsite?

Answer: Environmental Engineering consultant will be procured in a future RFP by Racine County.

Question 6: Scope Clarification – Under the Design Responsibility section of Exhibit A – Design Scope Checklist there is reference to LEED/Sustainability, Process Design, and Lab Planner. Are any of these services required?

Answer: A revision to Exhibit A: Design Scope Checklist to delete reference to LEED, Process Design, and Lab Planner from the Design Responsibility section is attached to this Addendum #2. The reference to Sustainability requirement remains under Design Responsibility; good sustainability practices should be exercised in design.

Question 7: Scope Clarification – Is the new bridge part of the scope of work?

Answer: Provide alternate add for design/engineering/coordination cost of the pedestrian bridge across Taylor Avenue. The Cost of Work tab in Exhibit A: Design Scope Checklist has been revised to include this alternate request.

Question 8: EIP – May workforce hours be partially fulfilled by out of state for certain specialty services?

Answer: Workforce participation is not limited by geographical region; refer to Economic Inclusion Diagrams included in Architect & Engineer Services RFP Addendum #1 date September 2, 2020 for examples of compliance.

Question 9: Proposal Format – May the ‘amount of time allocated to the project’ in section 6.5 Key Project Personnel be expressed as a percentage of the person’s time?

Answer: Yes.

Question 10: Land – Are there ALTA surveys for all sites and roadway, or will these be provided under RFP #3 from the website list?

Answer: Respondents should assume ALTA surveys will either be provided by the County or will be prepared by the successful respondent to the Professional Services - Surveying RFP.

Question 11: Proposal Format – Please confirm number of paper copies of separate fee proposal.

Answer: Per Section 6.11 PRICE PROPOSAL SUBMISSION REQUIREMENTS include this as a section of your RFP submission using the two tabs of Exhibit A – Design Scope Checklist. Six hard copies and one electronic copy required must be submitted per RFP page 1.

Question 12: Scope Clarification - Will the RFP #6, Exterior Enclosure Consultant, be a resource for the AE team in design or for testing and review during construction?

Answer: The intent is to have the Exterior Enclosure Consultant provide 3rd party review of systems and details developed by the AE team during the design phase as well as perform testing and review during construction.

Question 13: Project Program – To determine whether sleeping units should be the same size or vary, please provide the Population Breakdown by gender and by Average Length of Stay (ALOS) as follows:

- 1) County
 - a. Detention Population
 - i. Male & ALOS
 - ii. Female & ALOS
 - b. Committed Population
 - i. Male & ALOS
 - ii. Female & ALOS
- 2) State – Committed Population
 - a. Male & ALOS
 - b. Female & ALOS

Answer: Breakdown is as follows:

- 1) County
 - a. Detention Population (prejudicated)
 - i. Male & ALOS = 11
 - ii. Female & ALOS = 2
 - b. Committed Population
 - i. Male & ALOS = 12
 - ii. Female & ALOS = 4

Average length of stay combined (a. b.) for Male is 26 days.

Average length of stay combined (a. b.) for Females 8 days.

- 2) State – Committed Population - Lincoln Hills/Copper Lake non SJO's
 - a. Male & ALOS = In 2020 there were 2 youth from Racine and 4 youth from Kenosha.
Average stay for those 6 was 114 days.
 - b. Female & ALOS – No Females

Question 14: Project Program – Please provide overview of responsibility for provision of major programs and services – Medical/Mental Health, Education, Career Technical Education etc. The basis of this question is to understand what other agencies or Non-Governmental Organizations (NGO) may be involved and whether program requirements are different for the County Detention population vs. the committed population.

Answer: This center will provide both medical and mental health services and require a design that is suitable for health and wellness checks by medical professionals that are contracted with by the county. Current contract is with Advanced Correctional Health Care. Room for therapy and sensory supports are necessary to achieve a true trauma-informed facility. In addition, several classrooms will be required with educational services provided by Racine Unified School District (RUSD): technical and career education, hands-on learning, and access to online and face to face learning is expected. The outdoor space, while not specific to a contracted entity, is a new space that will be utilized for multiple programming opportunities: Gardening through Master Gardeners-UW-extension, Physical and Health Education through RUSD, etc.

Question 15: Project Program – Can you provide a sense of to what degree community groups may be involved in the planning and design review discussions?

Answer: Racine County has a Youth Advisory Committee that has met to discuss the programming needs and the overall design elements that will lead to a trauma informed care center. This committee will continue to meet and expand its membership. Current members include: YMCA, Racine Co. Board members, Racine Dominicans, Racine Unified School District, Racine Hospitality Center, Wisconsin Juvenile Court Judge, Racine County Deputy Sheriff, Sentinel Mentors of Racine. In addition, we have engaged our partners at the City of Racine and will be engaging Racine County Chambers of Commerce and the African American Round Table.

Question 16: Scope Clarification – Please describe the project sustainability goals and required design analyses.

Answer: Good sustainability practices should be exercised in design.

Question 17: Scope Clarification - Does the county plan to operate with in person meetings or virtual meetings due to the pandemic?

Answer: Respondents should assume meetings during the design phase will be in-person once per month with remainder of weekly meetings held virtually. The timing of the monthly in-person meetings would be decided as a team depending on the day's/week's agenda. Meeting cadence during the construction administration services to be included per scope RFP Item 4.16.

Question 18: Scope Clarification – RFP A/E Service, Item 4.15 Participate in Outreach - What sort of participation and time commitment should the A/E assume will be required for this?

Answer: A/E should plan to provide an overview of project design during four (4) Info Sessions (one early session and one session per each of the three Bid Releases) plus meetings with and organized by the Approved Training Programs to support your EIP Workforce Commitments. The participation listed in this response is in addition to presentations to Owner, governmental authorities, etc. that may be required for RFP Item 4.3.

Question 19: Scope Clarification – Is the New Parking (Parcel 2 & Parcel 3) indicated in Exhibit D part of the scope of work? The RFP item 3.0 section states the additional and new parking will be incorporated into the project for both the new SRCCCY and RC Human Services Building requirements. Please confirm?

Answer: Yes, parking requirements for both facilities are part of the A&E base design responsibilities.

Question 20: Bidding Schedule – Are the 3 bid packages indicated in Exhibit C – Project Schedule firm?

Answer: Construction Document Packages need to be released to accommodate the May 2021 construction start but thoughts and recommendations are welcome.

Question 21: Interview Clarification – Will the interviews with selected respondents be in-person or virtual?

Answer: The interviews will be held in-person at a Racine County Facility with adaptive technology acceptable to support if select team members need to appear remotely.

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(Refer to Excel Document)