



ADDENDA NUMBER (1)
February 25, 2020

RFP #2020-07-011
DESIGN BUILD
SIERRA COUNTY ADMINISTRATION BUILDING

Please, note the following:

The County of Sierra legal ad states the due date for the RFP is on March 5, 2020. The correct due date is on March 12, 2020.

~~Due Date: March 5, 2020 @ 2:00 PM~~
Due Date: March 12, 2020 @ 2:00 PM

Clarification in packets: The word documents contain page 72 with the title- "IT IS AGREED BETWEEN THE PARTIES" while in the PDF version it was omitted- Attachment 1 is the language missing in the PDF format.

Clarification: Only the names listed in Attachment 2, Mandatory Pre-Con-sign in sheet, will be able to proceed with this RFP process, as it was a mandatory meeting, as stated in the packet.

Clarification: Based on the discussion at the Pre-Con, the County would like the selected Design Build Team to consider the cost comparison between the Glass and Wooden bullet proof doors.

Clarification: Based on discussion the building is not to have one central heating and cooling section. It is to try to separate it by sections or departments. Temp control as needed.

Question: Page 40- Please, confirm Resident and Local Preference will be factored into the evaluation point summery.

Answer: Yes, preferences will be factored in after the final scores are tabulated.

Question: Page 40- Appendix F is listed as a mandatory requirement. Please, confirm that we are to provide the general conditions with our proposal.

Answer: No, Appendix F- General Conditions is not required to be submitted to this RFP. That was an error.

B. EVALUATION POINT SUMMARY

The following is a summary of evaluation factors with point value assigned to each or a Pass/Fail evaluation. These, along with the requirements of this RFP, will be used in the evaluation of individual proposal submittals.

REF.	MANDATORY REQUIREMENTS	PASS/ FAIL
V.E.1	A. State of NM Licensed and Board Certified Civil DESIGN BUILD TEAM	0*
	B. Insurance	0*
	C. Conflict of Interest	0*
	D. Federal Flow -Down Certification Requirements	0*
	E. Campaign Contribution Disclosure Form	0*
	F. General Condition of the Contract for Construction	0*
	G. Letter of Transmittal	0*
	NON MANDATORY-ONLY IF APPLICABLE	
V.E.2	A. Acknowledgement of Addenda	0*
	SCORED SECTION EVALUATION CRITERIA	POINTS AVAIL.
V.C	Experience and Past Performance	35
V.D	Management and Technical Ability	50
V.E	Resources- Familiarity with Sierra County and proximity to and/or familiarity with the area in which the potential projects under this contract will be located	20
V.F	Health and Safety	10
V.G	Terminations	5
V.H	Litigation and Claims	5
V.I	Oral Presentation- If selected.	40
TOTAL	Total Possible Points	165

Question: Page 79- There are references to FEMA and a 3 year options to renew. Are these to be removed?

Answer: Yes, they will be removed as this RFP is not FEMA related nor will this project extend to (3) Additional years.

Question: Page 92- Does the Request for cost form get submitted with our proposal?

Answer: No, not at this time. We will select from the RFP's being submitted to negotiate.

Question: Page 95- Does Exhibit D- Sub-Contractor Listing get submitted with our proposal?

Answer: No, not a mandatory requirement and is optional at this time.

Question: Can we receive a copy of the space study to be provided.

Answer: The County is presently working on these changes and is planning on doing another addenda with that information tomorrow.

ADDITION #1 FOR IT SPECIFICATIONS

STANDARD FOR BUILDING DISTRIBUTION SYSTEMS

1.0 INTRODUCTION

This document establishes criteria intended to standardize voice, data, and low voltage infrastructure systems inside and outside building by setting specific guidelines and standards. The intent of this standard is to define requirements and procedures based on the current industry standards.

1.2 PLANNING

1. All planning must include outside and inside facilities for telephone, data, video, and all low voltage systems (security/alarm services, sound, etc.).

2. Specifically, planning must consider:

- Minimum of Category 6 for new installations.
- Presently, Category 7 is not an EIA/TIA standard but is an ISO standard and must have an exception for approval.
- Category 5e is NOT to be used for new or existing voice and data installations except by approval only.
- Main Communications Equipment Room equipment, protection, termination (punch-down) blocks, patch panels, grounding, servers, equipment racks, environmental conditioning, lighting, room access, etc., as needed.
- Pathways for inter and intra-building cabling. (E.g. conduits, raceways, structural design.)
- Special power requirements for the desktop and or the Main Communications Equipment Room may be considered.
- Environmental concerns must be considered (heating, cooling, and lighting).
- Other considerations as floor loading, door opening and working space - required by the NEC code if by an electrical panel.

MAIN COMMUNICATIONS EQUIPMENT ROOM

Any room serving as the main location for data, telephone, and low voltage systems that house main wiring cross connects shall be deemed the Main Communications Equipment Room. Local Telco, Alarm Company, video services, data POP, and other communication services may appear within the Main Communications Equipment Room. The Main Communications Equipment Room may also serve as a Telecommunication Room.

1. Do not locate the Main Communications Equipment Room in any place that may be subjected to:

- Water infiltration
- Steam infiltration
- Humidity from nearby water or steam
- Heat (i.e., direct sunlight)
- Any other corrosive atmosphere
- Overhead water supply systems/plumbing
- Electromagnetic interference (EMI)

2. Locations which are unsatisfactory for Main Communications Equipment Rooms include space in or adjacent to:

- Boiler rooms
- Washrooms
- Janitor's closets
- Any place that contains steam pipes, drains, or clean-outs
- High voltage transformers/ high voltage lines

3. The Main Communications Equipment Room also must be equipped with adequate environmental control (HVAC). Environmental control needs to allow for a temperature range of 64 to 75 degrees Fahrenheit, 30 to 55% relative humidity with a minimum of one air exchange per hour. A thermostat MUST be provided in the Main Communications Equipment Room regulating this room only. NOTE: Environmental controls MUST be operational at all times (24x7).

MCER Room Contents

The Main Communications Equipment Room must be equipped with the following:

1. A minimum of two dedicated non-switched 3-wire 120V AC quad electrical outlets and one dedicated L6-30P outlet. All of which are on separate 20 ampere circuits and are supplied according to the following:

- Dedicated electrical outlets or plates must be labeled with the panel and circuit breaker numbers.
- Air conditioning units should be a non-condensing refrigerated air type. Swamp coolers are not acceptable.
- One Rack must be equipped with a ground buss bar that is tied back to the building ground using a minimum of #6 copper green wire. The grounding conductor must be attached to an approved electrode per NEC 2003 or must meet current standards, as referenced in TIA 607.
- All dedicated A/C outlets must only be used to power communications equipment.

2. Additionally, one utility/common use 120-volt AC outlet should be provided on each wall of the room.

3. One adjacent wall must be covered completely with ¾ inch A-C plywood (finished on one side) 8 feet high. This must be painted with two coats of a fire resistant, low gloss, light colored paint. (Note: fire rated plywood may be substituted)

4. There must be at least one communications/equipment rack located in the Main Communications Equipment Room.

5. Additionally, one ethernet run per analog phone line must be made from telecom area to terminate in the MCER.
6. Main Communications Equipment Rooms must not contain dust-creating devices such as high volume printers or photocopy machines.
7. Main Communications Equipment Rooms should not be used as storage areas.

2.4 CONDUITS AND PATHWAYS

General Pathway Requirements

1. All pathways must be installed to meet national and local building codes.
2. Cable trays/baskets are preferred for all main pathways and should be located adjacent to or over the common building hallways leading to the MCER and TR locations.
3. J-Hooks are permissible but are subject to the following conditions:
 - a. They are to be spaced no further apart than 5' apart.
 - b. Must contain no more than 50 cables. Else cables trays or home run conduits must be used.
 - c. J-hooks that cannot be attached to the building structural steel must be solidly secured using all thread.

Cable Tray Requirements

1. Cable trays should be used throughout the building for main pathways to the MCER location. All cable tray systems shall use manufacturer recommended components, supports, splices, grounding, etc.
2. The cable trays should be located adjacent to or over the common building hallways leading to the MCER.
3. Access to the cable trays is necessary for future cable installations.
4. Conduits used in conjunction with cable trays should terminate within 1 foot of the cable tray run.
5. The inside of cable trays must be free of burrs, sharp edges or projections that can damage cable insulation.

Conduit Requirements

- 1. All conduit runs are to have no more than two 90-degree bends and no bend must ever exceed 90 degrees.**
- 2. All conduits must be provided with an adequate pull string (rated at 200 lb.).**
- 3. The minimum conduit size is 1-inch (3/4 inch and smaller conduit is not acceptable)**
- 4. Splicing of wire in a conduit run is not allowed. Splicing of communications wiring is not allowed at any time.**
- 5. All exposed ends of conduits should be reamed and bushed.**
- 6. Communications wiring shall never be placed in the same conduit with electrical power wiring.**
- 7. There will be one data conduit and box on each usable wall in each office.**
- 8. Each data outlet conduit shall extend to the nearest cable tray.**

Horizontal Station Serving Conduits

Conduits used to serve the workstation must be provided as follows:

- 1. Conduits terminating in either the Telecommunications Room or Main Communications Equipment Room are to protrude no less than 4 inches up from the finished floor or no closer than 4 inches down from the finished ceiling, depending upon the design.**
- 2. Conduits feeding outlet boxes must be a minimum of 1-inch diameter. If multiple outlets need to be fed from one conduit, add one grade size for each box, (e.g., two boxes = 1 1/4 inch, three = 1 1/2 inch, etc.).**
- 3. All telecommunications outlets installed in a dry wall, plaster, or concrete block wall must be at least 4 inch square by 2 1/8 inch deep (quad). The outlet boxes must be equipped with a single gang or double gang with mud ring, and metal cover plates. (Note: In order to meet A.D.A. specifications, the distance from the bottom of the outlet and the finished floor must be at least 15 inches. If this is a wall height phone location ADA requires 48 inches above finished floor).**

4. There will be a dedicated data conduit and box per workstation, with a minimum of one data conduit and box on each usable wall in each office.
5. Each data outlet conduit shall extend to the nearest cable tray.

2.5 Communication/Equipment Racks

Depending on the scope and size of the job, racks will be either floor or wall mounted type.

Floor Mounted Racks

- **Floor mounted racks must be 7 feet high and 19 inches wide for the purpose of mounting communications equipment and patch panels.**
- **A ladder rack must be attached from the rack to the backboard.**
- **Dedicated power must be mounted on the racks away from the low voltage cabling.**
- **Power with surge protection must be provided for each equipment rack.**
- **Two shelves should be provided on each equipment rack for non-racked equipment.**
- **A number 6 AWG copper conductor (NEC article 100) must be used to connect separate pieces of ladder style cable raceway and racks to form a continuous ground that connects to the telecommunications grounding bus bar.**
- **There must be a minimum of 3 feet of clear working space in front and behind of any floor standing racks. Care must be taken when electrical panels are co-located in the same room. Adequate working space requirements must be met by both the electrical and communication requirements.**
- **Floor mounted racks must be fully secured to the floor using bolts.**
- **Floor mounted racks of different heights can be used depending upon the application.**

Wall mounted racks

- **Wall mounted racks must be 2 to 4 feet high and 19 inches wide for the purpose of mounting communications equipment and patch panels.**
- **Wall mounted racks must be mounted to the ¾" plywood.**
- **There must be a minimum of 3 feet of clear working space in front and back of any wall-mounted rack.**
- **Power with surge protection must be provided for all equipment.**
- **Wall mounted racks must also be properly grounded to the ground bus bar.**

Wire Management

- **Wire Management must be used for all communication/equipment racks.**
- **Horizontal wire management must be no less than 3" wide.**

- Vertical wire management must be no less than 6” wide.
- There must be one U space between either side of all patch panels and the wire management and equipment. (This is for practical access)

3.0 SPECIFICATIONS FOR INTERNAL WIRING

3.1 General Wiring requirements

- 1. Standard for cabling and wiring applications is a Category 6 four pair jacketed cable (commonly called UTP – Unshielded Twisted Pair). STP or shielded twisted pair may be used in environments that require noise immunity.**
- 2. In plenum situations, where conduit is not available, the cable/wire shall be constructed with insulation and jacket material (i.e., Teflon), which satisfies the NEC. Under no circumstances must non-plenum wire be installed in a plenum air return. Some situations allow non-plenum cable because the air plenum is not a return and ducted. If the air space changes to an air plenum action must be taken to ensure public safety according to applicable code.**
- 3. All installed cable shall be Underwriter’s Laboratories listed (or recognized) and shall display manufacturer’s markings showing the type of cable to ensure a code compliant installation.**
- 4. All patch cords must be of the same category rating as the wire and jack. If the patch cord is made of copper wire it must be stranded copper wire and not solid.**
- 5. The appropriate jacks and cross-connections must be provided with labeling on patch panels and outlet plates.**

3.2 Specifications for Internal Use Wire

Horizontal Wiring

- 1. Inside building horizontal wiring shall consist of three runs.**
- 2. Wiring runs shall be installed in such a way that electrical interference generating devices are avoided (florescent lighting fixtures, electric motors, X-ray machines, etc. To avoid electromagnetic interference, all horizontal cabling shall have clearances of at least:**
 - 4 feet from large motors or transformers
 - 1 foot from conduit and cables used for electrical power distribution
 - 1 foot from florescent lighting
- 3. The three runs shall consist of 4 twisted pairs (8 conductors).**
 - Minimum Category 6 rated UTP.

4. The maximum lengths of horizontal distribution cables are:

- From the termination in the Main Communications Equipment Room to the outlet - 295 feet (average runs are to be - 150 feet).
- Total maximum length including patch cables and cable slack must not exceed 325 feet.

5. Horizontal wiring must be installed in a star topology (homeruns from each outlet to the MCER). No splices may be made.

5. Cable slack shall be 10 feet

7. Cables should cross perpendicular to florescent lighting and electrical power cables and conduits.

8. All wiring that is not contained in a closed pathway (conduit, cable tray, etc.) must be supported by J-supports above the ceiling:

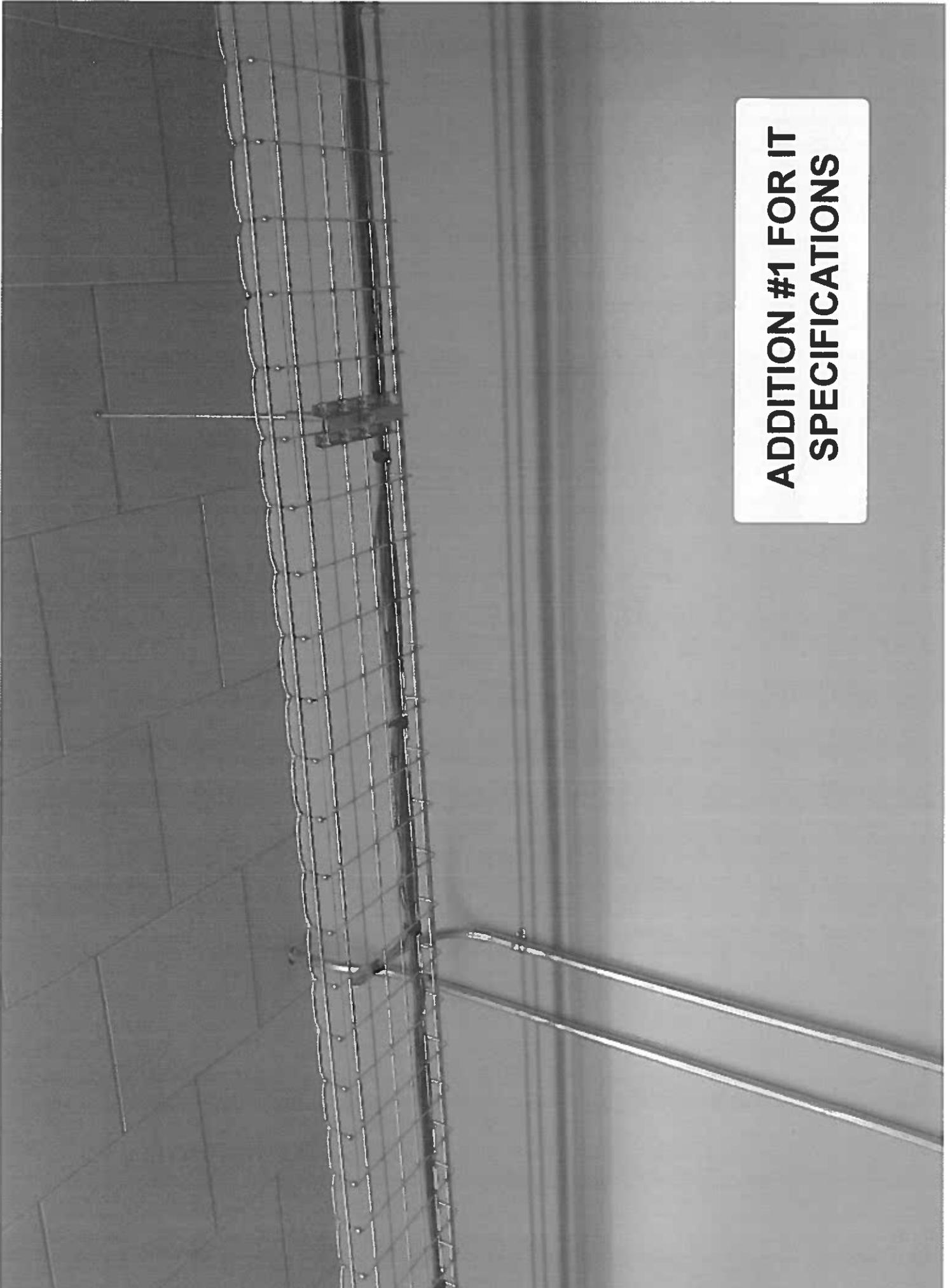
- Under no circumstances can horizontal pathways be cable tied, cinched to existing false ceilings or laid upon the ceiling tile.
- All cables must be bundled and or supported by Approved Reusable Hook, Loop Cable Ties or Velcro. Nylon tie wraps are NOT acceptable.

9. All cable runs must follow a logical and orderly path.

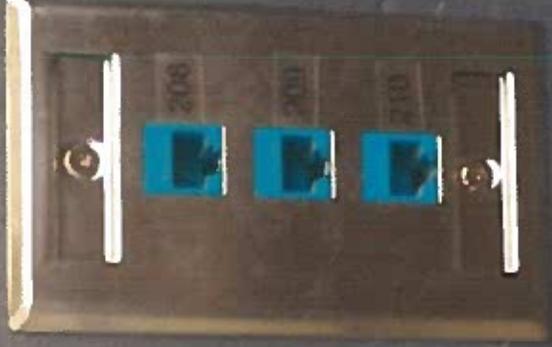
10. Risers may consist of either solid category 6 rated wire or optical fiber or both.

See attached photos:

**ADDITION #1 FOR IT
SPECIFICATIONS**



**ADDITION #1 FOR IT
SPECIFICATIONS**



ATTACHMENT 1

MISSING PDF PG 72

RFP #2020-07-011
DESIGN BUILD
SIERRA COUNTY
ADMINISTRATION BUILDING

IT IS AGREED BETWEEN THE PARTIES:

1. Scope of Work.

The DESIGN BUILD TEAM hereby agrees to perform professional Design Construction Management services relevant to each project assigned in accordance with the terms and conditions set forth herein including the AIA Agreement presented in this RFP #2020-07-011.

Tasks required (DESIGN BUILD TEAM) may include, but are not limited to:

A. **Administration – Evaluate Damaged Infrastructure and Assist County in Applying for and Obtaining Federal, State, County and Local Funding:**

The DESIGN BUILD TEAM (DBT) accepts a relationship of trust and confidence between itself and County. The DESIGN BUILD TEAM shall agree to furnish his/her/its' best skill and best judgment and to cooperate with County and all regulatory agencies, and any design professionals associated with applying for and attaining federal, state, county and local permits; and the design build oversight and management of construction work to be performed in furthering the interests of County and the construction project to be performed. The DESIGN BUILD TEAM shall furnish efficient Design Construction Management services, reviews, business administration, field supervision and shall use his/her/its' best efforts to perform the work in the best and most expeditious, economical manner consistent with the interests of the County, and in strict conformity with funding requirements, State, Federal and local rules, laws and regulations.

B. **Preconstruction Phase:**

The DESIGN BUILD TEAM shall provide an overall program schedule to include the design phase by the offeror's professional design consultant, when applicable, and construction activities. The schedule shall provide adequate detail of the design phase and construction sequences for each project as required to achieve Sierra County's desired construction completion for each component of the program.

When requested by Sierra County, the DESIGN BUILD TEAM shall establish a Maximum Allowable Construction Cost (MACC) for each construction project.

1. **Evaluate Project Options:** The DESIGN BUILD TEAM will evaluate various project options and provide cost analyses during the Pre-Construction Phase. The evaluation shall identify advantages and/or disadvantages of each option with regard to cost, schedule, logistics, and site development.

2. **Develop a Project Budget:** The DESIGN BUILD TEAM, in consultation with Sierra County and the Project Team, will develop a detailed Project Budget that identifies all

RFP# 2020-07-011 DESIGN BUILD-NEW ADMINISTRATION BUILDING FOR SIERRA COUNTY

PLEASE, WRITE LEGIBLY~ UPDATE ANY CHANGES-

ATTACHMENT 2
Mandatory Pre-Con-Sign In Sheet

Project: MANDATORY PRE-PROPOSAL CONFERENCE ON: February 19, 2020. Date and Time: 19-FEB-2020 @ 2:00 PM
 Location: 1712 N. Date Street, Truth or Consequences, NM 87901
 Facilitator: COUNTY OF SIERRA and FLOOD COMMISSION Place/Room: Old Amins Building

SIGN IN	FIRM/COMPANY/DEPARTMENT	CONTACT PHONE NUMBER	CONTRACT EMAIL
Yaelyn Helguin	APP - Sierra County	575-894-6215	yhelguin@sierraco.org
Paul Norris	Enterprise Builders	505-264-3940	PNorris@ebym.com
BOB DICKER	HAW DESIGN GROUP	505 992-2108	bdickere@gnmrc.com
JOHN SERRICO	NCA ARCHITECTS	505-255-6400	jsedillo@nca-architect.com
Jeffrey Harrison	SDV CONSTRUCTION	505-934-7572	jeffrey@sduconstruction.com
Daniel Pruitt	Duke City Builders	505-270-9246	daniel@dukecitybuilders.com
DAN ARZUSO	RTK17 ARCHITECTURE	505, 681. 6819	dcaruso@rtmkarch.com
Ryhan Edgmon	Smithco Construction	575-740-3492	ryhan@smithco.cc
JOSE LUVERA	BRADBURY STAMM CONSTRUCTION	505-765-1200	BDS@BRADBURYSTAMM.COM
Neil Weyelaw	Formative Architecture	575-418-5388	neilw@formativearchitecture.com
TRAVIS GUNAWES	WILSON'S COMPANY	505-218-4085	travis.gunawes@wilsonco.com
Rudy Gonzalez	Mevacon LLC	575-640-8759	rudyg@meva-con.com
Jerome Garcia	Southwest General Construction INC	575-649-2752	jerome@southwestgen.com

SIGN IN	FIRM/COMPANY/DEPARTMENT	CONTACT PHONE NUMBER	CONTRACT EMAIL
ROBERT ARSON	GENCON	575 644-3515	roberta@genconcorp.com
JASON CLARK	STUDIO D ARCHITECTS	575-649-3210	Jason@STUDIO-D.PA.2
David Espinosa	Mick Rich Contractors	505- 823-9782	despinosa@mickrichcontractors.com
Garry Hayes	Gencon	575-523-4556	gencon@genconcorp.com
Joseph Fumaldi	Desert Peak Architects	575-528-0021	Joseph@desertpeakarchitects.com
BRUCE SWINGLE	CONWAY	575 894-6205	bswingle@siemaco.org