



Cherokee County Board of Commissioners
Purchasing Department
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ADDENDUM THREE

Solicitation: 2018-021-1
Addendum Release Date: June 1, 2018

Question 1. Will the county provide any existing drawings of this facility for us to review? At the least, highlighting the areas of the existing building to be renovated.

Answer 1. No, this information will be provided to the selected firm subsequent to contract execution. The purpose of the selection process is to allow firms to demonstrate an understanding of the challenges as well as to show their expertise and creativity in providing potential solutions. The County is not expecting the firms to provide "The Solution," as this will be the result of the project process that is to be defined.

Question 2. Per the RFQ/P, the stated "construction" cost limitation (SCL) is estimated to be \$40,005,415.00. Can you please clarify that this is the "hard" construction budget and not a total project budget? A total project cost would include "soft" costs such as A/E fees, FF&E, survey, geotechnical, etc.?

Answer 2. This amount represents the TOTAL FUNDS for the entire project.

Question 3. It is not clear how scores from previous submission and interview will be used in the step 2 selection process. Can you clarify this?

Answer 3. The scoring from the Request for Qualifications process resulted in a total possible score of 150. Going forward, the RFP submissions will be evaluated with a possibility of earning 50 additional points, for a potential of 200 points. Generally, from that point, should the committee determine that adequate information has been provided to identify the best-fit, the firm could then be contracted directly to determine if an acceptable business agreement can be defined. Alternatively, should the committee determine that there is more than one firm that represents a potential best-fit, then these companies would be requested to visit the County for a final interview and up to an additional 50 points being

available to add to their scores. The committee would then determine a the best-fit firm.

Question 4.

The scope identified in the RFQ contains the statement below. If we are to determine final scope after a master plan, how are we to finalize a fee without completion of the master plan document? In order to receive apples-to-apples scope and fee to allow for a fair review, could the County ask only for the fees necessary to define the Master Plan Document (Phase 1) scope through programming? Once the master plan is better defined and reconciled with the SCL, the County could negotiate the full service design fee with the selected firm, or reissue it to all Step II finalists to prepare a competitive fee.

“The **FINAL SCOPE** of gross square footage, space needs and requirements, final number and types of beds: cell and dormitory, site location, and any proposed renovation of existing systems and structure, shall be **DETERMINED BY THE SELECTED CONSULTANT TEAM** upon completion of the requested Phase I: Master Plan Document, as required and set forth under this RFQ, and fully and formally reconciled with the final level of total funding for the proposed total project. **FINAL PROJECT SCOPE (leading to the final architectural & engineering design documents to be issued for early and final bidding and construction) MUST RECONCILE with the final assigned and agreed upon budget for construction.**”

Answer 4.

The County has provided the budget for this project and believes that adequate information exists for the work associated with developing a fee consistent with the scope has been provided.

Question 5.

What is the age of the current security systems? It was mentioned during the tour that they were in the process of upgrading some of it. Is the current system and/or newer upgrades upgradeable? We understand that the ultimate goal is to update all systems and have one system in the end.

Answer 5.

The Security System is the one originally installed during construction and has been in operation since the ADC opened in 2002 – so it is 16 years old (plus or minus). It has been updated or upgraded approximately 4 times during that span, most recently last year in 2017 for enhanced camera integration.

The video surveillance system is approximately 6 years old.

Yes, ultimately the goal is to update all systems and have an integrated – quality – system in the end. Budget permitting.

This should be included within the programming document.

Question 6.

Also, in an effort to better understand the Cherokee County jail population needs, and prepare to address your design needs we would like to have the following information:

- A. Do you need additional Women's beds as part of the new addition or will existing beds be used for women beds?
- B. If the new addition needs additional women's beds, what is the number of beds needed and what is the classification of those beds (single cell, double cell, dormitory?)

Answer 6.

A. Existing beds will be used for female inmate housing insofar as the General Population is concerned. However, there should be some consideration for Special Needs Housing for female inmates.

B. Overall this is Not Applicable; however in the sense that some programming for female inmates with Special Needs should be taken into consideration, these beds should be single cell and in a single level. These units should not be a multi-tiered unit, or at least not in a multi-level unit with an unshielded mezzanine.

This should be included within the programming document.

Question 7.

Is there a need to add special needs beds to the addition (i.e., mental health, medical, geriatric, segregation, etc.?) If so, how many of those types of beds are needed and what size housing units?

Answer 7.

Yes. The current medical housing unit was built for 27 beds but consistently has a daily census between 35 and 45. This unit hosts not only the medically infirm, but the seriously mentally ill. The female Youthful Offenders we have nowhere else to house, as well as the male Youthful Offenders when they are Disciplinary Segregation. This because we have nowhere else to put them, which ultimately takes up our medical housing space.

There is a need for Special Needs programming that will be discussed with the selected firm subsequent to contract execution.

This should be included within the programming document.

Question 8.

Are general population beds, to be included in the new addition, to be single cell, double cell, other multiple cell, or dormitory? How many of each classification?

Answer 8.

This should be included within the programming document.

Question 9. There is a request for a warming kitchen in the new addition, is it anticipated that that will be a second plating kitchen for the new addition?

Answer 9. To be determined.

This should be included within the programming document.

Question 10. Does the new addition need to include new inmate program spaces (group rooms, education rooms, meeting rooms, library, law library?)

Answer 10. Yes - each Housing Unit should incorporate a Multipurpose Room that can be used for GED classes and other programs etc.

This should be included within the programming document.

Question 11. What staff support areas are required for the new addition? (staff office, staff break, staff training, emergency response storage, etc.?)

Answer 11. This should be included within the programming document.

Question 12. On the tour, we saw planned space for 1 added washer and maybe 1-2 dryers. Is additional laundry capacity needed to support the addition?

Answer 12. Yes.

This should be included within the programming document.

Question 13. The RFP indicates that video visitation system(s) will be used to address visiting needs in the facility. It was expressed, on the tour, that a stand-alone visitation center off-site may be ideal. Is a separate visitation center expected as part of the scope of work?

Answer 13. The construction of a separate stand-alone facility to accommodate video visitation is NOT within the scope of work for this RFP. However, the conversion of some existing space on campus to accommodate video visitation will have to occur.

This should be included within the programming document.

Question 14. What storage, maintenance, or other service areas are anticipated for the addition?

Answer 14. This should be included within the programming document.

Question 15. FINAL Question: In order to prepare a fee for the June 8th submittal, quick answers to these questions are critical. Can you advise as to when we should expect the Addendum? Thank you.

Answer 15.

The addendum is being released, today, June 1, 2018 and the due date for proposals will remain the same.

*****END*****