

**ADDENDUM #1**

Dated November 4, 2024

FOR:

Indio Probation Juvenile Hall Master Plan Project



Prepared by County of Riverside Facilities Management

Project Management Office

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- Summary of questions received through e-mail, phone calls and in-person and responses.

## Addendum No. 1

1. We are assuming we have our choice in software to develop the FCA report in.
  - a. Answer: Yes, you can use whatever software you like in preparing your report.
2. Please advise however if the County has specific building maintenance software or another platform they are anticipating we use.
  - a. Answer: There is no building maintenance software that the County is anticipating that you will use.
3. We are assuming we can rely on drawings provided by the County for building plans.
  - a. Answer: The County does have some PDFs of old building plans that we will make available to the consultant performing the facility assessment.
4. Please confirm no on-site measurements or as-building is required as part of this process.
  - a. Answer: Correct. No on-site measurements are required as part of the facility assessment.
5. We are assuming we are excluding hazardous materials testing from the assessment and that the County either already has that information available or is soliciting those services under separate contract. Please confirm.
  - a. Answer: Correct. The Facility Assessment is primarily for building systems, roofing, etc. Hazardous materials testing would be done under a separate contract with a hazardous material testing firm.
6. We are assuming the accessibility and fire-life-safety reviews are cursory in nature and typical in keeping with facility conditions assessments as opposed to a full blown and exhaustive/comprehensive accessibility review or fire-life-safety review. Typically, an FCA includes overview commentary on these topics but does not aim to identify each and every items that is not in compliance today. Please confirm that is the desired approach here.
  - a. Answer: The approach you describe is sufficient. The Fire Alarm system was replaced in 2024 and the Probation Department does not expect to see any deficiencies with that system. Since this facility is a detention center, there is an annual inspection by the Fire Marshall or Fire Marshall approved contractor that inspects both the fire alarm and the fire sprinkler system. If there any obvious deficiencies that you can identify, the Probation Department would want that noted.
7. We are assuming that the FCA does not include an energy audit or assessment, please confirm.
  - a. Answer: An energy audit or assessment is NOT included.
8. Is there an approximate schedule for when you hope to start and finish the FCA process?
  - a. Answer: The intent is to have the assessment completed for Fiscal Year 2024-2025.
9. Can you provide an approximate square footage of the buildings to be assessed?
  - a. Answer: The square footages for the facility's buildings are provided on the exhibit that is on the website, where the RFQ/RFP is posted. The State-Owned building shown on the exhibit is excluded from the assessment.
10. Can you provide an approximate acreage of the site area to be assessed?
  - a. Answer: This project does not include a site assessment, only assessment of the buildings.
11. For the site visit on October 28<sup>th</sup> at 10:00am, does the attendee need security clearance to attend? Also, confirming the address of the site as, 47665 Oasis St, Indio, CA 92201.
  - a. Answer: Whomever attends the site visit will need to provide a photo ID at the front desk when they sign-in. Juvenile Hall staff does a quick background check at check in. If the visitor does not pass, they will not be allowed to access the facility. And the address you have is correct. It is 47-665 Oasis Street, Indio, CA 92201.

12. I just wanted to confirm that the attached 4 pages is the full RFQ/P for the Indio Probation Juvenile Hall Campus Master Plan Project.
  - a. Answer: There has been a site plan with building square footages added as an Addendum. It can be located at the [www.rivcofm.org](http://www.rivcofm.org) site, under the RFP & RFQ tab.
13. Terracon potentially has a subcontractor to perform Master Planning Design (“MPD”) services, however we wish to focus only on the Facility Condition Assessment (“FCA”) scope. Is a single FCA proposal permissible?
  - a. Answer: Yes. Responding Firms can respond to both the RFQ for the Master Plan & the RFP for Facility Condition Assessment or for only the RFQ or only for the RFP.
14. Does the County provide any additional weighting in your evaluation of respondents who propose to complete both the MPD and FCA?
  - a. Answer: No. There will be no additional weight applied to the evaluations of the proposals for those firms that propose on both projects.
15. Do you have a written scope of work that describes the specific requirements of the FCA assessment?
  - a. Answer: No.
16. Typically, our assessments are conducted on building individual elements and inventory components and sub-components. These are determined under Uniformat II coding methodology in general accordance with ASTM E1557-Standard Classification for Building Elements and Related Sitework. Are all building systems included?
  - a. Answer: Yes.
17. Are site development features included?
  - a. Answer: Yes. For example, there is an outdoor swimming pool on-site. The pool’s pump system would be part of the evaluation. This is not in a building, but it is a site feature.
18. If you do not have a specific scope, do you want us to provide our detailed approach to the work in our proposal?
  - a. Answer: Yes. And your sample assessment report that you’ve prepared for another facility that you will include in your proposal package should illustrate your detailed approach.
19. The Detention and Treatment Center Site Map states (Juvenile Courts, 14,880 sf, State-Owned). Please confirm if this building is to be excluded from the assessment. If included, is this to be assessed on the same scope basis as all the other buildings?
  - a. Answer: The State-owned Juvenile Courts building is to be **excluded** from the assessment.
20. Do you require the surrounding site area to be included in the assessment, or is the scope limited to the building footprint only? If yes, how many acres comprise the site area?
  - a. Answer: The Probation Department is looking for building assessments only.
21. Are you looking for a fee quotation as part of our response?
  - a. Answer: The County is looking for a fee quotation. The fee should be provided in a separate sealed envelope.
22. Regarding fees, services and project costs, do you only ask respondents to provide a fixed, lump-sum quotation or are hourly rates and expenses required from all respondents?
  - a. Answer: Your fee proposal should include hourly rates and expenses.
23. Our nearest large office is in Colton, this is just outside Riverside County, although multiple employees reside within County boundaries. You request “Relative location of the firm to Riverside County”. Does the San Bernardino County location of our Colton office make any material difference to this proposal? Will respondents receive greater weightings for having either offices or employees within Riverside County?

- a. Answer: There is no weight given to location of Firm's office.
24. On page 3 of the RFP, what are you specifically requiring to describe "Sealed Detailed Project Proposal with Breakdown"?
  - a. Answer: This would be your detailed fee proposal that includes your hourly rates and expenses. For example, a typical architect's proposal we get has a breakdown of their fees based on stages of a project: x% for schematics, x% for design documents, x% for construction documents, x% for construction administration, x% for close-out, warranty. And the percentages for each stage of the project should have a corresponding dollar amount.
25. Will the County require a CASP Level II Inspection Report.
  - a. Answer: No.
26. For the Sealed Detailed Project Proposal, there is a line item worth 5% for Design Excellence. What do you mean for Design Excellence?
  - a. Answer: Design Excellence is the location where the responding firms can list their awards and industry recognition for similar projects.
27. What is being requested as far as the "Master Plan". Is this new construction, or remodel scope of work? Has a program been established for Master Plan?
  - a. Answer: A program has not been established for the Master Plan. The Probation Department is looking at re-evaluating the functionality of their existing facilities and determine what fits with their current mission and update their buildings where necessary. They may be adopting programs for more vocational training in the future and would need to remodel their facilities to accommodate that effort.
28. Will the firm that develops the Master Plan be precluded from doing any of the subsequent design work for projects that result from the Master Plan?
  - a. Answer: No.