



WINNEBAGO COUNTY

— ILLINOIS —

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ADDENDUM THREE

PUBLIC SAFETY BUILDING REMODEL DESIGN-BUILD PROJECT REQUEST FOR PROPOSAL #24P-2320

1. Will the abatement contractor grind out all flooring? **Yes, the abatement contractor will remove all glues and flooring residues via chemical and/or grinding methods.**
 2. Please provide clarification on long-term functionality goals for the Public Safety Building Parking Tunnel. Do we want to continue to limit access? Do we want to allow parking? **It is the intent of the County to maintain the parking tunnel that runs on Court Street between Elm and West State Street. Access should be limited to employee parking, if we need to make adjustments for parking during construction, we can make that determination at a later date.**
 3. Can you provide guidance on furniture needs? **Bidders are to provide an appropriate allowance suitable for the various types of spaces throughout the family court center. Please use your design build expertise and coordination with local furniture vendors to suggest an allowance given the needs of each programed space.**
 4. Provide clarification on building entry plans, where is the main entrance? **The Larson and Darby plans reference building entry plans. Please reference those documents and provide recommendations based on your designs, if applicable.**
 5. Clarification needed on insurance requirements. In section three, are the coverages listed needed to be supplied by all firms including consultants? **The general contractor will need to provide the insurance requirement, any requirements beyond that would be to the discretion of the general contractor.**
 6. Within the Larson & Darby basis of design documents, COVID protocols are referenced. Are these still a requirement within the court house and court rooms? **The philosophy overall would be to ensure there are no space limitations as we have no specific COVID protocol design standards that we are aware of, but we'd like to maximize our space to ensure an efficient courthouse design following the AIOC standards.**
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7. Within the Larson & Darby basis of design documents, 5 courtrooms are referenced is that still primarily part of the overall plans? **Yes, our intent is 3 family court rooms and 2 criminal court rooms.**
8. What is the intent of how the Floors 3 and 4 are post demolition? Floor Level, grind down?

The “First Mobilization” scope of work as noted in the project Bid Form is to include the removal of all asbestos and non-asbestos floor coverings, leveling materials, and asbestos containing mastic as noted on the plans. Asbestos containing mastic removal in the first mobilization may be completed by chemical removal or grinding methods.

The “Second Mobilization” scope of work is to be performed after the demolition of existing non-loadbearing walls has been completed and is to include the removal/abatement of any floor tile under the walls, existing floor leveling materials, and a final grind of all flooring surfaces to remove floor tile residue and leveling compound.

The location and extent of floor leveling materials is unknown and is not referenced on the plans. The contractor should assume leveling materials are present and are to be removed as part of the base bid scope of work.

As near to be a vanilla box/shell space as possible.

9. How should we handle demolition on Floors 3 and 4 of the PSB when considering the 2 old jail housing units with existing mezzanines? **Your base proposal should assume the existing mezzanine structures are to remain however, in your submission propose alternates for removal of these mezzanines’ structures, if applicable.**
10. Please provide clarity on the elevators within the Public Safety Building and future needs within this renovation. **Currently, 5 elevators are within the PSB location. We need to maintain all 5 elevators. We also need to renovate an existing elevator within the Sally Port designs. Below is a breakdown of each elevator, location and access to which floors. Weight limits are also included below. Keep in mind not all elevators currently access every floor. Within this renovation our intent would be for them to have full access.**

Elevator Number (Access & Weight Limits)

Elevators 8 and 9 weight limit 2500. Floors Basement, 1st, 2nd, 3rd and 4th

Elevator 10 weight limit 3500. Floors Basement, 1st and 2nd

Elevator 11 weight limit 3500. Floors 1st floor rear access, 3rd and 4th

Elevator 12 weight limit 3500. Prisoner elevator. It is has a dividing wall. Floors 1st, 2nd, 3rd and 4th

11. Please clarify Sally Port requirements. The intent is to include a Sally Port, however as we navigate this process and finalize the courthouse strategy, further determinations will be made. At this point, we should anticipate some form of a sally port that includes a holding cell on the 2nd floor.
 12. Please provide clarification on Diesel Generator vs. Natural Gas. **A diesel generator was used as the basis of design due to the lower maintenance costs, higher efficiency, higher output relative to their footprint size, and faster start-up time. This was just a basis of design, if the design-build contractor determines better efficiencies please propose.**
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13. Beyond Responsible Bidder and Prevailing Wage requirements, do any of the project's funding sources have additional special requirements such as:

- a. Illinois Works Jobs Program Act (Apprenticeship Initiative Budget Supplement)
- b. Business Enterprise Program
- c. Inclusion of Public Art (e.g., a sculpture outside of the building)
- d. Others?

If so, please provide details regarding the program and the requirements thereof.

A majority of these funds are tied to the American Rescue Plan Act (ARPA). Per ARPA, there will be contract requirements and time constraints tied to initiating a design-build contractor. Additional requirements will be discussed during negotiations and development of the AIA contract.

14. We understand that furniture is to be provided in our proposal. Do we also need to include decorations such as art, faux plants, etc.? **If the proposer feels they can adequately include decorative options within the budget, please include.**

15. Beyond hazardous materials abatement, is there any other work being provided by the County? **Abatement/IT Equipment. See question 4 for further clarification.**

16. What IT equipment will be provided by the County? We assume that racks, servers, switches, computers, etc. will be provided by the County. **Yes, the county will purchase the electronics, racks and user PCs in our estimate. The cabling/fiber/electrical will need to be included in the design plans from the design-build contractor.**

17. What specific A/V equipment is required, and will any of it be provided by the County? **As we finalize the overall design, courthouse A/V equipment can be determined, however, the current equipment needs are standard electrical, TV/Monitor, HDMI, Data set-up.**

18. Will references to the "police training center" on Pages 1 and 2 be removed from the AIA A141 document? **Yes, all references to police training center will be removed. This AIA is purely a draft, upon selecting the design-build contractor we will consult with all parties and legal to develop a finalized AIA contract.**

19. Paragraph 5.4 on Page 13 of the AIA A141 document refers to "sales, consumer, use and similar taxes". Please confirm that the County will supply a tax-exempt certificate for building materials incorporated into the structure. Also, please clarify if such taxes must be paid on "loose" items such as furniture or if these are exempt from such taxes. **Yes, we will provide a tax-exempt certificate. We are completely tax-exempt except for fuel. If materials are purchased out of state some tax-exemptions may not apply.**

20. Does the County have an intergovernmental agreement in place with the City of Rockford regarding plan review or permit fees? In other words, will the project be subject to the City's standard plan review and permit fees? **No intergovernmental agreement exists with the City of Rockford. The standard plan review process and permit fees would all apply.**

21. May we use 11 x 17 foldout pages where 8 ½ x 11 is insufficient (such as for drawings or large tables)? **Yes, please utilize paper sizes that you see appropriate.**

- 22. Do we need to include the Phase I response with the Phase II response, or will the County use what was submitted for Phase I? (Please refer to final checkmark at the top of Page 16 of the RFP.) **You do not need to include your Phase I response in the Phase II package.**
- 23. What should go in the Appendix referenced in Section 5? The description seems similar to what is noted to be within Section 5 itself. **If you feel you have value added services to offer a proposer would utilize this section to state those options. This section also allows for Expectations and Deviations. This section also allows for proposed alternative solutions within the proposal.**

SECTION 5: Specification Exceptions and Value-Added Options

Where the Proposal differs from the requirements, the Proposer shall note the difference and describe how the Proposal will meet the County’s needs without including the specific requirements. This section should include any specification exceptions you are taking from the RFP, as well as any value-added options you would like to present. Include your work around or alternative, if applicable. Any Exceptions to this RFP, where Proposer’s response does not comply must be addressed and listed in **Appendix # - Exceptions & Deviations.**

- 24. In Section 6, are the rates limited to items which are proposed to be reimbursable such as project management and supervision personnel? **Please provide office and design personnel rates as well as field rates for any self-performed work.**
- 25. Are we able to use the lower level under the PSB, west underground entrance and underground & surface lot to the west for our construction activities? See attached sketch. **Yes, we can provide space underground but there are several other functions that will remain in place during construction.**



26. Are we able to utilize a portion of Court St. under the PSB for our construction activities? **Yes, this location will be available for use during construction.**
27. Please clarify what existing operations must remain during construction and the expectation for these areas? **The following operations will need to remain during construction existing courthouse operations, Coroner's Office, County morgue, maintenance shop, garage access will all need to remain in operation. We will work with the contractors to be flexible with these operations when crucial to construction. The secure entrance will be temporarily relocated, we are flexible but a secure entrance needs to be maintained.**
28. It is believed that the fiber (Old city tie) called out in the MEP Docs (MEP Basement Demo plan) is no longer in use. Can WinCo IT confirm, and can the fiber then just be removed instead of relocated?

The fiber referenced on MEP Basement Floor Plan Demo page 2 is active and needs to remain active. If relocating is necessary, we will support the conversations with the County and City Officials that need to be included in these conversations. The fiber is an active city/county tie, Pro Com Systems was involved in the installation.

29. Based on the document noted in the RFQ there is conflicting percentages for MBE, WBE, DBE.

Per IL Public Act 102-0954 please clarify the utilization goals for this project under the "Business Enterprise for Minorities, Women, and Persons with Disabilities Act" For instance, (30 ILCS 575/4) (from Ch. 127, par. 132.604)

Sec. 4. Award of State contracts: (a) Except as provided in subsection (b), not less than 30% of the total dollar amount of State contracts, as defined by the Secretary of the Council and approved by the Council, shall be established as an aspirational goal to be awarded to businesses owned by minorities, women, and persons with disabilities; provided, however, that of the total amount of all State contracts awarded to businesses owned by minorities, women, and persons with disabilities pursuant to this Section, contracts representing at least 16% shall be awarded to businesses owned by minorities, contracts representing at least 10% shall be awarded to women-owned businesses, and contracts representing at least 4% shall be awarded to businesses owned by persons with disabilities.

Or are we to follow section (b) that states:

Not less than 20% of the total dollar amount of State construction contracts is established as an aspirational goal to be awarded to businesses owned by minorities, women, and persons with disabilities; provided that, contracts representing at least 11% of the total dollar amount of State construction contracts shall be awarded to businesses owned by minorities; contracts representing at least 7% of the total dollar amount of State construction contracts shall be awarded to women-owned businesses; and contracts representing at least 2% of the total dollar amount of State construction contracts shall be awarded to businesses owned by persons with disabilities.

The specific statutory sections [30 ILCS 575/4(a) & (b)] you cited in your question regarding aspirational goals apply to the State, not the County. Among the criteria, however, that the County must take into account under Illinois law in evaluating the proposals during Phase I is the following: "ability or past performance in meeting or exhausting good faith efforts to meet the utilization goals for business enterprises established in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act and with Section 2-105 of the Illinois Human Right Act." 55 ILCS 5/5-45025(b)(viii).

In accordance with 55 ILCS 5/5-45025(b)(viii), proposals must address not only the criteria set forth in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act, but also the criteria set forth in Section 2-105 of the Illinois Human Rights Act.

As to your specific question as it pertains solely to the requirements under the Business Enterprise for Minorities, Women and Persons with Disabilities Act, please note that 30 ILCS 575/1, sets forth the purpose of that Act, including stated goals. These goals are made applicable to the County through 55 ILCS 5/5-45015(b)(5). The County does not have contract-specific goals in this regard, other than the generalized goals that are expressly set forth in 30 ILCS 575/1.

30. How are inmates going to be brought into the courthouse and up to the holding cells? The existing Sally Port in the basement has been converted to the mechanical room with new air handler and pumps for the Morgue. The overhead doorways have been infilled with masonry and access to the inmate elevator has been restricted to inside the new mechanical room. Is a new Sally port scheduled for future work? *The intent is to include a Sally Port, however as we navigate this process and finalize the courthouse strategy, further determinations will be made. At this point, we should anticipate some form of a sally port that includes a holding cell on the 2nd floor.*
 31. There is an existing building west of the PSB building that is utilized as a maintenance garage for Winnebago County. It is our understanding that water and electrical service come from the PSB mechanical/electrical room. Please confirm if this building is to remain operational without interruption of water and electrical service. Please confirm where this temp power can be sourced. It is our assumption that this building has standalone temperature controls. *Yes, the building is connected to the PSB Services. We can work around electrical and plumbing outages as needed. remain running is the exhaust fan and make up air unit (located on the roof near 526 West State) for the underground parking lot must remain in-use.*
 32. Please confirm that Morgue must remain fully operational with no interruption of power. It is our understanding that water and electrical service comes from the PSB mechanical/electrical room and feeds multiple panels scattered throughout the basement Morgue including the Morgue new mechanical room and air handling equipment. Please confirm where this temp power can be sourced. *Yes, the existing morgue must remain operational. Any shutdown work must be coordinated with the county and users of that impacted space. Temporary power can be sourced from the new switch gear location. Currently, this is located in the boiler room.*
 33. The existing first floor west side of street does not indicate any demolition or new work. HVAC will no longer be available to this area from the new head end equipment. Please confirm how this space is going to be protected from freezing. Please confirm if this area should be connected to electrical circuits to refeed this area as floor plan is currently exists. Please confirm if fire sprinkler protection is to be provided in this area. Should fire protection be provided as floor plan is currently laid out? *This existing location will be the future site of the Facilities Department. We would like that included in the design. All areas of the building must have heat to prevent freezing, both during construction and at the end of the project. Connect existing-to-remain HVAC and electrical equipment to be infrastructure. All architecturally remodeled areas of the building are to be fully sprinklered. Provide alternate to also install sprinklers in non-remodeled areas.*
 34. Please confirm that the controls are an extension of the existing Winnebago County Schneider electric BAS by Alpha Controls. *Yes, that is correct.*
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35. Drawing M104 and M204 specify that the existing air handlers located on the 4th floor are to remain. Is the intent to reuse these systems and the connected ductwork risers for the entire building? Is the intent to disconnect and cap all the old piping to these units, then reconnect with the new piping per notations on M400? These notations indicate to stub into mechanical room for these air handlers but does not indicate to connect to them. The specifications also indicate new air handlers for the 2nd floor, so this conflicts with the basis of design. If this is the case, will there be mechanical rooms added on the 2nd floor? Or is the intent to have the 4th floor AHUs that serve the 2nd and other floors all replaced as part of this scope that isn't shown in the R&D BOD documents? **The intent is to replace the HVAC infrastructure similar to the MEP BOD but also replace the AHU's, perimeter heat, ductwork, exhaust, zones, electrical panels, branch wiring, lighting, plumbing, etc. for all architecturally remodeled areas. Non-remodeled, unoccupied areas/floors must be protected from freezing and infrastructure readily available for future architectural remodeling projects.**

If utilizing existing air handlers and associated ductwork, will this ductwork need to be brought up to the current Energy Code for leakage? **Existing air handler units shall not be used for architecturally remodeled areas. Provide new air handler units and ductwork for those remodeled areas.**

36. The specifications state to leave the secured entrance as-is, but the Larson and Darby plans indicate that area is to be relocated. **The secured entrance will be relocated temporarily by the county so a new entrance can be constructed by the design builder.**
37. If there is any existing ductwork that is to remain, for example, the duct risers from the air handler, the existing ductwork in the basement, etc., are the expectations to have them cleaned? **Existing air handler units shall not be used for architecturally remodeled areas. Provide new air handler units and ductwork for those remodeled areas.**
38. It would be our understanding that if utilizing any existing equipment, there would be no additional warranty period? **Correct, however there should be very minimal reused equipment, if any.**
39. There is no mention of the existing exhaust systems. Are we able to utilize existing exhaust equipment? **Provide new exhaust fans and ductwork properly sized and constructed for remodeled areas.**
40. The existing AHUs in the basement and first floor are having their chilled water coils remaining for the new connections. Have the chilled water coils in those units been evaluated for use of glycol with the new air-cooled chillers as part of the R&D scope? **No, that evaluation needs to be included in this project's scope.**
41. Please confirm if Server/IT rooms will require dedicated cooling or exhaust systems. **We only need a closet to house network equipment, there won't be extensive cooling needed if there is sufficient airflow.**

END OF ADDENDUM THREE
