

Johnson County Courthouse

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Johnson County Commission

Troy A. Matthews
Presiding Commissioner

John L. Marr
Commissioner, Eastern District

Charles Kavanaugh
Commissioner, Western District

Diane Thompson
County Clerk

Posted: January 27, 2023 at 11:00 a.m.

ADDENDUM #1: REQUEST FOR QUALIFICATIONS – Building Assessment, Maintenance Plans and On-Call Engineering Services

QUESTIONS AND CLARIFICATIONS SUBMISSION DEADLINE: 1:30 p.m. CDT – Thursday, January 26, 2023
PROPOSAL DEADLINE: 1:30 p.m. CDT – Thursday, February 9, 2023

This Addendum 1 to the RFQ addresses changes and questions received. The Firm shall indicate receipt of this Addendum and any previously issued Addenda by signing the form(s) for inclusion with the proposal response. Revisions to pre-existing language are indicated by strike through for deletions or underlining for insertions. Responses are notated in **red**.

CHANGES

Revisions to pre-existing language in, are indicated either by strike through for deletions and underlining for insertions.

No changes are issued.

QUESTIONS

Responses are notated in **red**.

1. Will this be a general facility update with repairs or changes to the core functionality of the jail space?
 - Repairs and general updates or full renovation: upgrades to the intake area, space reconfiguration within jail, changes to reappropriating the space (i.e. male vs. female or other detainee classification)
 - Are there any current issues with capacity? / Are new holding units needed?
Generally, the Johnson County Detention Center upgrades will not consist of structural or floor plan configuration changes in the near term. In the long term, the Johnson County Detention Center may require more complex changes in the intake area or booking areas and space configurations for inmates such as segregated population. Expansion of the overall facility or number of holding units is not a consideration.
2. What's the jail's current capacity?
Maximum capacity is 220 with a current occupancy of 140.
3. True Building Commission? Will this be a true building commission?
The intent of the RFQ is to have consistent project/building commissioning. That said, however, Johnson County reserves the right to select one or more providers for one or more services.

4. Will there be one contract for a GC to make the upgrades for each of the project or there be a single GC for all projects?
The intent of the RFQ is to have one General Contractor for upgrades logically grouped where practical. That said, however, Johnson County reserves the right to select one or more providers for one or more services.
5. Can you provide a range of the estimated cost for the project?
No, an estimate of costs has not been established.
6. Is it all building or will the project include site infrastructure (ADA, compliance, entrance, sidewalks, lighting, etc.)?
Projects should be considered wholistic and may include many factors.
7. Who's on the selection committee?
The selection committee hasn't been identified at the time of this response.
8. With our work and who we work for, we generally have been on the Kansas side of the border with limited work in Missouri itself. Your RFQ places an emphasis on similar experience/recommendations from 'local' projects and I didn't know if our similar work would outweigh the 'local' part.
It is my understanding that you are questioning the context of "local" on page 4 of the scoring criteria. "Local" in this context is subjective to the individual scorer of the qualifications.
9. Is the County considering engaging firms or teams that will provide the entire scope of services described in the RFQ or will they consider firms which want to respond to just a select group of services?
Johnson County anticipates an agreement for professional services between the County and one or more qualified firms to perform one or more services as determined to best serve the needs of the County.
10. Does the County have a specific set of standards, such as ASTM standards, which must be met when performing the Building Assessments and defines the contents of the report deliverables?
Johnson County does not have a specific set of adopted standards or report deliverables for building assessments.
11. What is the timeframe beyond the assessment date for evaluating maintenance and repair budgets?
Johnson County has not adopted a timeline. Any timeline would vary on the assessment findings, complexity of the repairs, financial and other considerations.
12. Does the County have an existing facility computer maintenance and management system into which the Building Assessment data must be loaded or formatted to integrate with that system?
The County does not have an existing facility computer maintenance and management system.
13. In regards to Scope of Services item 3c (Packaging like-work across multiple buildings), does the County want the selected firm or team to identify "like-work" packages for County approval or would the County prefer to be able to have a system that enables them to create the packages themselves?
The intent would be to select a firm to identify "like-work" packages for consideration and approval of the County.

14. In regards to Scope of Services item 3f (On-call engineering services, as needed), does the County intend for the selected firm to perform these “engineering service” or solicit, hire, and oversee the implementation of the engineering services from related service providers?

The intent is to select a firm to perform on-call engineering services, as needed.

15. Does the term “engineering services” refer to an engineer designing and oversight or the actual performance of the service or repairs?

The intent is to select a firm that can provide oversight.

16. What types of service is the County anticipating to be needed?

Services and repairs needed will depend on the results of the building assessments and maintenance plans.

17. In regards to Item 5 Minimum Qualifications, what type of “Professional Engineer” is required to perform the services?

A person responsible for all engineering design of buildings, structures, products, machines, processes, and systems that can affect the health, safety, and welfare of the public or employees.

18. From the potential scopes of on-call work, projects could range in type from Mechanical, Plumbing, Electrical, Fire Protection/Life Safety, Structural, Civil and even Architectural projects.

Agreed.

19. Also, is the Professional Engineer analyzing, designing, soliciting, hiring, and overseeing the implementation of the services by independent service providers or with their own work forces?

Scope of work will depend on the outcome of the building assessments and maintenance plans.

20. Reference: In Section 3, Item a. Assessments and Written Reports of the findings: “all other areas of review necessary and common to a comprehensive building assessment.” Please confirm if architectural and civil engineering services are required?

Yes, architectural and civil engineering services will be required.

END OF ADDENDUM 1

This addendum shall become a part of the RFQ and should be returned with any submitted proposal.

Responder: _____

Printed Name: _____

Signature: _____

Title: _____

Date: _____