

ADDENDUM 1

Engineering Services for the Department of Corrections Air Cooling Integration

August 6, 2024

State of Vermont
Agency of Administration
Department of Buildings and General Services
Office of Purchasing & Contracting
133 State Street
Montpelier, Vermont 05633-8000

TO ALL BIDDERS OF RECORD:

This Addendum consists of four (4) pages and one "Revised Price Schedule", consisting of four (4) pages.

Acknowledge receipt of this Addendum by entering its number and date on the Proposal Form. The following Addenda forms a part of the Contract Documents and modifies them as follows:

Items:

1. The proposal due date has been extended from Tuesday, August 13, 2024 to **Thursday, September 3, 2024**. Questions due will also be extended from Friday, August 2, 2024 to Friday August 16, 2024.
2. Bidder's conference attendees:

Dan Dupras, P.E. (Engineering Services of Vermont)
Oren Guttman (McFarland Johnson)
Petros Papathomopoulos (McFarland Johnson)
Michael Sullivan (M/E)
David Turner (Dept. of Corrections, Facilities Operations Mgr.)
Teigh Southworth (BGS Chief Engineer)
James Jorschick (BGS Program Chief)
Britt Meininger (BGS Project Manager)

3. The contract period with current funding cycles will be extended from September 8, 2027 to **January 1, 2030 or as established for each contract individually.**
4. Revised Bid Proposal forms for each facility are included with this Addendum and are to replace the forms issued with the RFP. Submissions must be on the revised Bid Proposal forms.
5. The increasing amount of hot and humid days in Vermont are resulting in the state installing air conditioning in the four remaining correctional facilities as soon as possible that lack building wide air conditioning. Although BGS has provided a reasonable schedule for design, the intent is to finish design and construction as soon as possible. BGS will be contracting with one or more construction managers to allow for the preordering of long lead time equipment to expedite construction and complete projects ahead of schedule.

Bidder conference discussion topics:

6. Funding for temporary systems cooling is intended for implementation for Spring/**Summer 2025.**

7. Commissioning will be provided by the State, independently.
8. All dates are subject to equipment availability and lead times.
9. Priority (Schedule) of Permanent Cooling Systems integration (construction commencement) are as follows:
 - a. SSCF – Fall 2025
 - b. NSCF – Fall 2025
 - c. CCWC – Spring 2025
 - d. NESCF – Fall 2025
10. The preference of the State and Corrections is to combine NERCF and CCWC design and construction to alleviate coordination between multiple contractors.
11. Temporary Cooling Options should be priced for the following spaces:

| Facility | Space | Area (gsf) | Existing Unit Type (CFM) | Notes |
|---|--|-------------------------------|---|---|
| Southern State Correctional Facility | Living Unit (Pod) ABC Conf. (A0108) | 326 | AHU 2A: 2,440 | <i>Conference rooms would be cooled independent of the AHU that supplies heat.</i> |
| | Living Unit (Pod) DEF Conf. (B0112) | 322 | AHU 2B: 2,635 | |
| | Living Unit (Pod) GHI Conf. (C0109) | 317 | AHU 2C: 2,000 | |
| Northeast Regional Correctional Facility | Dining (147) | 824 | UV 5: 1,250 | <i>Replacement unit ventilators</i> |
| | Gym (139) | 1,447 | UV 2: 1,100 | |
| | | | UV 3: 1,100 | |
| Caledonia Community Work Camp | Dormitory South (B118) | 3,335 | NEW UNIT | <i>New unit directly vented into center of space not connected to existing air distribution</i> |
| Northern State Correctional Facility | Dining (A238, A239, A240, A241) | 845+ 222 + 1,025 +1,025 | AHU 5&6: 2,200 CFM | <i>Modular – Add cooling coil bay to existing modular air handlers</i> |
| | Gym (B36, B44) | 6,403 + 1,381 | AHU 14: 14,000 CFM AHU 14A: 14,000 CFM | |

12. Existing refrigerant cooling will be replaced with chilled water at all existing air handlers.
13. Retainage will not be required for this contract.
14. Construction administration that extends beyond 20 meetings should be provided as a cost per meeting amount in the price proposal, which has been added as a line item below. Any meetings under 20 will be deducted at a cost also defined in the cost proposal.

The construction of this project will be led and coordinated by a construction manager to allow for early involvement to facilitate construction equipment procurement and mobilization.

15. The individual facility proposed schedules are amended based on extension of the contract period. Items 2.2.1. and 2.2.2. in the RFP shall be replaced with the schedules below

2.2.1 PERMANENT SYSTEMS

| ENGINEERING DESIGN SCHEDULE – SSCF, NSCF, CCWC & NERCF | |
|---|------------------------|
| Project Event | Completion Date |
| Project Start – All Facilities | September 3, 2024 |
| Programming Phase | N/A |
| | |
| Schematic Design Phase Due – SSCF | November 4, 2024 |
| Design Development Phase Due – SSCF | January 24, 2025 |
| BGS Review/Approval of Phase - SSCF | February 14, 2025 |
| Construction Documents Phase Due – SSCF | April 18, 2025 |
| BGS Review/Approval of Phase – SSCF | May 16, 2025 |
| Bidding or Negotiation Phase - SSCF | July 9, 2025 |
| Construction Start Date - SSCF | August 21, 2025 |
| Construction Substantial Completion - SSCF | February 21, 2027 |
| Contract Completion (includes 12-month construction warranty period) - SSCF | February 21, 2028 |
| | |
| Schematic Design Phase Due – NSCF | November 4, 2025 |
| Design Development Phase Due – NSCF | April 25, 2025 |
| BGS Review/Approval of Phase - NSCF | May 16, 2025 |
| Construction Documents Phase Due – NSCF | July 18, 2025 |
| BGS Review/Approval of Phase – NSCF | August 15, 2025 |
| Bidding or Negotiation Phase - NSCF | October 1, 2025 |
| Construction Start Date - NSCF | November 3, 2025 |
| Construction Substantial Completion - NSCF | February 21, 2027 |
| Contract Completion (includes 12-month construction warranty period) - NSCF | January 1, 2028 |
| | |
| Schematic Design Phase Due – NERCF/CCWC | November 4, 2025 |
| Design Development Phase Due – NERCF/CCWC | March 7, 2026 |
| BGS Review/Approval of Phase - CCWC | April 4, 2026 |
| BGS Review/Approval of Phase - NERCF | April 4, 2026 |
| Construction Documents Phase Due – NERCF/CCWC | July 25, 2026 |
| BGS Review/Approval of Phase – NERCF/CCWC | August 29, 2026 |
| Bidding or Negotiation Phase – NERCF/CCWC | October 31, 2026 |
| Construction Start Date – NERCF/CCWC | January 2, 2027 |
| Construction Substantial Completion – NERCF/CCWC | September 1, 2027 |
| Contract Completion (includes 12-month construction warranty period) – NERCF/CCWC | September 1, 2028 |

2.2.2 TEMPORARY SYSTEMS

| ENGINEERING DESIGN SCHEDULE – All Facilities Concurrent | |
|--|------------------------|
| Project Event | Completion Date |
| Project Start | September 3, 2024 |
| Schematic Design Phase Due | November 1, 2024 |
| Design Development Phase | January 3, 2025 |
| BGS Review/Approval of Phase | January 24, 2025 |
| Construction Documents Phase Due | March 28, 2025 |
| BGS Review/Approval of Phase | April 2, 2025 |
| Bidding or Negotiation Phase | May 1, 2025 |
| Construction Start Date | June 20, 2025 |
| Construction Substantial Completion | February 1, 2026 |
| Contract Completion (includes 12-month construction warranty period) | February 1, 2027 |

END OF ADDENDUM 1

REVISED PRICE SCHEDULE
VERMONT DOC COOLING SYSTEMS INTEGRATION
Southern State Correctional Facility
700 Charlestown Road
Springfield, VT

A. Complete the attached table in accordance with requirements identified in Section 2 of this RFP.

| Deliverable No. | Description | Price | Percentage | Delivery Date |
|------------------------|---|------------------|-------------------|----------------------|
| 1 | Programming | N/A | | |
| 2a | Schematic Design - Temporary | \$ | | |
| 2b | Schematic Design - Permanent | \$ | | |
| 3a | Design Development – Temporary | \$ | | |
| 3b | Design Development – Permanent | \$ | | |
| 4a | Construction Documents - Temporary | \$ | | |
| 4b | Construction Documents - Permanent | \$ | | |
| 5a | Bidding or Negotiation - Temporary | \$ | | |
| 5b | Bidding or Negotiation - Permanent | \$ | | |
| 6a | Construction Administration – Temporary (including 1-year warranty) | \$ | | |
| 6b | Construction Administration - Permanent (including 1-year warranty) | \$ | | |
| 6c | Construction Administration Field Meetings Add/Deduct at 20 total | \$ (per meeting) | | |
| 7 | Commissioning | N/A | | |
| 8 | Submittal Exchange for Design & Construction | \$ | | |
| 9 | Reimbursable Expenses | \$ | | |
| 10 | Total Project Cost | \$ | | |

PRICE SCHEDULE (Revised via Addendum #1)
VERMONT DOC COOLING SYSTEMS INTEGRATION
Northeast Regional Correctional Facility
1270 US Route 5
St. Johnsbury, VT

A. Complete the attached table in accordance with requirements identified in Section 2 of this RFP.

| Deliverable No. | Description | Price | Percentage | Delivery Date |
|------------------------|---|------------------|-------------------|----------------------|
| 1 | Programming | N/A | | |
| 2a | Schematic Design - Temporary | \$ | | |
| 2b | Schematic Design - Permanent | \$ | | |
| 3a | Design Development – Temporary | \$ | | |
| 3b | Design Development – Permanent | \$ | | |
| 4a | Construction Documents - Temporary | \$ | | |
| 4b | Construction Documents - Permanent | \$ | | |
| 5a | Bidding or Negotiation - Temporary | \$ | | |
| 5b | Bidding or Negotiation - Permanent | \$ | | |
| 6a | Construction Administration – Temporary (including 1-year warranty) | \$ | | |
| 6b | Construction Administration - Permanent (including 1-year warranty) | \$ | | |
| 6c | Construction Administration Field Meetings Add/Deduct at 20 total | \$ (per meeting) | | |
| 7 | Commissioning | N/A | | |
| 8 | Submittal Exchange for Design & Construction | \$ | | |
| 9 | Reimbursable Expenses | \$ | | |
| 10 | Total Project Cost | \$ | | |

PRICE SCHEDULE (Revised via Addendum #1)
VERMONT DOC COOLING SYSTEMS INTEGRATION
Caledonia County Work Camp
1266 US Route 5
St. Johnsbury, VT

A. Complete the attached table in accordance with requirements identified in Section 2 of this RFP.

| Deliverable No. | Description | Price | Percentage | Delivery Date |
|------------------------|---|------------------|-------------------|----------------------|
| 1 | Programming | N/A | | |
| 2a | Schematic Design - Temporary | \$ | | |
| 2b | Schematic Design - Permanent | \$ | | |
| 3a | Design Development – Temporary | \$ | | |
| 3b | Design Development – Permanent | \$ | | |
| 4a | Construction Documents - Temporary | \$ | | |
| 4b | Construction Documents - Permanent | \$ | | |
| 5a | Bidding or Negotiation - Temporary | \$ | | |
| 5b | Bidding or Negotiation - Permanent | \$ | | |
| 6a | Construction Administration – Temporary (including 1-year warranty) | \$ | | |
| 6b | Construction Administration - Permanent (including 1-year warranty) | \$ | | |
| 6c | Construction Administration Field Meetings Add/Deduct at 20 total | \$ (per meeting) | | |
| 7 | Commissioning | N/A | | |
| 8 | Submittal Exchange for Design & Construction | \$ | | |
| 9 | Reimbursable Expenses | \$ | | |
| 10 | Total Project Cost | \$ | | |

PRICE SCHEDULE (Revised via Addendum #1)
VERMONT DOC COOLING SYSTEMS INTEGRATION
Northern State Correctional Facility
2559 Glen Road
Newport, VT

A. Complete the attached table in accordance with requirements identified in Section 2 of this RFP.

| Deliverable No. | Description | Price | Percentage | Delivery Date |
|-----------------|---|------------------|------------|---------------|
| 1 | Programming | N/A | | |
| 2a | Schematic Design - Temporary | \$ | | |
| 2b | Schematic Design - Permanent | \$ | | |
| 3a | Design Development – Temporary | \$ | | |
| 3b | Design Development – Permanent | \$ | | |
| 4a | Construction Documents - Temporary | \$ | | |
| 4b | Construction Documents - Permanent | \$ | | |
| 5a | Bidding or Negotiation - Temporary | \$ | | |
| 5b | Bidding or Negotiation - Permanent | \$ | | |
| 6a | Construction Administration – Temporary (including 1-year warranty) | \$ | | |
| 6b | Construction Administration - Permanent (including 1-year warranty) | \$ | | |
| 6c | Construction Administration Field Meetings Add/Deduct at 20 total | \$ (per meeting) | | |
| 7 | Commissioning | N/A | | |
| 8 | Submittal Exchange for Design & Construction | \$ | | |
| 9 | Reimbursable Expenses | \$ | | |
| 10 | Total Project Cost | \$ | | |