

**Design-Build
Secure Treatment Facility for Juvenile Justice Girls
Bridgeport, Connecticut
BI-YS- 166 DB Rebid RFP**

Original Proposal Due Date / Time **May 17, 2010** **2:00 P.M.**

The following two items clarify and/or modify the DB RFP Documents and shall be made a part thereof as applicable:

ITEM NO. 1	ADD:	<p>Volume 1, Part IV, Section A add:</p> <p><u>OPTION 1</u></p> <p><i>Proposer Owns Real Property, Design/Builds & Leases Facility to DCF who will Operate Program.</i></p> <p>A) <u>Location / Site Criteria:</u></p> <ol style="list-style-type: none"> 1) Close to Highway Access. 2) On Mass Transit Route. 3) Proximity to Major State Population Centers & Facility Support Services. 4) Infrastructure / Utilities. Adjacent to property or provide distance to Water Sanitary, electrical Power and possibly Gas 5) Buildability/ Planning and Zoning Clearance / Environmental Issues. Adequate site for construction including parking <p>B) <u>Total Cost to State</u></p> <ol style="list-style-type: none"> 1) Lease Terms 5yr term 2) Annual Operating Costs 3) Proposer's Cost to Design & Build Facility <p>C) <u>Design Criteria (RFP Vol. 2)</u></p> <ol style="list-style-type: none"> 1) Program Compliance 2) Aesthetics 3) Site Planning (Scale, Design Complements Character of Neighborhood Built Environment) <p>D) <u>Technical Features (RFP Vol. 3)</u></p> <ol style="list-style-type: none"> 1) Quality of Systems 2) Quality of Materials <p>E) <u>Qualifications & Past Performance of Proposers & Their Team</u></p> <ol style="list-style-type: none"> 1) Experience building projects of similar size, scope. 2) Financial Performance Qualifications. <p>F) <u>Project Delivery Schedule</u></p> <ol style="list-style-type: none"> 1) Completion Time. 2) CPM Schedule. 3) Property Conveyance Time.
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		<p>G) <u>Other Issues</u> 1) <i>If proposal includes an existing structure on the site, is the proposal considering its use? If so what part of that structure is applicable to the program for space use, secondly, if to be used what is the condition of the structure for reuse, this needs to be delineated in the response.</i></p>
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<p>ITEM NO. 2</p>	<p>ADD:</p>	<p>Volume 1, Part IV, Section B add:</p> <p><u>OPTION 2</u></p> <p>Proposer Owns Real Property, Design/Builds & Operates for DCF per Lease Contract.</p> <p>A) <u>Location / Site Criteria:</u></p> <ol style="list-style-type: none"> 1) <i>Close to Highway Access.</i> 2) <i>On Mass Transit Route.</i> 3) <i>Proximity to Major State Population Centers & Facility Support Services.</i> 4) <i>Infrastructure / Utilities. Adjacent to property or provide distance to Water Sanitary, electrical Power and possibly Gas</i> 5) <i>Buildability/ Planning and Zoning Clearance / Environmental Issues. Adequate site for construction including parking</i> <p>B) <u>Total Cost to State</u></p> <ol style="list-style-type: none"> 1) <i>Lease Terms</i> 2) <i>Annual Operating Costs</i> 3) <i>Ability of Proposer to obtain Program Income from other sources.</i> 4) <i>Cost of proposed services (5 year budget)</i> 5) <i>Proposer's Cost to Design & Build Facility.</i> <p>C) <u>Design Criteria (RFP Vol. 2)</u></p> <ol style="list-style-type: none"> 1) <i>Program Compliance</i> 2) <i>Aesthetics</i> 3) <i>Site Planning (Scale, Design Complements Character of Neighborhood Built Environment).</i> <p>D) <u>Technical Features (RFP Vol. 3)</u></p> <ol style="list-style-type: none"> 1) <i>Quality of Systems</i> 2) <i>Quality of Materials</i> <p>E) <u>Qualifications & Past Performance of Proposers & Their Team</u></p> <ol style="list-style-type: none"> 1) <i>Experience building & operating facilities of similar size, scope.</i> 2) <i>Financial Performance Qualifications.</i>
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		<p>F) <u>Project Delivery Schedule</u></p> <ol style="list-style-type: none"> 1) Completion Time. 2) CPM Schedule. 3) Property Conveyance Time. <p>G) <u>Other Issues</u></p> <ol style="list-style-type: none"> 1) If proposal includes an existing structure on the site, is the proposal considering its use? If so what part of that structure is applicable to the program for space use, secondly, if to be used what is the condition of the structure for reuse, this needs to be delineated in the response.
<p>ITEM NO. 3</p>		<p>Volume 1, Part IV, Section C add:</p> <p><u>OPTION 3</u></p> <p>Municipality Conveys Real Property to State for State to Design/Build & DCF Operates.</p> <p>A) <u>Location / Site Criteria:</u></p> <ol style="list-style-type: none"> 1) Close to Highway Access. 2) On Mass Transit Route. 3) Proximity to Major State Population Centers & Facility Support Services. 4) Infrastructure / Utilities. Adjacent to property or provide distance to Water Sanitary, electrical Power and possibly Gas 5) Buildability/ Planning and Zoning Clearance / Environmental Issues. Adequate site for construction including parking <p>B) <u>Total Cost to State</u></p> <ol style="list-style-type: none"> 1) Total Purchase Cost to State. 2) Cost to Address Site Environmental Issues. 3) Cost for State to Design & Build Facility. <p>C) <u>Project Delivery Schedule</u></p> <ol style="list-style-type: none"> 1) Completion Time. 2) CPM Schedule. 3) Property Conveyance Time. <p>D) <u>Other Issues</u></p> <ol style="list-style-type: none"> 1) If the site includes a structure, do you suggest it be possibly used for this project or it needs to be demolished, if demolished have you taken this into account in your schedule?

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End of Addendum No. 2

CC: David Busanet, DPW Procurement Manager

**Design-Build
Secure Treatment Facility for Juvenile Justice Girls
Bridgeport, Connecticut
BI-YS- 166 DB Rebid RFP**

Original Proposal Due Date / Time **May 17, 2010** **2:00 P.M.**

The following two items clarify and/or modify the DB RFP Documents and shall be made a part thereof as applicable:

ITEM NO. 1	ADD:	<p>Volume 1, Part II, Section A add: <i>"DPW will charge \$100.00 for each RFP copy. Checks shall be made payable to Treasurer, State of Connecticut."</i></p>
ITEM NO. 2	ADD:	<p>Volume 1, Part VI, Section C add: <u>"DPW Disclosure Affidavit"</u> <i>The following information regarding the DPW "Affidavit – Disclosure" is offered relative to this RFP.</i></p> <p><i>Three Design Build Teams, during 2009, received and reviewed the material that defines the proposed DCF program requirements under the BI-YS-166 DB RFP. These materials are not considered prohibited communications of the type requiring disclosure in the Affidavit-Disclosure found on the DPW website. These three D-B Teams have previously submitted design build proposals to DPW based on this program. The program requirements material that these firms received is generally the same program published in this RFP. The three prior D-B Teams and /or members of those teams are free to participate in the Rebid RFP, if they wish to."</i></p>

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End of Addendum No. 1

CC: David Busanet, DPW Procurement Manager