

ATTACHMENT U:

ADDENDUM 2



**CHILDREN AND FAMILY JUSTICE CENTER
CONTRACT NUMBER C00863C13**

Addendum Number 2

Proposers are hereby notified that the solicitation documents of said Contract have been amended as hereinafter set forth:

Ref.	Page or Drawing	Location and Description of Change
		PART B – FACILITY PERFORMANCE STANDARDS
2.1	101	Section 2, Green Stormwater Infrastructure, ADD new bulleted item: "The design and implementation of any of the stormwater flow control facilities shall prevent surface ponding of water."
2.2	122	Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Sustainability ADD "High efficiency energy star clothe washer/dryer and dishwasher may be used to achieve Leadership in Energy and Environmental Design (LEED) with the prior approval of King County project team."
2.3	142	Part B, Section 6, HVAC System Selection, General, ADD "See Appendix F for anticipated Facility Occupancy Schedules". Attached to Addendum 1.
2.4	160	Part B, Section 6 - Mechanical Engineering Systems, c. Heating, Ventilating, and Air Conditioning (HVAC) Systems Design Criteria, Mechanical Equipment Locations and Maintenance Access, Service Access, ADD new paragraph "Access to Buildings: Provide means of connecting Central Plant with all buildings thru utility tunnel or breezeway, with a minimum height of 7' and 42" clear width, for County staff utilization during extreme weather conditions."
2.5	163	Part B, Section 6 - Mechanical Engineering Systems, d. Building Control Systems (BCS), Minimum General System Requirements, Temperature Controls, DELETE fourth bullet and REPLACE with "Provide adjustable dead band in compliance with local code and AHJ which must be used between independent heating and cooling operations within the same zone."
2.6	194	Part B, Section 7 - Electrical Engineering Systems, d. Fire Alarm System, Design Conditions, Objectives, DELETE bullet "Duct Smoke Detectors" and REPLACE with "Duct Smoke Detectors provided with independent reliable power supply that is on a separate circuit than the HVAC equipment power circuit that is serving."
2.7	197	Part B, Section 8 - Energy and Sustainability Life Cycle Analysis, Energy Life Cycle Analysis (ELCCA), DELETE "The County is requiring the ELCCA be performed based on ASHRAE 90.1 utilizing one of the following energy modeling tools:" and REPLACE with "The county is requiring the ELCCA be performed based on the latest edition ASHRAE 90.1 utilizing one of the following energy modeling tools:"
2.8	249	DELETE Section 12 and REPLACE with Section 12, Revised Addendum. See attached.

Ref.	Page or Drawing	Location and Description of Change
		PART C – FACILITY PROGRAM
2.9	4-4	Part C, Facility Program, Circulation Patterns/Linkages/Access/Egress, 1. Site Circulation Concepts first bullet: DELETE “In the Site Concept diagram staff parking may be accessed off of the “Alder connection” with entry from 14th Avenue or from Spruce Street.”
2.10	4-5	Part C, Facility Program, Circulation Patterns/Linkages/Access/Egress, 1. Site Circulation Concepts DELETE the third bullet and REPLACE with: "As indicated in the Site Concept diagram, the access to the judicial and staff parking located in the parking garage is from 12th Avenue via the tunnel off of Spruce Street."
2.11	4-7	Part C, Facility program DELETE 2nd paragraph and bulleted items and REPLACE with: "Staff and judicial access to the parking garage shall be from 12th Avenue via Spruce Street. The design teams must consider the following in determining the optimal location for the staff and judicial access to the parking garage: <ul style="list-style-type: none"> • Construction Cost • Parking Garage Security • Impact on Alder Connection Design • Staff and Judicial Building Access/Site Circulation • Site Construction Phasing • Impact on Phase 2 Parking Construction Separate access to Judicial parking could be located adjacent on the north side of the courthouse with access from Remington Street if acceptable by the City of Seattle DOT. If a Remington St. access is proposed it may require an updated SEPA review as it was not considered in the SEPA Threshold Determination dated 12/6/13."
2.12	4-9	Part C, Facility Program, Site Phasing Logic ADD new paragraph: "Subject to King County approval, the construction of portions of Phase 1A may be delayed or constructed with Phase 1B so long as there will be little to no impact to the relocation of the court and detention operations from the existing building to the new Phase 1A and will allow for the operation of the new courthouse and detention facilities when occupied during the construction Phase 1B."
		Part H
2.13	01 50 00 – 7	ADD new paragraph "1.17 TEMPORARY PARKING 1.17.1 The Owner will require a minimum of 120 stalls, with an optimum of 150 stalls, during the entire construction period on site. Approximately 2/3

Ref.	Page or Drawing	Location and Description of Change
		should be allocated for public use.”
		QUESTIONS AND RESPONSES King County provides the following questions and responses as clarifications of the referenced Request For Proposal provisions.
2.14		<p>Q: Are there defined inputs for the design team to use with energy modeling? If energy modeling inputs are not standardized for the various design competition teams, the energy modeling results will not be accurately comparable.</p> <p>R: See Part B, Section 6 - Mechanical Engineering Systems, c. Heating, Ventilating, and Air Conditioning (HVAC) Systems Design Criteria, pg 134 to pg 162, for defined input for the design team to use with energy modeling. All other type of inputs not included in the performance standards or not clear and deemed necessary to the design build team for reasonable accurate energy modeling, can come from the design team through detailed research and good engineering practices for the appropriate input assumptions to be used for the energy model. All new assumptions shall be provided to the county project team for review, discussion and approval prior to energy modeling.</p>
2.15		<p>Q: Is greenhouse gas prediction part of the initial proposal or is this just during design?</p> <p>R: The greenhouse gas prediction shall be part of the first design submittal per Part B, Section 8 - Energy and Sustainability Life Cycle Analysis, Report on Alternatives for Heating and Cooling CFJC, pg 198, "the Design Team Entity shall submit a separate energy report meeting the requirements of 2012 King County Ordinance 17304 with the first design submittal (100% Schematic Design).</p>
2.16		<p>Q: Can Central Juvenile Holding be located on B-1, or must it be on the ground floor?</p> <p>R: Central Juvenile Holding must be on the same level as detention housing and the two high volume courts. See Part C Facility Program p4-2, paragraph 6, and Part C, Facility Program, p 4-5, paragraph 2, third bullet.</p>
2.17		<p>Q: Can put garage under detention? a. Staffing for security issues? b. Progressive collapse design requirements?</p> <p>R: No.</p>
2.18		<p>Q: Could the parking lot location be moved? ?</p> <p>R: Parking Structure can be moved; however such structure shall not be located on Future Development Lots or under the Detention Facility. See Ref 2.9, 2.10, and 2.11 above.</p>

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2.19		<p>Q: Owner temporary parking needs (minimal and optimal) during construction?</p> <p>R: The Owner will require a minimum of 120 stalls, with an optimum of 150 stalls, during the construction period. See Ref 2.13 above.</p>
2.20		<p>Q: Are low flow fixtures acceptable? RFP requires 30% over EPACT. Are even lower flow fixtures acceptable? High efficiency clothes/dishwashers?</p> <p>R: See Part B, Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures - Non-Detention, pg 131 for low flow fixtures requirements. See</p>
2.21		<p>Q: Ground source heat-pump acceptable?</p> <p>R: See Part B, Section 6 - Mechanical Engineering Systems, c. Heating, Ventilating, and Air Conditioning (HVAC) Systems Design Criteria, Alternative Cooling and Heating Sources, pg 155.</p>
2.22		<p>Q: How do we connect central facility to the building?</p> <p>R: See Ref. 2.4 above.</p>
2.23		<p>Q: How do they leave the future development lots?</p> <p>R: See Section 12, Revised Addendum 2. See attached.</p>
2.24		<p>Q: What Flexibility is there in Phasing 1A & 1B</p> <p>R: See Ref. 2.12 above.</p>
2.25		<p>Q: Stormwater system development to accommodate future developments</p> <p>R: See Section 12, Revised Addendum 2. See attached.</p>
2.26		<p>Q: To what extent can Stormwater /Rain Gardens be used?</p> <p>R: See Ref 2.1 above.</p>
2.27		<p>Q: Can Water features be integrated into the design.</p> <p>R: Water features as a landscape element will not be allowed.</p>
2.28		<p>Q: Are all of the Stormwater retention options available for consideration?</p> <p>R: Yes, all of the stormwater retention options noted in Part B Facility Performance Standards, pages 100 and 101 are acceptable. See Ref 2.1 above.</p>
2.29		<p>Q: Access from 14th? Alder Connection? Access from Remington? How does it relate to public vs staff access?</p> <p>R: See Ref 2.9, 2.10, and 2.11 above.</p>

Attached To This Addendum:

- Section 12, Revised Addendum.

This Addendum shall be attached to and form a part of the Contract Documents. All Proposers are reminded to acknowledge this Addendum on Form C of the RFP.

Date: February 12, 2014

Darren R. Chernick

Darren R. Chernick
Contract Specialist

Section 12 – Removal of Existing Structures

a. General

Any construction activities during phase 1A including removal of existing buildings, shall preserve and protect the existing buildings ability to be occupied and fully functional. See c. Potential Phase1A Building Removal at the end of this section for a graphic of buildings that may be removed as part of Phase 1A.

Demolish, haul, and dispose of all existing buildings and structures on the site. Historic items, relics, antiques, artwork and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to the County that may be uncovered during demolition remain the property of the County. Demolition waste becomes property of Contractor. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level. Remove below-grade construction, including basements, foundation walls, and footings, completely and in their entirety. Demolish existing utilities and below-grade utility structures that are within 10 feet outside footprint of new construction, abandon utilities outside this area by cutting utilities flush with grade where acceptable by utility company and King County. Remove, haul and dispose of all hardscape, asphalt and concrete surface structures in their entirety within the site property boundary. Care shall be taken to not disturb any buildings or utilities outside the site property boundary.

After the removal of all asphalt and concrete surface structures, the future development parcels shall be prepared by grading to allow for stormwater drainage, scarification of subsoil, and tilling in compost amendment in the top horizon according to the post-construction soil quality and depth standards in the Seattle Stormwater Requirements Manual,

15 days prior to the start of the removal of existing structures in Phase 1A and/or Phase 1B, the Design Builder shall initiate a rat baiting program planned and executed under a qualified pest control agent. The program shall be consistent with the Seattle-King County Health Department guidelines and recommendations for rat baiting. The use of pesticides shall fully comply with WAC 162-28-1380. The duration of the baiting program shall be fifteen days, however the program may be reinstated upon discovery of additional rat activity.

b. Hazardous Materials

Multiple assessments of hazardous building materials and subsurface environmental conditions have been performed at the YSC site. Hazardous materials identified in site buildings have included but are not limited to asbestos, lead, mercury, and polychlorinated biphenyls (PCBs). Tetrachloroethylene and related substances have been identified in groundwater beneath the site, and petroleum hydrocarbons and other contaminants are present in soil at certain locations. Findings and observations were documented in various reports herein referred to as “Reference Documents”, copies of which are included in Part E of this RFP.

Special mention is made herein to the report “Removal Action Completion Report” (Herrera, 2012), which documents removal of PCB containing caulk from window frames at the Alder Tower in 2011 and 2012, and the associated abatement of effected building materials. While the County removed PCB containing caulk from the tower’s approximately 300 windows to the extent practicable, PCBs were detected and remain in the concrete adjacent to the window frames to an unknown depth. Test results from destructive concrete samples collected at five window jamb locations indicated PCBs at levels ranging from 700 parts per million (ppm) to 22,000 ppm in the concrete dust collected from 1/8” holes, and from 740 to 12,000 ppm in the concrete dust collected from 1/4 “ depth holes. PCB-containing concrete surrounding the Alder tower windows will need to be removed and disposed on in accordance with applicable sections of Title 40, Code of Federal Regulations, Parts 761 and 762.

c. Potential Phase 1A Building Removal