

ATTACHMENT W:

ADDENDUM 4



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

Addendum Number 4

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
4.1	98	Section 2, Civil and Environmental Engineering, Fire Apparatus Access and Fire Hydrant Coverage, DELETE the second paragraph and REPLACE with: "Where fire apparatus access roads are not comingled with other vehicular paving, permeable grass pavements systems shall be implemented if acceptable to the City of Seattle Fire Department and other AHJ; such pavements shall have the capability to support the design vehicle."
4.2	107	Section 3 Landscape Architecture, c. Landscape and Hardscape Requirements, fifth paragraph DELETE "Landscaping shall not provide places for people to hide contraband (weapons, drugs, etc.)." and REPLACE with: "Landscaping shall inhibit and deter the ability of person's utilizing the site to hide contraband (weapons, drugs, etc.)."
4.3	166	Section 7 Electrical Engineering System, a. Introduction and General Objectives of the Electrical Standard first paragraph, DELETE the second sentence and REPLACE with: "The project shall provide sub metering of the electrical services into the Detention Facility, into the Courthouse, and into the Parking Garage."
4.4	166	Section 7 Electrical Engineering System, a. Introduction and General Objectives of the Electrical Standard, Sustainability, ADD new paragraph at end: "The Design Build entity shall include vehicle charging stations for 2% of the 440 parking stalls being constructed in Phase 1A and Phase 1B. Charging stations shall be 208V/240V, dual port type with credit card charging capability. Location of the charging stations shall be determined in the Design Development phase."
4.5	175	Section 7 Electrical Engineering System, b. Electrical Power Performance Criteria, seventh bullet, DELETE first sub bullet, and REPLACE with: "It is anticipated that the one utility transformer location shall serve all three portions of the project: the Courthouse, the Detention Facility, and the Parking Garage. Each shall have its' own electrical distribution system, being served from the common electrical utility service with a sub metering system that allows the County to obtain the utility costs for each of the three components noted above. Sub metering shall include programming of automatically generated reports to the Building Management System documenting electrical usage of the 3 components."

Ref.	Page or Drawing	Location and Description of Change
4.6	177	<p>Section 7 Electrical Engineering System, b. Electrical Power Performance Criteria, Grounding, ADD a new second bullet:</p> <p>"Provide an insulated equipment grounding conductor in all feeders and branch circuit wiring raceways and cables."</p>
4.7	196	<p>Section 8 – Energy and Sustainability Life Cycle Analysis, Minimum Energy Reduction Target, DELETE the existing paragraph and REPLACE with:</p> <p>"King County Statutes require that the project be designed to achieve energy savings of twenty (20%) over Seattle Energy Codes in effect at the time of building permits are submitted to AHJs. The County believes this requirement will be exceeded when LEED EAc2, Improve energy for new building by 26% under LEED v4. If this is not the case the Design Builder's design shall conform to the statute that requires energy savings of twenty (20%) over Seattle Energy Codes in effect at the time of project permitting, while also achieving the cited LEED credit."</p>
4.8	203	<p>Section 9 Information Technology/Unified Communications Systems, b. Cable Infrastructure Specifications and Guidelines, Building Entrance Facility (BEF), DELETE the third sentence, and REPLACE with the following sentence:</p> <p>"The three ground level BEFs may be located within the MDF to enable efficiencies in space, energy, security and other building services, or they may be located in a separate room(s)."</p>
4.9	206	<p>Section 9 Information Technology/Unified Communications Systems, b. Cable Infrastructure Specifications and Guidelines, Physical Space Considerations, ADD the following to the end of the first paragraph:</p> <p>"If BEFs are located in the MDF, additional square feet as necessary to accommodate the 3 racks, for each of the BEFs located in the MDF, shall be added to the square footage noted above. The additional square footage shall include clearance space required for BEF racks."</p>
4.10	213	<p>Section 9 Information Technology/Unified Communications Systems, b. Cable Infrastructure Specifications and Guidelines, Power and Uninterruptable Power Supply (UPS) Systems, heading, DELETE the second bullet, and REPLACE with:</p> <p>"All circuits located for racks and equipment shall be dedicated."</p>
4.11	222	<p>Section 9 Information Technology/Unified Communication Systems, b. Cable Infrastructure Specifications and Guidelines, AV Systems – Courtrooms, General last paragraph DELETE the first sentence and REPLACE with:</p> <p>"A networked digital recorder shall capture the audio and future video from the microphone and camera system and digitally archive the recording."</p>

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4.12	223	<p>Section 9 Information Technology/Unified Communication Systems, b. Cable Infrastructure Specifications and Guidelines, AV Systems - Sound Reinforcement Systems, ADD a new second paragraph:</p> <p>"Assisted Listening System Assisted Listening Systems are provided to allow visitors and staff with limited hearing to be able to hear proceedings and announcements more clearly throughout the rooms specified in Table B9.2. Systems provided may be either wireless systems or concealed loop systems within the rooms. Systems shall interact with personal hearing aid devices by visitors and staff. Additional provisions for visitors without hearing aids shall be included as options for the Owner."</p>
4.13	229	<p>Section 10 - Electronics Safety and Security Systems, b. Electronic Court Control System (non Detention), DELETE the eighth bullet "Managed Switches/Routers; Dell Power Connect." and REPLACE with:</p> <p>"Managed Switches/Routers; AVAYA".</p>
4.14	232	<p>Section 10 - Electronics Safety and Security Systems, b. Electronic Court Control System (non Detention), Non Detention Closed Circuit Television Surveillance Systems (CCTV), General, first paragraph ADD the following sentence:</p> <p>"All video, inclusive of video cameras, shall be Internet Protocol (IP) [1080p] except as noted elsewhere or as required to achieve the necessary resolution."</p>
		PART C – FACILITY PROGRAM
4.15	3-27	<p>Chapter 3, 2.00 Operations, Adjacencies, first paragraph, DELETE the second sentence, and REPLACE with:</p> <p>"Figure 3-7 illustrates the relationships of the Staff Support spaces, and that these areas are to be accessed from a Secure Detention Corridor."</p>
4.16	3-27	<p>Figure 3-7, DELETE the words, "CIRCULATION CORRIDOR", and REPLACE with:</p> <p>"SECURE DETENTION CORRIDOR"</p>
4.17	3-51	<p>Chapter 3, Table 3-7 Continued, ADD new a footnote</p> <p>"Depending on the layout of transitional units, a pod station similar to 5.316 may be required".</p>
4.18	4-3	<p>Building Organizational Concepts, Item 10, DELETE the last sentence and REPLACE with:</p> <p>"Staff support areas for courts staff (lockers and workout rooms) may be located on the mezzanine level for use by staff, however they must go through the building entry screening prior to gaining access to these areas. Staff support areas for Detention staff (lockers and workout rooms) must be located within the secure detention perimeter."</p>

Ref.	Page or Drawing	Location and Description of Change
4.19	4-6	Building and Site Organization, Parking, DELETE "The site/parking garages will also need to be designed to add an additional 195 stalls (the ratio of staff to public parking shall remain the same) in the future to accommodate the Phase 2 program." and REPLACE with: "The site/parking garages will also need to be designed to add an additional 160 stalls (the ratio of staff to public parking shall remain the same) in the future to accommodate the Phase 2 program."
		Part H - Division 1 General Requirements
4.20	01 18 12 first page	Section 01 81 12, ENERGY PERFORMANCE MODELING AND VERIFICATION REQUIREMENTS, 1.2 General Modeling Guidelines, 1.3.1.3 ADD the following new sub section: "a. The Design Build entity shall be able to illustrate both 1.3.1.2 and 1.3.1.3 can be achieved. This should include the methodology of calculating energy performance that clearly explains to King County how each requirement is met. It is the responsibility of the Design Build Team to conduct the necessary work that is required to achieve the targets above the Seattle Energy Code (SEC) and LEED certification documentation."
4.21	01 81 13 - 3	Section 01 81 13, 1.5 SUSTAINABLE DESIGN - LEED-NC BUILDING RATING REQUIREMENTS, 1.5.2 Required Credits, DELETE line 1.5.2.4, and REPLACE with: "1.5.2.4 Material and Resources Credit 5, option1, path 2, Construction and Demolition Waste Management - divert 85% and four material streams."
		QUESTIONS AND RESPONSES King County provides the following questions and responses as clarifications of the referenced Request For Proposal provisions.
4.22		Q: Can the Parking stall count be reduced in Phase 2 so that total parking stalls for phase 1 and phase 2 is reduced to 600? R: A: yes. See Ref 4.19 above.
4.23		Q: Is the staff locker room located before the screening stations? R: The County requires the Wellness / Exercise Room(s) and associated locker rooms to be located after screening. Furthermore DAJD requires that their Wellness / Exercise Room and associated locker rooms be located within the detention secure perimeter, though they do not have to be on the main detention floor. See Refs 4.15, 4.16 & 4.18 above.
4.24		Q: Is a hallway slope of 4% from West to East, is this acceptable? R: No. The detention areas, and or corridors (hallways) within detention areas, shall have no slope, except as required for floor drains.

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4.25		<p>Q: What is the number of staff stations for 'neighborhoods' 3 shown now? Space 5.216.</p> <p>R: See Ref 4.17 above.</p>
4.26		<p>Q: What Community Outreach has been done to date and how has the community reacted to it?</p> <p>R: There has been extensive public outreach please see the website for more information. http://kingcounty.gov/operations/FacilitiesManagement/currentProjects/CFJCPr oposal.aspx</p>
4.27		<p>Q: The RFP talks about 3 separate services (1 for the court house, 1 for the detention facility and 1 for the garage). Is it acceptable to serve the garage off the court house service?</p> <p>R: The intent of the RFP is to have all three occupancies separately metered so the County can assign ongoing utility costs to the occupancies. This may be achieved by one common electrical utility service serving the three occupancies, each occupancy having its own electrical distribution system, with a sub metering system to allow the County to obtain the utility costs noted above. Note that if this is the Proposers approach it should include programming that will automatically generate necessary reports to the Building Management System. See Ref 4.3 & 4.5 above.</p>
4.28		<p>Q: Our current design separates the Justice space electrical distribution from the Detention space electrical distribution which we feel will help with the different requirements of the two programs. In separating the systems we are proposing two separate generators, as the Justice space only needs to operate long enough for people to evacuate where the Detention space needs to be up 24-7 and for similar reasons we are planning on two separate UPS's as well. Alternatively we could provide one generator to serve both the Justice space and Detention space and do the same for the UPS system. Is there a preference whether to keep the Justice and Detention generator and UPS systems separate or merge them into one?</p> <p>R: The County prefers one generator to service the Courts, Detention and Parking Garage.</p>
4.29		<p>Q: The RFP request three ground level Building Entrance Facilities, we understand each of these to consist of a vault at the property line, (12) 4" conduits to an equipment space in the building and a three racks in a room to support vendor equipment. We also see that one of these rooms can be located in the MDF. Please confirm that each of the three diverse entrances require a separate set of racks and room</p> <p>R: The 3 diverse ground level entrances do not require a separate room; they do require a separate set of racks. All 3 of the diverse ground level entrances may terminate in the MDF. See Ref 4.8 & 4.9 above.</p>

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4.30		<p>Q: (12)4" conduits from each vault at the property line to the associated Building Entrance Facility may be more than necessary to accommodate the current and future infrastructure requirements. If it is found to be feasible to provide a fewer number of conduits from each vault, while still accounting for future expansion, to the associated Building Entrance Facility would it be acceptable?</p> <p>R: At this time the (12) 4" conduits from each of the 3 property line vaults is the requirement. Any discussions to reduce this amount would occur after contract award.</p>
4.31		<p>Q: The RFP indicates for IT planning that the 90-meter (295-feet) + 10-meter (33-feet) rule may not apply. To account for the referenced patch-cord length, rise-and-fall of the cables from rack to jack, as well as the anticipated use of floor-boxes we are using a planning metric of 240-horizontal-feet for locating IDF Rooms. Please comment if this is too conservative a metric.</p> <p>R: The 90-Meter rule should be adequate in most (perhaps all) cases. The County is concerned that a shorter metric will result in an increase in the number of IDF's thereby increasing the project cost/complexity.</p>
4.32		<p>Q: The RFP requires all circuits located at the IT racks and equipment to be served from an isolated ground type system. Trends have been to use dedicated equipment grounds in lieu of isolated grounds for electronic equipment. Is it preferred to derive an isolated ground system (all boxes and raceways are still required by code to be part of the electrical grounding system) or to provide dedicated grounds in the conduits in addition to the grounded pathway</p> <p>R: The County prefers dedicated grounds in the conduits in addition to the grounded pathway. See Ref 4.6 & 4.10 above.</p>
4.33		<p>Q: Has the County appointed their independent Commissioning Authority (CxA) yet?</p> <p>R: No</p>
4.34		<p>Q: Has the owner produced the Owner's Project Criteria (OPCC) yet? Div 1, 019100-1.6.2.1 states Owner will develop this OPC document.</p> <p>R: No</p>
4.35		<p>Q: Div 1, 01 91 00 - 3.4.1 states Cx activities complete is a prerequisite for substantial completion. What level is the County expecting?</p> <p>R: As stated in paragraph 3.4.1, the main commissioning activities must be completed (system readiness checks, functional testing, training and delivery of the O&M manuals)</p>

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4.36		<p>Q: Can the existing detention pipe located near E. Spruce Street remain in place to provide future flow control for the development of the surplus parcels? The RFP states that no improvements will be abandoned in place.</p> <p>R: No, at this time the requirements of Part B: Facility Performance Standards - page 97 first paragraph are in effect.</p>
4.37		<p>Q: The RFP (Facility Performance Standards, page 98) states that vehicular Portland cement concrete (PCC) paving “shall be 8-inches thick, reinforced with #4 bars 16-inches on center”. The pavement recommendations in the geotech reports do not address this. Can vehicular PCC be designed otherwise? Pervious concrete, in particular, should not contain steel and needs to be designed for the specific conditions.</p> <p>R: Correct, pervious pavement cannot have rebar. The vehicular PCC shall be per the Facility Performance Standards Section 2, page 98.</p>
4.38		<p>Q: The RFP (Facility Performance Standards, page 98) states “where fire apparatus access roads are not comingled with other vehicular paving, permeable grass pavements systems shall be implemented”. Does the County have an agreement with the Seattle Fire Department to allow grass pavement? We have not always found that they are receptive to the use of grass pavements.</p> <p>R: A: The County does not have an agreement with the Seattle Fire Department. See Ref 4.1 above.</p>
4.39		<p>Q: The RFP (Facility Performance Standards, page 99) allows LCPE pipe and PVC pipe, only. Will other pipe materials be allowed? PVC is discouraged because of LEED materials requirements and is not suitable in shallow cover situations.</p> <p>R: Pipe materials per City of Seattle Standards or as identified in RFP are the minimum standard. It is acceptable to recommend substitutions; however they must meet the minimum standard, and have the approval of the AHJ.</p>
4.40		<p>Q: The RFP (Facility Performance Standards page 9) specifies catch basins and manholes conforming to City of Seattle standards. These standards will be met for work in the right-of-way. Will catch basins and manholes conforming to WSDOT standards be acceptable on-site?</p> <p>R: This is a combined sewer outfall area and therefore all sewer appurtenances shall be per City of Seattle standards.</p>

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4.41		<p>Q: What is the intent of the zero concealment requirements? Are there areas on the site where it is more or less important? How do trees fall into this requirement? What level of maintenance is acceptable?</p> <p>R: The intent is to minimize the use of the landscaping to hide contraband; however the County does not want to "...mark the site as a 'fortress'." See Part B Facility Performance Standards page 104.</p> <p>All areas of the site are equally important.</p> <p>Trees should be consistent with the concealment requirements listed in the RFP.</p> <p>The level of maintenance should be minimal (see page 108, first bullet).</p> <p>See Ref 4.2 above.</p>
4.42		<p>Q: Related to parking, what are the drivers behind the numbers of parking requested in relation to the published FTE numbers (~ 170 FTE vs. 440 spaces?) Would the County consider strategies to reduce parking to 300 – 320 spots to meet LEED requirements? In any case, is the County supportive of about 20 spaces set aside for low emitting vehicles, 8-10 of which have charging stations?</p> <p>R: The parking requirements for the project were established by traffic counts and surveys of building users for both staff and visitors. No reduction in parking of Phase 1B parking counts are contemplated at this point. The County is supportive of meeting the LEED requirements for low emitting vehicles/ charging stations, however the numbers would be based on the phase 1B parking count. See Ref 4.4 above.</p>
4.43		<p>Q: Are there any programs or conservation/land trust activities within the County, or financial resources equivalent to at least \$0.40 per square foot for the total site area to earn the "protect and restore habitat credit"?</p> <p>R: The project team should not assume the credit is achievable through this scenario unless officially approved by the USGBC/GBCI. The County has inquired of the USGBC/GBCI if this is possible in light of King County's extensive land conversation program. Until then, if the project team seeks to claim this credit they should consider Option 1 – onsite restoration instead.</p>
4.44		<p>Q: Please confirm that the County is committed to hiring building and envelope commissioning authorities to meet the requirements of the Enhanced Commissioning credit. Also confirm that the County is interested and committed to the measurement and verification requirements of this credit if provided in the design.</p> <p>R: The County will hire an independent commissioning agent to support the enhanced commissioning requirements of LEED. See paragraph 3.14 in the draft Design Build contract and Section 8 of the Facility Performance Standards for measurement and verification requirements for this project.</p>

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4.45		<p>Q: There is a LEED credit for designing and planning for Demand Response. Although Seattle City Light doesn't have a current Demand Response program, does the County want to plan for demand response so it can enroll if it becomes available?</p> <p>R: No, not at this time. This may be explored once more information is available.</p>
4.46		<p>Q: Given the priority for staff wellbeing, we would recommend testing air quality after the building is complete but before occupancy. Is this something the County wants to do?</p> <p>R: This would be acceptable to the County but is not a requirement</p>
4.47		<p>Q: The County already has a facility with rainwater collection for flushing toilets and has requested water reuse be considered for this project. If our D/B team finds an approach that stands the LCCA test, will the County accept the maintenance requirements of such a system?</p> <p>R: This would be acceptable to the County but must meet the requirements of the facility performance standards.</p>
4.48		<p>Q: In trying to address the request to avoid materials with certain ingredients listed in the RFP (such as PVC), we may suggest alternatives to materials specified elsewhere in the performance requirements. Is this acceptable to the County and should it be called out?</p> <p>R: Yes, it is acceptable to recommend substitutions. They shall be called out to the owner to confirm acceptance. Limiting use of materials such as PVC is encouraged and recommended where possible. See Part B Facility Performance Standards, Part A Section 3 - Sustainable Design, page 5 last sentence of the last paragraph.</p>
4.49		<p>Q: Assistive listening systems are required for ADA. Mentioned in AV matrix, but nowhere else. Required?</p> <p>R: Yes assistive listening systems are a requirement of the project. Minimum requirements are for an integrated concealed loop system within the courtrooms, but alternate systems such as headsets may be recommended to owner for acceptance. See Ref 4.12above.</p>

Ref.	Page or Drawing	Location and Description of Change
4.50		<p>Q: Does Addendum 1, Item 1.14, take precedence over Audio Visual systems in Part B, 9c? Part B still has cameras for videoconferencing, video recorders, and the other elements of the video court recording system. Do the sound systems remain, but video does not? Video conference and control? Need further clarification.</p> <p>R: The intent of Part B Facility Performance Standards, Part B Section 9 is to have video conferencing available in the courtrooms when the facility opens, however the video from the video conferencing system shall not be 'recorded' on the Official Court Recording system. Sound, from the video conferencing system may be recorded on the Official Court Recording system, or it may not depending on the subject of the video conference. For example a remote witness in a court proceeding who is 'video conferencing in' would have the audio portion recorded on the Official Court Recording System, but not the video.</p> <p>A video conference that is not a court proceeding would not have the audio or the video recorded on the Official Court Recording System.</p> <p>Note Part B Facility Performance Standards, Section 9 Page 217, 5th bullet that reads,</p> <p>"• Court Proceeding recording systems, currently audio potentially video in the future. Networked media distribution & digital signage systems."</p> <p>See Ref 4.11 above.</p>
4.51		<p>Q: Performance and Payment Bonds</p> <p>Currently the RFP contemplates one contract to cover both Phase 1A and 1B with the contract period from date of execution of the Agreement until Final Completion. Correspondingly, the bond costs will be tied to the length of the contract performance period. Bond costs are based not only on project cost but also duration of a project. Any project over 24 months will be charged a premium per month thereafter until complete. This bond length requirement leads to a significant amount of money not used for program needs. If the contract could be split into two parts, one for Phase 1A and another for Phase 1B, the bond cost savings could be in the range of \$600K-\$700K.</p> <p>The County may want to consider this issue to save money for the project</p> <p>R: No, single contract.</p>
4.52		<p>Q: Part B - Minimum Energy Reduction Target indicates to notify the County if the 20% savings over Seattle Energy Code (SEC) will not be met by a system 26% better than LEED v4 (ASHRAE 90.1-2010). Please confirm meeting the 26% better than LEED v4 is considered responsive as 20% over SEC may be closer to 28-31% better than LEED v4. Also, there is unquantifiable risk for potential changes between when proposal system decisions are made and time of permitting</p> <p>R: A: Meeting the required LEED credit (26% better than LEED v4) will not be considered responsive if the statute that requires new buildings exceed the SEC by 20% is not met. The County must adhere to all ordinances / statutes. See Ref 4.7 & 4.20 above.</p>

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4.53		<p>Q: Dedicated Courts air-handler unit:</p> <p>The HCCO team proposes that each courtroom be provided with two thermostatic zones as required by the standard but that the requirement for a dedicated air handler is eliminated.</p> <ul style="list-style-type: none"> • The addition of between 10 and 12 dedicated air handlers will significantly increase first cost and ongoing maintenance costs. • The provision of temperature control zones as requested by the Performance Standards is reasonable and provides sufficient segregation of maintenance such that service to any court's zones will not affect the total system operation and need not require the shutdown of larger air handlers or other courts/hearing rooms. <p>R: The County does not wish to change the requirements of the Facility Performance Standards at this time.</p>
4.54		<p>Q: Does the County need these facility's BAS or other systems to interface directly, or grant access with or from, other King County buildings?</p> <p>R: Yes see Performance Standards Part B, Section 6, d. Building Control System (BCS), Integration, page 162</p>

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: March 6, 2014

Darren R. Chernick

Darren R. Chernick
Contract Specialist