

**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, Sections A and B add:</p> <p><i>RFP Submission Requirements:</i></p> <p><i>A separate submission will be required for each option.</i></p> <p>Options One and Two</p> <p><u>Section 1</u> <i>Proposer Information and Qualifications pertaining to the construction of the Facility.</i></p> <ul style="list-style-type: none"> • <i>Identification of the team and its qualifications.</i> • <i>Letter affirming your understanding of and commitment to, the program and its requirements as set forth in the RFP.</i> <p><u>Section 2</u> <i>Information as to site location, description, ownership and compliance with the site criteria including ;</i></p> <ul style="list-style-type: none"> • <i>Location of the Property</i> <ul style="list-style-type: none"> ○ <i>Map of the location</i> ○ <i>Diagram of the property showing all utilities, boundaries, and other restraints on the site such as wetlands, rights-of-way, easements, encumbrances.</i> ○ <i>Digital pictures of Property</i> • <i>Written support of the project from the Town/City</i> • <i>General information on the site, such as zoning, ownership, surveys and any reports on environmental conditions.</i> <p><u>Section 3</u> <i>Proposed design for the facility with a narrative detailing compliance with the specifications and programmatic requirements.</i></p> <ul style="list-style-type: none"> • <i>Provide a Letter acknowledging that your facility will meet the requirements outlined in the Original RFP Package</i> • <i>For this submission provide a design Concept, demonstrating your understanding of the program with a floor plan and elevation that shows its relationship to the neighborhood in which it is located. If using an existing structure clearly demonstrate its use and compliance with the program.</i> <p><u>Section 4</u> <i>Cost of construction and source of construction funding.</i></p> <p><i>Project Costs (this is to be submitted at the same time but in a separate sealed envelope)</i></p> <ul style="list-style-type: none"> • <i>Cost to design and construct the facility.</i>
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		<ul style="list-style-type: none"> • Amount of construction costs reflected in lease payments. • Any other costs relevant to the State's use of the site not reflected in previous responses. • Source and ability to obtain necessary funding. <p><i>Project Schedule</i></p> <ul style="list-style-type: none"> • Anticipated time line <ul style="list-style-type: none"> ○ Time needed to obtain permission for this project from the municipality ○ Time needed to obtain all permits to use the property ○ If relevant, time needed to complete the design. ○ If relevant, time needed to allow occupancy by DCF. <p>Option One (ONLY)</p> <p><u>Section 5</u> Proposed lease with the State of Connecticut, including the term, renewal options, annual cost including basic rent to be charged, as well as, any additional rent, tenant improvements and any other costs or expenses that proposer will require the State to pay during the lease term. Your submission should include the terms for the following alternatives: a standard lease for a defined term of years with renewal options: a lease with an option to purchase: and a lease purchase agreement.</p> <p>Option Two (ONLY)</p> <p><u>Section 5</u> Organization for the operation of the program.</p> <ul style="list-style-type: none"> • Staffing submission, listing the type of the staffing you anticipate using for this project including an acknowledgement that the core staff will meet the requirement outline by DCF in a subsequent addendum to be issued. <p><u>Section 6</u> Five year Budget.</p> <ul style="list-style-type: none"> • The cost for these services on a yearly basis, it is anticipated that this agreement will be for a five year period and renewed at a similar basis. <p><u>Section 7</u> Program Narrative including the provision of a safe and secure environment.</p> <p><u>Section 8</u> Total and annual cost to the State of Connecticut pertaining to the operation of the program in the facility and if the cost includes any of the costs of construction, the amount and terms of payment of any such construction costs, and any other costs, charges or expenses that the proposer will require from the State of Connecticut.</p> <p><u>Section 9</u> Any specific contract provisions or terms that would be required by the proposer to operate the facility and program as described herein.</p> <p>Option Three (ONLY)</p> <p><u>Section 1</u> Site location, description and compliance with site criteria.</p> <p><u>Section 2</u> Site characteristics, including topography, soil and environmental conditions and acreage.</p>
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<p>ITEM NO. 2</p>	<p>ADD:</p>	<p>Volume 1, Part VI, Section B add:</p> <p>For option 3 the May 17, 2010 due date is still the date for submission. For Options 1 & 2 the new submission date is June 7, 2010.</p>								
<p>ITEM NO. 3</p>	<p>ADD:</p>	<p>Volume 1, add: Part VII, Analysis of Proposal – Option 3</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Site – Location and Characteristics</td> <td style="text-align: right; padding-right: 20px;">50%</td> </tr> <tr> <td style="padding-left: 20px;">Cost – Value for Pilot purposes minus Environmental issues</td> <td style="text-align: right; padding-right: 20px;">20%</td> </tr> <tr> <td style="padding-left: 20px;">Schedule</td> <td style="text-align: right; padding-right: 20px;">20%</td> </tr> <tr> <td style="padding-left: 20px;">Commitment</td> <td style="text-align: right; padding-right: 20px;">10%</td> </tr> </table>	Site – Location and Characteristics	50%	Cost – Value for Pilot purposes minus Environmental issues	20%	Schedule	20%	Commitment	10%
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End of Addendum No. 3

CC: David Busanet, DPW Procurement Manager