

**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><i>Open invitation sessions at DPW on the Dept of Children & Families' Girls Juvenile Justice Proposal BI-YS-166 April 7,2010</i></p> <p><i>Questions and Responses</i></p> <p>1. <i>A time was indicated in the RFP of 440 days, what does this mean? Does this include the time needed to secure all the site clearances or limited to just the construction?</i></p> <p><i>Response:</i> <i>This information was taken from the original DB RFP. It does not have any relevance to this project. Respondents should provide their best estimate of a time line to deliver this project which should include the design and construction of the project, the time it will take to secure permission from local land use authorities and any other required site activity, such as environmental review and/or assessment.</i></p> <p>2. <i>There did not seem to be any evaluation criteria included, will this be put together prior to any firm undertaking any work?</i></p> <p><i>Response:</i> <i>An analysis of a proposal for Option 3 is part of Addendum # 3. An analysis of a proposal for Options 1 and 2 is part of Addendum # 4.</i></p> <p>3. <i>There did not seem to have a proposal packet to use in the submittal. Will that be forthcoming or does each proponent have the discretion to determine the contents of a submission?</i></p> <p><i>Response:</i> <i>RFP Submission Requirements for all options are part of Addendum # 3.</i></p> <p>4. <i>Why is the lease term for five years and is there any latitude to this?</i></p> <p><i>Response:</i> <i>Five years is the standard lease term on most of DPW's leased property for agency use. Given the nature of the proposed use as well as the terms and conditions of the RFP, a proponent may propose a lease term for up to 20 years with an option to purchase and as a lease purchase arrangement.</i></p>
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		<p>5. Will both DCF & DPW help support this with the local community?</p> <p><i>Response:</i> <i>We expect that we will support any successful development team with state information and support. It is not our intent, however, to be the responsible entity for obtaining approvals. The responsibility belongs to the proposal team.</i></p> <p>6. Will Options 1 and 2 still be considered if you obtain a site from a community and its permission to locate the facility at this site?</p> <p><i>Response:</i> <i>Most definitely. We anticipate that each option has its own value; we anticipate developing a matrix to allow us to compare financial aspects of each option. Moreover, the selection will be based on the other criteria set forth in the RFP and Addenda.</i></p> <p>7. Must the cafeteria/mixed use space be common space or, can they be separate?</p> <p><i>Response:</i> <i>For programmatic purposes, we put these two functions together and we do not have the population that supports these two activities to be in a separate area. If a proponent believes that they should be separate and this increases the total area of the building, DPW will not expect any additional cost without an explanation. See No. 8 below.</i></p> <p>8. If the proposal exceeds the space limits as proposed in the RFP is there a penalty or benefit to either scenario?</p> <p><i>Response:</i> <i>If it exceeds the space and does not cost us more in the lease or operational cost then it becomes a benefit; if it drives the cost up, then it is not beneficial.</i></p> <p>9. One of the entities could not find any attached photos, were these included?</p> <p><i>Response:</i> <i>The photos are Exhibit D attached to addendum #4.</i></p> <p>10. Were equipment and furnishing to be included in this contract?</p> <p><i>Response:</i> <i>It was not intended or anticipated that these items would be part of this proposal; we do expect that the winning submission will provide us with a room layout developed when the Architects designed to spaces to be included in the second submission of this</i></p>
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		<p>RFP.</p> <p>11. Under Option 2 should there be separate agreements for the lease of the building and for the operation of the program?</p> <p>Response: Yes. Each will be needed to be evaluated separately, though both will be considered for the total cost to the State of Connecticut.</p> <p>12. Is there a suggested term for the operational agreement?</p> <p>Response: The staffing agreement's initial term should be for a duration of no more than five years, with suggested renewal term options.</p> <p>13. Are the plans that were being considered for the Virginia Ave parcel reviewable?</p> <p>Response: No. The plans are not available for non-DPW parties to review.</p> <p>14. Before investing resources in preparing a response to the RFP, would DPW/DCF tell a potential proponent if its proposed location is acceptable?</p> <p>Response: No. This is a competitive RFP process. A selection will be based upon all of the applicable criteria, including those pertaining to the site. DPW/DCF cannot, and will not, make any pre-submission determination as to any site, building or general location.</p>
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ITEM NO. 2	ADD:	<p>Volume 1, Part IV, Section B add:</p> <p>Exhibit A - Girls Secure Staffing Patterns Requirements</p> <p>Exhibit B - Girls Secure Staffing State Job Descriptions</p>
ITEM NO. 3	ADD:	<p>Volume 1, add: Part VII, Analysis of Proposal – Options 1 & 2</p> <p><u>Option 1</u></p> <p>Site – Location and Characteristics 20%</p> <p>Budget Cost - a 20 year Lease/Purchase agreement yearly cost 20%</p>

		<p><i>Schedule</i> 15%</p> <p><i>Commitment</i> 5%</p> <p><i>Team</i> 20%</p> <p><i>Concept</i> 20%</p> <p><u>Option 2</u></p> <p><i>Site – Location and Characteristics</i> 20%</p> <p><i>Budget Cost - a 20 year Lease/Purchase agreement yearly cost</i> 15%</p> <p><i>Schedule</i> 15%</p> <p><i>Commitment</i> 5%</p> <p><i>Team</i> 15%</p> <p><i>Concept</i> 15%</p> <p><i>Staffing</i> 15%</p>
ITEM NO. 4	ADD:	<p>Volume 1, Part II, Section A add:</p> <p>Exhibit C - Program guidelines for Girls’ Services in Connecticut</p> <p>Exhibit D - DCF Photos of examples of Exceptional Program Design</p>

<p>Michael Milne - Project Manager DPW Fourth Floor Teams Area 165 Capitol Avenue, Capitol Avenue Hartford, Connecticut 860-713-5930 or Michael.Milne@ct.gov</p>

<p>End of Addendum No. 4</p>

CC: David Busanet, DPW Procurement Manager