Request for Proposal (RFP)

Design/Build Construction Contract
Dorsey Run Correctional Facility (DRCF) – Phase II
Anne Arundel County, Maryland

CONTRACT NUMBER: KJC-000-140-C01

SOLICITATION NUMBER: MDQ0031009503

Division of Capital Construction and Facilities Maintenance
Department of Public Safety and Correctional Services
State of Maryland
Issue Date: July 19, 2013

Department of Public Safety and Correctional Services
Gary D. Maynard, Secretary
6776 Reisterstown Road, Suite 201
Baltimore Maryland 21215

Board of Public Works
Martin O'Malley, Governor
Peter Franchot, Comptroller
Nancy K. Kopp, Treasurer

NOTICE

The RFP documents for this solicitation from eMarylandMarketplace (eMM) are the official **RFP** documents.

Minority Business Enterprises (MBEs) and Veteran-owned Small Business Enterprises (VSBEs) are encouraged to participate and respond to this RFP.

REQUEST FOR PROPOSAL

DESIGN/BUILD CONSTRUCTION CONTRACT
DORSEY RUN CORRECTIONAL FACILITY (DRCF) – PHASE II
ANNE ARUNDEL COUNTY, MARYLAND
CONTRACT NO. KJC-000-140-C01

Enclosed, herewith is the RFP package for the Design/Build Construction Contract for Phase II of Dorsey Run Correctional Facility (DRCF), which includes two 2-Story 280 Bed Housing Units and one 1-Story Support Services Building, Recreation Yards, Security Perimeter Fencing with enlargement of the existing Sallyport, Security Post, Search Building, and Parking Area at Jessup in Anne Arundel County, Maryland.

The RFP package consists of the following:

1. Request for Proposal Book
2. Announcement of MBE Outreach
3. MBE Forms (Contract requires 30% MBE subcontractor participation with sub-goals and VSBE goals noted herein)
4. Bid/Proposal Affidavit Form
5. Bid/Proposal Bond Form
6. Conflict of Interest Affidavit Form
7. Price Proposal Form

The selection of the Offeror for award of the Contract will be made in accordance with the selection procedure set forth in this RFP.

Interested Offerors meeting the requirements described in this RFP shall submit their Technical Proposal and the Price Proposal as indicated hereinafter:

Two separate parts of the Proposal, one for the Technical Proposal on the Offeror's Stationary and the other for the Price Proposal Form shall be submitted at the same time in separate sealed envelopes. Unless indicated otherwise, submit one (1) original and five (5) bound copies of the Technical Proposal on Offeror's stationary. Each Technical Proposal package shall include a cover letter of interest, Standard Form SF-254/255, other related supporting documents (i.e.: credentials, licenses, certifications) and the applicable MBE forms. All pages of the Technical Proposal must be consecutively numbered from the beginning (Page 1) to end (Page "x"). The final page of the Technical Proposal shall state "Final Page." Submit one (1) original price proposal on the Price Proposal Form included in the RFP, in the Offeror's own envelope. Mark "SEALED PROPOSAL" on each envelope and clearly identify its contents, including your company name with identifying information, on the lower left-hand corner.

To be considered for selection, submit in separate sealed envelopes the completed Technical Proposal and the sealed Price Proposal which must be received at the following address on or before 2:00 p.m. local time on August 29, 2013:

Department of Public Safety and Correctional Services
ATTN: Andreana Aytch, Contract Specialist
Division of Capital Construction and Facilities Maintenance
6776 Reisterstown Road, Suite 201
Baltimore, Maryland 21215-2341

Any proposal received after the due date and time will be returned unopened, regardless of the postmark, and will not be considered.

Technical Proposals will be evaluated first without opening the Price Proposals. From a total achievable maximum score of 100%, the Technical Proposal has a 35% weight and the Price Proposal has a 65% weight. If an Offeror's Technical Proposal is found not susceptible for contract award, the Offeror's Price Proposal will be returned unopened and will not be considered.

DPSCS will provide Offerors with the subsurface exploration completed in July 2013 during the DRCF-Phase I project for the Phase II Construction area. Phase I Construction Documents, new floor plan for the Support Services Building, a new Site Plan, a new Site Utility Plan, a new Existing Topography and Interim Grading Plan, and a new partial plan layout for the Security/Electrical Room in the Housing Units.

The pre-proposal conference and MBE working session will be held at Roll Call Room, Gatehouse/Visitor Registration Building, Jessup Correctional Institution, 7800 House of Correction Road, Jessup, Maryland 20794 at 11:00 a.m. local time on July 31, 2013. A visit to the DRCF Construction Site will commence following the meeting. One additional tour will be announced at the pre-proposal conference.

All questions related to this Contract are to be submitted in typewritten format to the Department of Public Safety and Correctional Services (DPSCS) by Fax or email no later than 4:30 p.m. local time on August 19, 2013.

Submit questions to:

Department of Public Safety and Correctional Services
ATTN: Andreana Aytch, Contract Specialist
Division of Capital Construction and Facilities Maintenance (DCCFM)
6776 Reisterstown Road, Suite 201
Baltimore, Maryland 21215-2341
Phone number: (410) 585-3021Fax: (410) 764-4434
E-mail: dccfm@dpscs.state.md.us

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

STATE OF MARYLAND
NOTICE TO PROPOSERS

In order to help us improve the quality of State procurements, and to make our procurement process more responsive and business friendly, we ask that you take a few minutes and provide comments and suggestions regarding this RFP. Please return your comments with your proposals. If you have chosen not to submit a proposal for this Contract, please fax or email this completed form to: Andreana Aytch at the Issuing Office (Fax: 410.764.4434, email: dccfm@dpscs.state.md.us)

Title: DESIGN/BUILD CONSTRUCTION CONTRACT
DORSEY RUN CORRECTIONAL FACILITY (DRCF) – PHASE II
ANNE ARUNDEL COUNTY, MARYLAND
CONTRACT NO. KJC-000-140-C01

1. If you have responded with a "no bid", please indicate the reason(s) below:
   - ( ) Other commitments preclude our participation at this time.
   - ( ) The subject of the Contract is not something we ordinarily provide.
   - ( ) We are inexperienced in the work/commodities required.
   - ( ) We are inexperienced regarding sustainable design and compliance with the State of Maryland, high performance building standards and US Green Building Council requirements.
   - ( ) Specifications are unclear, too restrictive, etc. (Explain in REMARKS section).
   - ( ) The scope of work is beyond our present capacity.
   - ( ) Doing business with Maryland Government is too complicated. (Explain in REMARKS section).
   - ( ) We cannot be competitive. (Explain in REMARKS section).
   - ( ) Time allotted for completion of the bid/proposals is insufficient.
   - ( ) Start-up time is insufficient.
   - ( ) Bonding/Insurance requirements are restrictive. (Explain in REMARKS section).
   - ( ) Bid/Proposals requirements (other than specifications) are unreasonable or too risky. (Explain in REMARKS section).
   - ( ) MBE requirements. (Explain in REMARKS section).
   - ( ) Prior State Contract experience was unprofitable or otherwise unsatisfactory. (Explain in REMARKS section).
   - ( ) Payment schedule too slow.
   - ( ) Other (Explain in Remarks Section)

2. If you have submitted a bid or proposal, but wish to offer suggestions or express concerns, please use the REMARKS section below. (Attach additional pages as needed.)

REMARKS:

Proposer Name: _____ Date: _____

Contact Person: _____ Tel. #: ____-____-____

Email: _____

Street: _____

Address: _____
City State Zip

DESIGN/BUILD CONSTRUCTION CONTRACT
STATE OF MARYLAND
DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES

REQUEST FOR PROPOSAL
DORSEY RUN CORRECTIONAL FACILITY (DRCF) – PHASE II
ANNE ARUNDEL COUNTY, MARYLAND
CONTRACT NO. KJC-000-140-C01

KEY INFORMATION SUMMARY SHEET

1. RFP Issue Date:	**July 18, 2013 – RFP available on eMaryland Marketplace**
2. RFP Issuing Office:	**Department of Public Safety and Correctional Services Division of Capital Construction and Facilities Maintenance 6776 Reisterstown Road, Suite 201 Baltimore, MD 21215-2341**
3. Procurement Officer:	**S.K. Kulkarni, PhD, P.E. Director & Procurement Officer Division of Capital Construction and Facilities Maintenance Department of Public Safety and Correctional Services 6776 Reisterstown Road, Suite 201 Baltimore, MD 21215-2341**
4. Proposals Are To Be Sent To:	**Andreana Aytch, Contract Specialist Division of Capital Construction and Facilities Maintenance Department of Public Safety and Correctional Services 6776 Reisterstown Road, Suite 201 Baltimore, MD 21215-2341**
5. Pre-Proposal Conference and MBE Networking Session:	**11:00am, July 31, 2013 Roll Call Room, Gatehouse/Visitor Registration Building, Jessup Correctional Institution 7800 House of Correction Road Jessup, Maryland 20794 Phone: 410-540-2700**

6. First Tour of DRCF, Phase I, Construction Site and Buildings:	**Following the Pre-Proposal Meeting of July 31, 2013 meeting at 2020 Toulson Road Jessup, Maryland 20794**
7. Second Tour of DRCF - Phase I, Construction Site and Buildings:	**To be announced at the Pre-Proposal Conference**
8. Questions/Clarifications:	**Only by fax or email to Issuing Office 4:30pm, August 19, 2013 ATTN: Andreana Aytch Fax: (410) 764-4434 E-mail: dccfm@dpscs.state.md.us**
9. Proposal Due Date and Time: (No Public Bid Opening)	**2:00pm, August 29, 2013**

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The Concept Sketches are a revision to the DRCF Phase I Contract Drawings and shall be used by Phase II DRCF D/B Contractor for developing the design and construction details of DRCF Phase II Contract.

Final contract documents are subject to DPSCS approval.

A-1 Location Map

A-2 DRCF Phase I Construction Documents (Drawings and Project Manual/Specifications)

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Note: As-Built Contract Documents (Drawings and Project Manual/Specifications) and Aerial Photograph of DRCF Construction Site will be issued by an Addendum.

KEY CONTACT LIST

S. K. Kulkarni, Ph.D., P.E., Director/Procurement Officer
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I. REQUEST FOR PROPOSAL

1.0 INTRODUCTION

1.1 Procurement method for this solicitation is "Competitive Sealed Proposals", per COMAR 21.05.03.

1.2 This Request for Proposal (RFP) is for Design/Build (D/B) services for the construction of Phase II of the Dorsey Run Correctional Facility (DRCF)/Maryland Correctional Pre-Release System (MCPRS) at Jessup, Anne Arundel County, Maryland. The facility will include functions of housing, administration, security, library, and food services for 560 inmates. There will be two (2) 2-story housing units, one (1) 1-story Support Services Building, recreation yards and parking area, totaling approximately 80,000 gross sq. ft. of building area. The design of this project will adapt the model of previously constructed buildings at the adjacent site of DRCF Phase I located at 2020 Toulson Road, Jessup, Maryland 20794.

This project will complete the two-phased one thousand one hundred twenty (1,120) bed compound construction, which includes a total of four (4) Housing Units, two (2) Support Service Buildings, and (2) Search Buildings. The constructed project upon completion will operate as one Institution.

Phase I: Site work including partial drainage for both compounds, the East five hundred sixty (560) bed compound with two (2) two hundred eighty (280) bed Housing Unit Buildings, a Support Services Building, Search Building, outdoor recreation, a perimeter fence system and access roads. Phase I also included offsite utilities adequate for both compounds and a parking lot for the 80 vehicles.

Phase II: The West Compound is to consist of completing the site grading and constructing two (2) two hundred eighty (280) bed Housing Unit Buildings, a Support Services Building, Search Building, outdoor recreation, perimeter fence system, access roads, parking lot for eighty (80) vehicles, and on-site utilities. Related storm drainage and erosion and sediment control will be required. The D/B construction of this Phase is the project work scope of this RFP.

1.3 The name of this D/B contract is "Dorsey Run Correctional Facility (DRCF) Phase II."

1.4 The time schedule for completion of design and construction for this contract is seven hundred thirty (730) calendar days from the Notice to Proceed.

1.5 The Contract Documents are complementary to that which is called for by any other provisions of the Contract Documents and shall be binding as called for by all. In the event of a conflict between the ***DPSCS General Conditions for Design/Build Contracts, Instruction to Bidders, this Phase II RFP, Phase I Construction Contract Documents (Project Manual/Specifications and Drawings)*** the above sequence shall control. Information and clarifications in this RFP supersedes earlier information from the DRCF Phase I D/B project.

1.6 This project shall achieve a LEED Certified, "Silver" rating, as specified by the USGBC and determined by GBCI.

2.0 GENERAL PROPOSAL REQUIREMENTS

2.1 Request For Proposal documents shall be obtained from eMaryland Marketplace as uploaded by the Division of Capital Construction and Facilities Maintenance (DCCFM), Maryland Department of Public Safety and Correctional Services (DPSCS), 6776 Reisterstown Road, Suite 201, Baltimore, Maryland 21215. A pre-proposal conference will be held at the Jessup Correctional Institution (JCI), Roll Call Room at the Gatehouse/Visitor Registration Building, House of Correction Road, Jessup, Maryland 20794 at 10am. Local Time, July 31, 2013. In addition, immediately after the conference a site visit is arranged to tour the existing DRCF – Phase I construction site and buildings inclusive of the Support Services Building and Housing Units, which are considered prototype buildings. A second tour of the site will be announced at the conference. Offerors are fully encouraged to attend these tours. Proposals are due on August 29, 2013 no later than 2pm at the issuing office.

2.2 Ms. Andreana Aytch, (410) 585-3021, Fax: 410-764-4434, email: dccfm@dpscs.state.md.us on behalf of the Procurement Officer, will receive questions in writing no later than ten (10) calendar days prior to the date proposals are due. Written responses to questions will be issued only by Addendum within reasonable time prior to the date proposals are due. Addenda will be a part of the RFP document whereas minutes of the Pre-Proposal meeting are for informational purposes only.

2.3 A site inspection by Offeror is necessary under this Contract to investigate and satisfy itself as to the conditions affecting the work, including but not restricted to those bearing upon transportation, disposal, handling, storage and recycling of materials, availability of labor, existing utilities at the site, roads, uncertainties of weather, the conformation and conditions of the ground, the character of the equipment and facilities needed preliminary to and during

prosecution of the work. Phase I will be in operation during the time period of construction for Phase II. The Offeror further acknowledges that it has satisfied itself as to the character, quality, and quantity of materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including the information provided by the owners regarding the DRCF – Phase I D/B Contract and this RFP.

2.4 The Proposal shall be submitted in two parts: Technical Proposal and Price Proposal. These shall be printed and completed by the Offeror, and submitted concurrently in Offeror's separate sealed envelopes addressed to Ms. Andreana Aytch, Contract Specialist, Department of Public Safety and Correctional Services, Division of Capital Construction and Facilities Maintenance,
6776 Reisterstown Road, Suite 201, Baltimore, Maryland 21215-2341.

2.5 The Offeror shall submit an original and five (5) copies of the Technical Proposal with supporting material and an original of the Price Proposal.

2.6 Each Technical and Price Proposal must be signed by the same individual who is either an Owner, Partner or in the case of a Corporation, the President, Vice President, Secretary or other Corporate Officer authorized to bind the corporation. In the event of a joint venture the agreement document must be signed by the Principal of each member firm to the Joint Venture. A copy of the Joint Venture Agreement must be included in the Technical Proposal.

2.7 **Technical Proposals will be evaluated without considering the Price Proposals.** Technical and Price Proposals will be evaluated separately based on the criteria set forth in this RFP. A weighted value of thirty five percent (35%), Technical Proposal, including the oral presentation evaluation, and sixty five percent (65%) for Price evaluation will be used for selection of the Design/Build Contractor. "Best and Finals" process will be used, if necessary for receiving the final proposals.

2.8 Each Offeror guarantees that its Technical and Price Proposal shall be firm for a period of one hundred twenty (120) calendar days from the proposal due date.

2.9 By submitting Technical and Price Proposals, each Offeror acknowledges that:

A. It has thoroughly read and understood this Request for Proposal, including the attached documents and any amendments and/or addenda thereto and all applicable specifications.

B. It has visited the site and is familiar with the existing conditions and requirements affecting the work. The project site will be available for visits during the Procurement period at times scheduled by DPSCS. Failure to become familiar with the site will not relieve a successful Offeror of its obligation to furnish all materials, equipment and labor necessary to carry out the provisions of the design and construction phases and complete the work for the price set forth in its Price Proposal.

C. It is in compliance with all applicable Federal, State, and Local laws and executive orders prohibiting discrimination on the basis of race, color, religion, sex, national origin, age or condition of handicap.

2.10 The State will enter into a contractual agreement only with a responsible firm submitting a responsive proposal.

2.11 The contract between the selected D/B Offeror and DPSCS will be based on the RFP documents on the eMM website for this solicitation.

2.12 For this Project, electronic copies of specifications and drawings PDF) of DRCF – Phase I prototype buildings and site conditions prepared by DRCF Phase I D/B Contractor will be made available via eMaryland Marketplace website. While in good faith and to the best of knowledge, available information is believed to be true and correct, and the State/DPSCS makes no guarantee whether expressed or implied as to the accuracy and correctness of available information. It is ultimately the Phase II D/B Contractor's responsibility to verify the accuracy of the information provided by the State/DPSCS. D/B Contractor will be responsible for any errors and omissions in the Phase II design documents. (Drawings and Specifications)

2.13 Award made pursuant to this RFP becomes final only upon approval by the State Board of Public Works and execution of a contract with DPSCS.

2.14 Upon approval of the contract award by the State Board of Public Works, the Offeror shall be henceforth known as the Design/Build Contractor (D/B Contractor).

2.15 This solicitation creates no obligation on the part of the State of Maryland to award a contract or to compensate Offeror for proposal preparation and related expenses. Each Offeror shall bear its own expenses in connection with the preparation and submission of materials and the provision of any supplemental information which may be requested. The State shall have no liability for cost incurred by Offerors in connection with the preparation and presentation of Technical and Price Proposals and any findings and determinations made therefrom. All materials submitted by Offerors shall become the property of the State and will not be returned.

2.16 The Offeror shall comply with the requirements of DPSCS Instructions to Bidders for Construction Contracts (Applicable to Design/Build Construction Contracts and General Conditions of the Contract Between Owner and Contractor (Applicable to Design/Build Construction Contracts), enclosed herein and the **Maryland Department of General Services (DGS) Procedure Manual For Professional Services – July 2012** as applicable to Design/Build Services. The Technical and Price Proposals shall be based on the requirements set forth in these documents.

2.17 By submitting a response to this solicitation, an Offeror shall be deemed to represent that it is not in arrears in the payment of any obligation due and owing the State of Maryland, including the payment of taxes and employee benefits, and that it shall not become so in arrears during the term of the contract if selected for contract award.

2.18 In order for the Offeror to fulfill the requirements of this solicitation, it may be necessary or desirable for DPSCS to disclose to the Offeror confidential and proprietary information pertaining to DPSCS's past, present and future activities. The Offeror hereby agrees to treat any and all confidential and proprietary information gained by it as a result of the proposed services hereunder as strictly confidential. The Offeror hereby agrees that it will not disclose any such information to anyone outside of DPSCS during the preparation of this Proposal or thereafter. The Offeror agrees to execute any and all other documents, such as a confidentiality agreement, if requested by DPSCS to protect the confidentiality of information provided by DPSCS.

2.19 Offerors should give specific attention to the identification of those portions of their Proposal that they deem to be confidential, proprietary information or trade secrets and provide any justification why such materials, upon request, should not be disclosed by the State under the Access to Public Information Act, State

Government Article, Title 10, Subtitle 6, Annotated Code of Maryland.

3.0 SELECTION PROCEDURE AND AWARD CRITERIA

3.1 Selection Procedure

The selection and contract award will be made in accordance with the "Competitive Sealed Proposals" procurement process, in accordance with COMAR 21.05.03, and will consist of the following procedure.

A. The Offeror, in response to the RFP, shall submit concurrently a Technical Proposal and Price Proposal to provide Design/Build construction services. The Technical Proposal, including the oral presentation/interview, carries a thirty-five percent (35%) weight. The Price Proposal carries a sixty-five percent (65%) weight.

B. An Evaluation Committee consisting of DPSCS staff will evaluate the Technical Proposals. Technical Proposals will not be opened publicly. They will be opened only by the DPSCS evaluation committee. The State may request clarifications of the Technical Proposal, if in the best interest of the State.

C. Technical Proposals including oral presentation will be evaluated without consideration of Price Proposals. Selected Offerors will be asked to make an oral presentation of their written Technical Proposals and the oral presentation/interview will be evaluated using criteria set forth hereinafter. The Technical Proposal will be assigned a maximum score of thirty-five (35) points, which includes the written Technical Proposal and the oral presentation/interview.

   During the oral presentation the Offerors will have the opportunity to present to the Owner their approach of the project based on the minimum presentation standards indicated in Section I, Technical Proposal Requirements 4.0, Section 16, Proposed Concept Design Drawings. The proposed spatial arrangement shall be based on the RFP and must address the functionality and security needs of each space and its relation to the site features.

D. The DPSCS evaluation committee will classify Offerors as either susceptible or not susceptible for contract award based on Technical Proposal evaluations and prepare a short list of the best qualified firms. DPSCS will notify the not susceptible Offerors in writing and will return their Price Proposals unopened.

E. The Price Proposals of susceptible Offerors will be evaluated using the criteria described herein and will be assigned a maximum score of sixty-five (65) points.

F. When in the best interest of the State, DPSCS may permit susceptible Offerors to revise their proposal by submitting a best and final price proposal at a pre-established date and time. Prior to submitting a best and final proposal, DPSCS may discuss with each Offeror the strengths and weaknesses of its Proposal. DPSCS will give an opportunity to susceptible Offerors to submit their best and final proposal.

G. The susceptible Offeror with the highest total combined score based on thirty five percent (35%) technical and sixty-five percent (65%) price will be considered as the successful Offeror to be recommended for a contract award.

H. The State reserves the right to reject any and/or all proposals.

3.2 Technical Proposal Evaluation

The criteria to be applied to each Technical Proposal are listed below in descending order of importance:

A. Qualifications of Design/Build Team

- Qualifications and experience of construction contractor and Subcontractors including financial ability (bid bond, insurance, Dunn and Bradstreet Report)

- Qualifications and experience of Design Team including past performance

- The construction team and the design team shall each employ a LEED Green Associate or a LEED Accredited Professional (AP) as well as have a minimum of three (3) successful LEED Silver-certified projects of similar size and scope on their resume. Refer to specification section 01352 LEED Requirements for additional information.

- Past experience of construction contractor and proposed design team on projects in which they worked together, preferably on D/B projects. Provide location of office support for various team components.

- Provide MBE and VSBE participation information with certification numbers in trades/discipline in which they are proposed to work.

B. Design/Build Team Approach to the Project based on DPSCS' narratives and concept plans provided in this RFP.

- Adaptation of DRCF – Phase I prototype buildings for Phase II compound, with a narrative and logic for the design that shows the team understands the project scope of work.

- Site development plan for DRCF – Phase II compound showing its layout of buildings, perimeter fence, recreation area, storm water management, access roads and finished floor elevations of buildings relative to DRCF – Phase I compound inclusive of the general site plan with buildings and contours of both phases at DRCF.

- Proposed distribution of utility systems within the DRCF – Phase II compound and their connection into the existing systems provided under Phase I (See Attachment A-5).

- Typical cross section(s) to show relative elevations of DRCF – Phase II buildings and their relation to the DRCF – Phase I compound.

C. Work plan and schedule

- Provide a list of services provided and delivery method.

- Provide team organization and construction management.

- Provide a Project Schedule for Design and Construction.

D. Economic Benefits to Maryland

- Provide Economic Benefits to the State of Maryland per Appendix D.

3.3 Oral Presentation

Only selected Offerors will be notified by the Issuing Office of date, time and place for oral presentation and interviews following evaluation of written submission of Technical Proposal.

If considered necessary, DPSCS may send a list of questions in advance to selected Offerors to be answered during the oral presentation. If necessary, DPSCS may ask more questions for clarifications during oral presentations.

No more than six (6) people from an Offeror shall be present for the oral presentation and interview and shall include the following:

A. Principal of Construction firm (D/B Contractor)

B. Project Manager from Construction firm to be assigned to this Project

C. Design firm Principal or Project Manager

D. Design Architect (Licensed Architect)

E. Design Civil Engineer (Licensed Engineer)

F. Design team's LEED Consultant

The Offeror may provide a hand-out of presentation material, which shall include DRCF – Phase II proposed schematic drawings to the DPSCS evaluation committee at the oral presentation and interview.

Significant representations made by an Offeror during the oral presentation shall be submitted to DPSCS in writing within 3 work-days of presentation date. All such representations will become part of the Offeror's proposal and are binding if the Contract is awarded.

3.4 Evaluation of Price Proposal

Price Proposal equal to or greater than the lowest qualified price proposal and less than twice the amount of the lowest price proposal will be awarded points using the following formula

$$A = \frac{LP}{P} \times M$$

Where:

A = the number of points the price proposal under consideration is to be awarded.

M = the maximum points available for the price proposal evaluation.
P = the dollar amount of the price proposal being evaluated.

LP = the dollar amount of the lowest qualified price proposal.

Price Proposals in an amount greater than twice the lowest price proposal will not be considered.

3.5 All Non-Resident Offerors

As set forth in § 14-401 of the State Finance and Procurement Article of the Annotated Code of Maryland and COMAR 21.05.01.04, a non-resident Offeror submitting a proposal shall attach to its proposal a copy of the current statute, resolution, policy, procedure, or executive order of the resident State of the non-resident Offeror that pertains to that State's treatment of non-resident Offerors.

3.6 Final Technical and Price Proposal

The selected D/B firm shall submit one (1) original, five (5) bound copies, and one (1) in electronic format of the final Technical Proposal, that will include all drawings, addenda, minutes of the consolidated discussion meetings (if any) and the Price Proposal together prior to award of the contract. The final proposal shall include all required MBE participation completed forms and information needed for contract award as the payments and compliance verification.

4.0 TECHNICAL PROPOSAL REQUIREMENTS

The Technical Proposal (one (1) original and five (5) copies) shall be submitted in a separate sealed envelope or box. Proposals must be bound, easy to open, flat, 8-1/2" by 11", with optional foldouts when necessary. Three ring binder format is acceptable.

Pages must be numbered. The Technical Proposal shall be submitted, marked as follows:

TECHNICAL PROPOSAL
CONTRACT NUMBER: KJC-000-140-C01
THE DESIGN/BUILD CONSTRUCTION CONTRACT
DORSEY RUN CORRECTIONAL FACILITY (DRCF) – PHASE II
ANNE ARUNDEL COUNTY, MARYLAND

Send to:
Department of Public Safety and Correctional Services
Division of Capital Construction and Facilities Maintenance
6776 Reisterstown Road, Suite 201
Baltimore, Maryland 21215-2341
Attention: Andreana Aytch, Contract Specialist

4.1 Technical Proposal will consist of the following format and information:

SECTION CONTENT

1. Cover Letter
2. Executive Summary
3. Overview of D/B Contractor
   (Include Technical Proposal Form – Appendix A and Affidavit of Accuracy Form – Appendix B)
4. Scope of Services
5. Work Plan
6. Experience and References
   (Include Details of Relevant Experience Form – Appendix C)
7. Understanding the Scope of Work
8. Professional Staffing
9. Construction Staffing
10. Financial Information
11. Insurance Coverage
12. Project Schedule
13. Proposal/Bid Affidavit
14. Economic Benefits to the State of Maryland
    (Refer to Appendix D – Economic Benefits Issue)
15. Maryland Certified MBE and VSBE Utilization
16. Proposed concept design with drawings and narrative

4.2 The following information is required for the above sections. The Offeror is encouraged to be clear, concise and to-the-point on all aspects of this submission.

SECTION 1 – Cover Letter

A cover letter of not more than one page responding to this Request For Proposal signed by the individual authorized by the firm to enter into the contract. Addenda must be acknowledged.

SECTION 2 – Executive Summary

An executive summary of not more than three pages summarizing the Offeror's Design/Build submission highlights. Include any additional information to provide a better understanding of the Proposal such as, management structure, philosophy, track record of successful similar projects, ability to complete the project on time, and ability to undertake this project at this time (in terms of services, experiences, personnel or other commitments). Explain why the Offeror Team is best qualified for the job.

SECTION 3 – Overview of proposed Design/Build Contractor

Using "**Appendix A**" include the following:

A. Identification of the Principals (owners/corporate officers).

B. Location of offices that will be responsible for providing services for this project.

C. Principal contact person with telephone number and e-mail address.

D. On separate pages provide the above referenced information for each of the proposed and qualified Kitchen Equipment, Electronic Security and Precast Structural Concrete Panels Subcontractors meeting the requirements of the RFP. The minimum qualification requirements for those trades are stated in the appropriate section enclosed herein.

SECTION 4 – Scope of Services

Provide an explanation of the scope of services that would be provided during each phase of the project. All design work shall comply with the State of Maryland Department of General Services (DGS) 2012 Procedure Manual for Professional Services. All construction work shall comply with DPSCS' Instructions to Bidders for Design/Build Construction Projects and General Conditions of the Design/Build Contract enclosed as Attachments D and E.

SECTION 5 – Work Plan

The Offeror shall submit a detailed description of the proposed methodology and work plan to accomplish the design and construction services for completion of the project.

A. The Work Plan shall identify key project schedule milestones, involvement of sub-consultants and subcontractors, and shall describe the amount of work to be undertaken by the construction contractor's own forces (a minimum of 15%) and the subcontractor's forces. Technical Proposals shall be concise, without expensive printing, graphics or other materials, which are not essential to the clarity of the Proposal.

B. The Work plan must show that the project will be completed in strict accordance with the terms of this Request For Proposal and any subsequent Addenda, contract documents and other authorized changes.

SECTION 6 – Experience and References

A. Use Appendix C – Details of Relevant Experience Form for each current and prior project. Include any descriptive photographs

and/or drawings, which could help to describe completed and current projects.

B. Prior Projects Experience – Submit a listing of at least two (not more than four) completed Design/Build projects with a construction value of preferably $10,000,000 or higher but not less than $5,000,000 and similar in nature and scope to this project. Performance of such project examples is preferred to have been completed within the last eight (8) years. The Offeror shall indicate for each project what percentage of work was performed with his own forces and what percentage was performed by subcontractors. Provide the name of the Owner and Architect for each project, with contact information. The submittal may include photographs of the listed projects for use by the evaluation team in scoring the originality and quality of the design.

C. Higher point values will be assigned to Technical Proposals submitting D/B projects that are comparable in scope (size, program, cost, correctional setting, etc.) to this project. For example, detention/prison projects or government/institutional projects will receive greater credit than D/B commercial projects. The project examples submitted should reflect similar construction technologies, technical character, services provided and cost magnitude.

D. On separate pages provide the above referenced information for each of the proposed and qualified Kitchen Equipment, Electronic Security and Precast Structural Concrete Panels Subcontractors meeting the requirements of the RFP. The minimum qualification requirement for those trades are stated in the appropriate section are enclosed herein.

SECTION 7 – Understanding the Scope of Work

Offeror shall submit a brief narrative describing its understanding of the entire scope of work of this Design/Build project.

SECTION 8 – Professional Staffing

A. All Professional Architects, and Engineers required for this project must be currently licensed in the State of Maryland. The design firm shall be headed by a Maryland Registered Architect who will be in charge from the design phase through construction administration and post construction. In addition to a LEED Consultant, the design team shall include a LEED Green Associate or LEED AP with LEED Project with minimum experience of three (3) LEED Silver certified building projects of similar size and scope. The design coordination among all the professional disciplines shall be managed by the Architect. The Architect should have

experience of at least one Design/Build government/institutional project within the last eight (8) years. The Architect must coordinate the project design with the Security Electronics Consultant, LEED Consultant, and Food Service Consultants in order to integrate properly those systems and equipment into this project.

B. Provide names and resumes for all Architects and Engineers in your team indicating their design experience in similar institutional projects or other projects of similar construction value.

C. Team member professions represented should include but are not limited to: Architects, Engineering disciplines (mechanical, electrical, fire protection, plumbing, structural, civil, geotechnical) and Specialty Consultants (Security Electronics, LEED, and Food Service).

SECTION 9 – Construction Staffing

A. Submit resumes for key managers who will be assigned to the project. Demonstrate experience comparable to that required to successfully construct the project on time and within budget. Submit brief resumes of other field construction personnel to be assigned to this project describing specific experience and qualifications that will demonstrate the ability to perform the work specified. The construction team shall include a LEED Green Associate or LEED Accredited Professional (AP) with LEED Project experience of at least three (3) LEED Silver certified building projects of similar size and scope.

B. Construction Subcontractors.

Provide names of major construction subcontractors proposed for the work, including but not limited to the Site, Mechanical, Electrical and Fire Alarm.

Include the following:
1. Name
2. Trade Performed
3. Experience with similar projects in the last eight (8) years.

C. Quality Control/Inspection and Testing Firm.

The D/B Contractor shall retain the services of an independent inspection and testing-firm for quality control, site inspections, and sampling required by Federal (OSHA), State, Local and Standard regulations. Provide the name and qualifications of the QC and ITF firms in accordance with Attachment 16.

SECTION 10 – Financial Information

A) Offerors shall provide information to clearly demonstrate financial responsibility of the Offeror's Design and Construction Team.

B) Submit the following:

1. Recent Dunn and Bradstreet Financial Report

2. Evidence from Bonding Company indicating bonding capacity equal to the proposed Construction Cost. ***Do not include information which would reveal the actual Proposal Price of the project.***

SECTION 11 – Insurance Coverage

A) Provide evidence of ability to provide insurance coverage in accordance with the General Conditions for Construction Contracts for Design/Build.

SECTION 12 – Project Schedule

DPSCS requires that the total contract for Phase II inclusive of design and construction shall be completed no later than Seven Hundred Thirty (730) days from the date of the Notice to Proceed. The Offeror shall acknowledge and bind itself to completion within this specified period.

A bar chart schedule describing the entire project duration, including design and construction, shall be required in the Technical Proposal. Include both design and construction milestones including DPSCS design review time. (DPSCS will require two (2) weeks to review each of the submissions required for this project).

SECTION 13 – Proposal/Bid Affidavit

Proposal/Bid Affidavit – Appendix F is to be completed and a copy included in the Technical Proposal. (The original signed copy must be included with the Price Proposal).

SECTION 14 – Economic Benefits to the State of Maryland

The Offeror's business status will be considered in the evaluation of how the contract would benefit the Maryland economy. The Proposal shall respond to the issues mentioned in the Economic Benefits Issues. (See Appendix D.)

SECTION 15 – Maryland Certified MBE and VSBE Utilization

The Offeror must complete the forms, under Appendix J, and include a copy in the Technical Proposal as Section 15. (The original signed copy must be included with the Price Proposal). This project will have a Minority Business Enterprises utilization goal of 30% of the Total Price Proposal with Sub goals of 7% African American Owned Business, 4% Asian American Owned Business, and additionally 1% Veteran-owned Small Business Enterprise. The Offeror is encouraged to distribute the MBE Goal of 30% among the Design and Construction portions of this project. By submitting a proposal to this solicitation, the Offeror agrees that these total dollar amounts of the contract shall be performed by the proposed certified MBEs. If, for any reason, the Offeror is unable to achieve the MBE and/or the VSBE contract goal, the Offeror shall request a waiver by completing the form ***DPSCS OS 01 MBE*** and/or ***DPSCS OS 11 MBE*** (for MBE and VSBE respectively) to be submitted with the price proposal.

MBE and VSBE forms:

To be submitted with Technical Proposal:
DPSCS MBE UF - Maryland Certified MBE and VSBE Utilization

To be submitted with Price Proposal:
DPSCS OS 01 MBE – Certified MBE Utilization and Fair Solicitation Affidavit **(including dollar amounts**).
DPSCS OS 03 MBE – Subcontractor Project Participation Certification
DPSCS OS 04 MBE – Outreach Efforts Compliance Statement
DPSCS OS 05 MBE – MBE Subcontractor Unavailability Certificate
DPSCS OS 11 MBE – Certified VSBE Utilization and Fair Solicitation Affidavit (including dollar amounts).
DPSCS OS 12 MBE – VSBE Subcontractor Project Participation Certification
DPSCS OS 13 MBE – VSBE Outreach Efforts Compliance Statement
DPSCS OS 14 MBE – VSBE Subcontractor Unavailability Certificate

SECTION 16 – Proposed Concept Design with Drawings and Narrative

Concept Design Drawings of work Offeror intends to do in the project shall be included in the Technical Proposal and presented during the Oral presentation. Single line design concept drawings will be acceptable. Minimum presentation standards and requirements for graphic materials are as follows:

1. A project narrative and concept statement

2. Master Plan of site layout of completed Phase I and proposed Phase II

3. Site plan of Phase II with main access through Phase I parking lot, Phase II parking lot and new access road, contours, trees, dimensions, graphic scale and north arrow. Finished floor elevations of buildings.

4. A Building Code Summary

5. Perimeter and Internal Security

6. Floor Plans (Dormitory Housing Units and Support Services Building)

7. Elevations and Sections (Cross and Traverse)

5.0 PRICE PROPOSAL REQUIREMENTS

5.1 The Price Proposal shall be submitted in a separate Offeror's envelope, properly marked:

SEALED PRICE PROPOSAL
CONTRACT NUMBER KJC-000-140-C01
FOR THE DESIGN/BUILD CONSTRUCTION OF
DORSEY RUN CORRECTIONAL FACILITY (DRCF) – PHASE II
ANNE ARUNDEL COUNTY, MARYLAND

Both the Technical and Price Proposals shall be submitted together in separate envelopes to:

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES
DIVISION OF CAPITAL CONSTRUCTION AND FACILITIES MAINTENANCE
6776 REISTERSTOWN ROAD, SUITE 201
BALTIMORE, MARYLAND 21215-2341
ATTENTION: ANDREANA AYTCH

Price Proposal shall consist of the following forms provided in the RFP. All portions of these forms are to be clearly and legibly completed. Failure to do so may cause the Price Proposal to be rejected.

Price Proposal Form (See Appendix E)

Bid/Proposal Affidavit (Appendix F)

Bid/Proposal Bond (Appendix G)

MBE Forms (Appendix J)

The Price Proposal shall reflect all costs to Design and Build the DRFC, Phase II as a complete project and shall be firm for a period of 120 days from the due date of receipt of Proposal.

5.2 The Offeror agrees that if the total project Phase II is not completed within the time period of Seven Hundred Thirty (730) from the Notice to Proceed, Liquidated Damages of $1,000 per calendar day will be assessed as specified in the DPSCS General Conditions. In addition, liquidated damages will be assessed as stated in section 10 of the General Conditions (Appendix J) for non-compliance of MBE participation requirements.

5.3 Price Proposals will not be opened publicly. Price Proposals only from qualified Offerors will be opened after the completion of the Technical Proposal evaluation.

6.0 EVALUATION OF TECHNICAL PROPOSALS

6.1 An Evaluation Committee consisting of DPSCS staff will evaluate the Technical Proposals considering the evaluation factors and relative importance as described in Sections 3.2 and 3.3.

6.2 DPSCS may contact references listed in the Technical Proposal and may contact other sources referred to them in the course of this evaluation.

6.3 By submitting this proposal the Offeror warrants that identified Design/Build Staff will work on the project. Substitution of other personnel will be permitted only with the prior written permission of the DPSCS.

7.0 EVALUATION OF PRICE PROPOSALS

Evaluation of Price Proposals will be performed as described in Section 3.4.

8.0 SELECTION OF OFFEROR AND AWARD OF CONTRACT

8.1 The Technical Proposals of the Qualified Offerors will be evaluated using the criteria set forth herein and assigned a score out of a maximum of 100 points.

8.2 The Price Proposals of the Qualified Offerors will be evaluated using the criteria described herein and assigned a score out of a maximum 100 points.

8.3 The combined total score for each Offeror based on the weight Thirty-five (35%) of Technical Score and Sixty-five (65%) Price Score will be considered for determining the successful Offeror.

8.4 When in the best interest of the State, DPSCS may permit the Qualified Offerors to revise their initial Proposal by submitting "Best and Final" Proposal at a pre- established date and time.

8.5 Prior to submitting the "Best and Final" Proposal, DPSCS may discuss with each individual Offeror the strengths and weaknesses of its Proposal. DPSCS will give opportunity to all qualified Offerors to submit their "Best and Final" Proposal with response to DPSCS final Addendum addressing changes/modifications to the original RFP.

8.6 The Offeror with the highest total combined score (in the Best and Final submission, if required) will be considered as successful Offeror and will be recommended for award of the Design/Build contract.

Award will not be made until MBE compliance documentation is submitted by the successful Offeror and accepted by DPSCS.

II. SCOPE OF DESIGN/BUILD SERVICES

1.0 PHASE II OVERVIEW

The Dorsey Run Correctional Facility (DRCF) Project includes the design and the construction of a compound containing two (2) 560-bed Minimum Security Facilities, which are planned to be constructed in two (2) phases adjacent to each other at a site North of Jessup Pre-Release Unit (JPRU) in the Jessup correctional complex.

Phase I compound will be operational before Phase II construction will start. Phase I work included some preparatory work to accommodate future Phase II construction for site and utilities work.

It will be essential that the Phase II D/B Contractor familiarize him-or-herself with the Phase I work documentation and visit the project site in order to properly execute the Phase II requirements.

The Phase I construction completion is anticipated in July-August 2013.

Each five hundred sixty (560) -bed facility is planned to have two (2) 280 bed housing units, a Support Services Building, outdoor recreation area, perimeter fence with entrance sallyport with security post and Inmate Search Building and exterior vehicular parking for staff and visitors. The Housing Unit is a 2-story building and the Support Services Building is a one story building. The Phase II buildings, ancillary structures and site

layout shall follow the appearance of existing Phase I construction with minor modifications requested by DPSCS during the design phase. Revisions to the Support Services Building and the site have been provided as part of this RFP. The new facilities shall comply with ACA standards for Adult Facilities so that ACA accreditation for the facilities can be obtained.

The D/B Contractor's design team is to prepare the construction drawings and specifications and obtain approvals from DPSCS and the Regulating Agencies prior to starting the construction. The DPSCS reviews will be at Design Development, 50% Construction Documents and 100% Construction Documents Phases in accordance with the DGS Procedure Manual for Professional Services.

The D/B Contractor shall proceed to the next design phase only after approval by DPSCS of the applicable submittal.
Construction Documents and information of Phase I will be provided to the selected D/B Contractor in electronic format on eMaryland Marketplace (drawings and Project Manual) as part of the RFP.

Quality Control inspection and testing during construction is to be provided by an independent Inspection and Testing firm under contract with the D/B Contractor.

The Phase II D/B Contractor shall provide record drawings to DPSCS within Twenty-one (21) calendar days following completion of the project. Auto Cad files should be submitted using standard national CAD standards and/or AIA standards, and should be submitted with CTB plot files. AutoCAD drawings that do not comply with DPSCS standards will not be accepted and will have to be corrected and made to comply with standards at no additional cost to DPSCS.

2.0 PROJECT REQUIREMENTS

2.1 General

This section summarizes DRCF Phase II project requirements, technical information, and other support of information provided for the D/B Contractor. Please note that existing available information referenced in this section is from Phase I D/B contract documents. DPSCS is not responsible for their total accuracy. It is Phase II D/B Contractor's responsibility to verify the accuracy of available information given herein, by field verification and other means and methods to be determined by D/B Contractor.

The project shall achieve a LEED Certified "Silver" rating under LEED 2009 v3.0, in accordance with Section 3.3.

2.2 Site Design

The Phase II D/B Contractor is responsible for completion of the civil site design in its entirety, including contract drawings and technical specifications for grading, paving, drainage, utility service, storm water management, erosion and sediment control, forest conservation, and construction stakeout. The D/B Contractor shall file form pay for and obtain all necessary site permits and regulatory approvals. The D/B Contractor is required to retain a permit expediter for the purpose of expediting required Maryland Department of the Environment (MDE) approvals and permits.

This solicitation package also includes the Phase I Construction Documents and drawings of Phase II site and utility work prepared under Phase I D/B contract.

DRCF PHASE I WORK for MDE APPROVAL:
The Phase I D/B Contractor performed rough grading for the Phase II Construction Site. Impacts to floodplain, non-tidal wetlands and wetland buffer were addressed for this work.

TOPOGRAPHIC INFORMATION and SITE PLANS

(Attachments A-3 and A-6) :

After completion of the site grading under Phase I contract an aerial was run in July 2013 and a topographic survey plan was prepared by BEI. The topographic plan is included in Attachment A-3.

Attachment A-6 shows a site plan showing the locations of buildings (SSB and two HUs) with planned finished floor elevations. The site plan also shows two sets of contours. One set (marked in red) is from the aerial topographic survey plan prepared by BEI which represents the existing grading plan after completing the grading in Phase I construction. The other set of contours (marked in blue) and identified as “proposed interim grades” represent the finished rough grades which were planned in the site design but were not achieved in Phase I construction. The “proposed interim grades” are shown in Attachment A-6 for information purposes only.

The site plans in Attachments A-3 and A-6 show two piles of soils, one in west part of SSB footprint and the other, just west and outside of HU4. Both these piles of soils resulted from grading operation in Phase I construction and consist mostly of mix of topsoil and unsuitable soils. The soils from these stockpiles are considered not suitable for engineering fill and may be selectively suitable for site non-structural fill such as landscape areas.

Phase II D/B Contractor’s design team shall develop the Contract Documents (Design Documents) based on Phase I information and,

in doing so, shall comply with all codes and regulations currently in effect. The Design Documents will be subject to comments and approvals from DPSCS and Regulatory Authorities having jurisdiction. D/B Contractor shall incorporate those comments into the Design Documents and make all revisions as necessary to obtain the approvals.

SUBSURFACE EXPLORATION REPORT:

Subsequent to the completion of site grading by the D/B Contractor for Phase I, the subsurface investigation for the Phase II site was conducted in July 2013. The purpose of the subsurface investigation was to determine the soil conditions, evaluate the engineering characteristics of the materials encountered , and provide an assessment report for design and construction of Phase II site development.

The subsurface investigation report, dated July 2013 prepared by United Engineering, Inc. is included in Appendix A-8.

The D/B Contractor will be provided with a staging and storage area across Toulson Road East of the project site. The final layout shall be decided by the Contractor in coordination with approval by DPSCS. The D/B Contractor will not be permitted to use Phase I entrance for construction access or storage. The D/B Contractor must use Range Road and access the site from the locations shown on concept Site Plan Attachment A-4. The D/B Contractor shall maintain and repair Range Road on a daily basis when affected by construction activities, and make it available for Range Road traffic at all times in a usable condition. The existing Range Road was built with 4” base course (without a final surface course). Upon completion of the buildings construction work on Phase II site the D/B shall restore Range Road, Toulson Road, or any roadway used and damaged by the D/B Contractor by first removing any contaminated materials and providing a finish course of 1-1/2 inches. A PG 64-22 surface mix with low seal shall be installed for the entire surface of Range Road from Toulson Road to the firing range facilities. At the completion of the project the existing manhole covers will need to be raised by the Contractor to match the final surface course. The D/B Contractor shall schedule its construction operations to avoid interruption of: operation of the existing DPSCS facilities, traffic on existing access roads and utilities.

DPSCS under the previous D/B Contract has improved the site on which the Phase II facility is to be constructed by removing known unsuitable materials and providing utilities adjacent to the project limits. The Phase II D/B Contractor will have to remove additional

unsuitable soil and prepare the building pads according to the Geotechnical Soils Report by D/B contractor. The Phase II site is located within the Jessup Correctional Complex, just South of an existing storm water management pond. The site topography slopes northward towards the existing storm management pond and drops in height in the North/South direction.
The site is generally clear of major vegetation, except for a few trees and shrubs. The site is loosely bound by existing paved roadways to the East and South.

It is anticipated that some cutting and filling may be required in order to allow for on-grade (handicapped) access to the proposed buildings and provide proper site drainage given the existing topography.

The D/B Contractor shall design and provide Storm Water Management (SWM) system in accordance with applicable regulations.

It will be the responsibility of the Contractor to determine the exact design and location(s) for the SWM components.

The design of the SWM and selection of final location(s) will be subject to review and comment by MDE and DPSCS. The D/B Contractor shall address and incorporate such comments into the design. Additionally, the D/B Contractor design shall be in accordance with the Maryland Storm Water Management Guidelines for State and Federal Projects (April 15, 2010), Maryland Stormwater Design Manual (Vol. 1 & 2), COMAR 26.17.02.01-1B.(1), Maryland Stormwater Management Act of 2007, and any other applicable Federal, State, and Local laws and ordinances, with consideration paid to “Environmentally Sensitive Design” (ESD).

Although the site area had been previously improved under Phase I Construction, the D/B Contractor shall provide site grading, building pad preparation based on geotechnical engineering services provided under this D/B contract in order to explore and validate the sub-surface site conditions.

The D/B Contractor’s geotechnical engineer shall produce a report based on the findings of the exploration. The report shall provide appropriate information for design and recommendations, pertaining to foundation systems and site hydrogeology such as soil bearing capacity and site classification. The design team shall utilize the report with respect to design and construction considerations. Three (3) copies of this report shall be submitted to DPSCS.

2.3 Site Utilities

The D/B Contractor shall design and provide utilities and connections as required for a complete and operational facility. It is anticipated that the following utilities will be required: Electric, natural gas, water (domestic), sanitary sewer, storm water, and telecommunications.

Locations and capacities of all existing utility services will have to be verified by the D/B Contractor. D/B Contractor shall design and size connections as required to suit the needs of the project.

D/B Contractor shall be responsible for bringing the required utilities to the project site from their existing locations and for coordinating with the appropriate utility companies.

The D/B Contractor will be responsible for paying for and providing all utilities behind the existing main meters. The State provided, under a separate contract, all the work including the meters. The D/B Contractor shall coordinate with the State as required to execute all utility work in a timely manner.

The D/B Contractor shall verify the locations and capacities of existing on-site utilities and shall remove and re-route utilities as required to accommodate the new work. Contractor shall do this in a manner that will minimize disruption to active utilities that serve other facilities.

Buildings shall not be constructed on existing or new underground utilities. Site utility drawings are available from DRCF Phase I project. Available Construction Documents are included as supplemental attachments to this RFP, and As-Built drawings, when available, will be issued as an Addendum to this RFP.

2.4 Phase II Planned Buildings

The proposed buildings shall be of similar shape, size, purpose, function and design as the buildings located within the adjacent Phase I compound. For site planning and space allocation purpose, these existing facilities shall be used in the development of the Phase II Construction Documents and will serve as prototypes for the development of Phase II Compound, with some adjustments in space allocation and configuration when so requested by DPSCS. The net and gross square footages are listed below and shall not change for the proposed Phase II design. The Proposal shall use similar structural pre-cast panel systems as used in DRCF Phase I. The Structural Precast Concrete Panel Subcontractor (fabricator and erector) must participate in Precast Concrete Institute Plant Certification Program and must have an

established QA/QC Plan. The Fabricator shall have experience producing structural pre-cast concrete units of similar size and design as for DRCF Phase I, and be continuously in this type of business within the last five (5) years. The erector shall have also a minimum of five (5) years' experience of successful erection of pre-cast units required for this project. This erector must be approved by the fabricator of the panels. This subcontractor providing structural pre-cast panel systems shall be known as the pre-cast structural concrete panels subcontractor (PSCPS).

The names of the PSCPS firm meeting the qualification requirements of this RFP shall be listed in the Proposer's Technical Proposal submitted under Section 3 and 6 by using completed Appendix A and Appendix C (relevant experience).

The PSCPS firm's name and Proposed Price for the precast structural concrete panels (in place and operational) shall be also indicated on the Price Proposal Form (Appendix E).

A. Entrance Security Post and Inmate Search Building: The design shall be based on DRCF – Phase I Prototype Construction Contract Drawings (Drawing AS-105 for layout). The net square footage shall be 200 with 290 gross square footage.

B. Support Services Building: (SSB) will house dining facilities, a finishing kitchen with a loading dock, library, administration, case management, roll call room, and maintenance. In addition, the Support Services Building will house the control room for this building and serve also as the master control room for the entire minimum security compound (built under both Phases I and II). The net square footage shall be 14,560 with 18,000 gross square footage.

This one story building shall have insulated concrete precast exterior wall construction to match the Phase I Support Services Building. Refer to the new SSB floor plan Attachment A-9.

1. Kitchen Area: The design shall be based on DRCF – Phase I prototype Construction Contract Drawings (specific information on Contract drawings FS-100 through drawing FS-301) with modifications required by the proposed kitchen layout. The Kitchen equipment shall be provided in place and operational by the D/B Contractor's qualified Kitchen Equipment Subcontractor in accordance with all applicable codes and regulations. Attachment A-13 includes the Kitchen Design narrative and specification section 11400,

Food Service Equipment that is replacing in total the same section specification of DRCF Phase I Project Manual. The Proposer must comply with the requirements listed, and identify the name of KEC firm meeting the requirements of this RFP in the Technical Proposal, and separately in the Price Proposal inclusive of KEC equipment price (in place and operational).

2. Control Room**:** The control room finished floor shall be raised to allow better vision into the lobby, corridors, library and immediate exterior compound. In addition, the control room shall be enclosed (fully glazed) and air conditioned.

C. 280 Bed Housing Unit: The two (2) 280-bed housing units design shall be based on DRCF – Phase I Prototype Construction drawings. The net square footage shall be 26,000 with 32,000 gross square footage for each of the two (2), two (2)-story insulated precast concrete buildings.

1. **Control Room:** The control room finished floor shall be raised to allow better vision into the inmate dormitory and program areas. In addition, the control room shall be enclosed (fully glazed) and air conditioned with an emergency egress through the roof. The ship ladder type stairs between the first and second floor control rooms, and from the second floor control room to the roof shall be designed with ample head room clearance and adequate size opening within the second floor and the roof precast concrete panels. The control room on each floor on the opposite corner windows facing each Dayroom shall be provided with a security type package pass-thru as on Phase I contract detail 10 on drawing A-101, and a 6 inch round stainless steel speaker port at two locations on each floor for a total of eight locations in the two Housing Units.

2. **Security/Electrical Room Layout:** See Attachment A-11 proposing a partial modification to Drawing AH-101.

Finishes and Miscellaneous Items: In order to coordinate w/ Phase I, a list of manufacturers' colors and miscellaneous items is provided as Attachment A-14 DRCF Phase II Proposed Finishes and Miscellaneous Items.

2.5 DRCF – PHASE II Compound Layout and Paved Areas

The general layout dimensions and details of DRCF – Phase II permanent and paved roadways are generally illustrated on Phase I

Prototype Construction Contract Documents Civil Site Plan and Site Utility Plan.

The D/B Contractor shall be responsible for final location, design, engineering and construction of the new compound subject to approval by DPSCS and regulatory authorities having jurisdiction. The Fire Access Road width, turning radius and length shall comply with NFPA 1 and Anne Arundel County Fire Department requirements to allow firefighting apparatus access to buildings.

PARKING REQUIREMENTS: The D/B Contractor shall be responsible for final location, design, engineering and construction of the surface parking lot. This parking lot is shown on the concept civil drawings site plans. D/B contractor shall design and provide vehicular access to parking lot. There is a requirement for a total of eighty (80) parking spaces for this compound that includes accommodations for three (3) ADA vehicles, five (5) State Officials vehicles and two (2) correctional vans. In addition, there will be preferred parking spaces to satisfy LEED Requirements. The parking spaces shall be marked and signs for handicapped and designated parking shall be marked accordingly. In addition this parking lot work shall include paving in front of DRCF-Phase II Sallyport with striping for van spaces and the paved connection to the Phase I parking lot.

2.6 Mechanical

A. General:

Although DRCF-Phase I prototype construction documents include the complete design for the Support Services Building and the Housing Units, the D/B Contractor shall evaluate, determine and finalize the heating, cooling and ventilation loads for each building, complete the design and provide efficient, economical, and easy to maintain heating, ventilation and air conditioning systems. The D/B Contractor shall follow the general information provided below which summarizes the DRCF – Phase I Prototype construction. Phase II HVAC shall comply with Phase I contract drawings and specifications except where supplemented herein below. The DRCF Phase II systems shall comply with the current applicable codes, LEED requirements and standards.

B. Support Services Building (SSB)

1. Phase I Existing SSB/Prototype

The Phase I (SSB) Prototype is a single-story building which utilizes natural gas for space heating and for domestic hot water. With the exception of ancillary support spaces, HVAC is provided for the entire building inclusive of data/telephone

room. Nevertheless only heating and ventilation is provided for the kitchen and inmate dining area.

All kitchen appliances are electric. Adequate exhaust and ventilation is provided for kitchen exhaust hood, ware wash room and toilet rooms to prevent condensation. Kitchen exhaust hood is provided with fire protection system in compliance with applicable code requirements. There is also a grease trap for the kitchen directly outside of the building. Complete fire protection system is provided for the entire building to comply with NFPA code and the State Fire Marshal requirements. The walk-in freezer and cooler have a refrigeration system. Domestic hot water is sized adequately for requirements of the building and per Federal, State and local health department standards.

2. Phase II SSB – Efficient HVAC System

The Phase II Support Services Building shall have a Panasonic Eco-i Variable Refrigerant Flow (VRF) system that will provide heating and cooling for the building. The system shall be a three pipe, heat recovery type system that will provide simultaneous heating and cooling through individual solenoid valves. The units shall meet requirements to meet LEED EA Credit 4 Enhanced Refrigerant Management. Systems that utilize a single refrigerant distribution box that connect to multiple indoor units are not acceptable.

The indoor units shall be sized to meet the load of the area served and be of the ceiling cassette type. All indoor units shall have washable filters and include condensate pumps. The outdoor units shall be heat recovery units which are correctly sized for the system with a diversity factor of no more than 130%. The VRF system shall have a complete control package including simple, wired remote controllers for each zone and a central touch-screen system controller. The system controller shall have the ability to set and limit all local controls, provide alarm status and alerts, and set schedules. The controls shall contribute to LEED EA Credit 5 Measurement and Verification. The VRF system shall be installed by a certified installing contractor and the manufacturer's representative shall provide assist the Commissioning Agent and provide owner training and demonstration. Outside air is to be provided through Energy Recovery Ventilators (ERV) that are correctly sized for the building's requirements. The ERVs are to deliver tempered fresh air into the VRF indoor units. This new HVAC System is expected to aid in achieving 20% energy savings above ASHRAE 90.1 in order to receive at least 5 points under LEED v3.0 EA Credit 1 Optimize Energy Performance.

The Maintenance Shop - Work/Welding room in the SSB should be equipped with 2 exhaust fans adequately sized for the intended use. Provide Nederman original welding extraction arm (Part no: 10554535) with roof/side wall mounted fan from the same manufacturer. Also provide heating and ventilation with fresh air and an eye-wash station.

C. Housing Units (HUs)

1. PHASE I Existing HU/Prototype

The existing (HU) Prototype is a two-story insulated precast concrete building. The building utilizes natural gas for space heating and domestic hot water. Heating and ventilation is provided for sleeping areas, day rooms and toilet and shower rooms.

A complete fire protection system is provided to comply with NFPA and State Fire Marshal requirements. Energy efficient HVAC and H&V roof mounted units are used in compliance with ASHRAE energy standards and LEED point requirements. Adequate ventilation for toilet and shower rooms is provided to prevent condensation. Ductwork and air devices are used for ventilation of all toilets, building exhaust system and with stainless steel ductwork for shower rooms.

2. Phase II HU - Efficient HVAC And Heating/Ventilating System

HVAC shall be provided for multi-purpose rooms, offices, classrooms, control rooms, security rooms, and data/telephone rooms. The system shall be a two pipe, heat pump type (VRF) system that will provide heating or cooling. The units shall meet requirements to meet LEED EA Credit 4 Enhanced Refrigerant Management. The outdoor units shall be heat pump type units correctly sized for the system and shall not have diversity factor of more than 130%. The VRF system shall include a complete control package. The control room and program areas shall have simple, wired remote controllers for each zone.

A central touch-screen system controller shall be provided that has the ability to set and limit all local controls, provide alarm status and alerts, and set schedules. If applying for this credit, the controls shall contribute to LEED EA Credit 5 Measurement and Verification. Outside air is to be provided through energy recovery ventilators that are correctly sized for the building's requirements. The ERVs are to deliver tempered fresh air into the VRF indoor units.

Although the Housing Units are not fully cooled, this new HVAC System shall contribute towards and shall strive to

achieve 20% energy savings above ASHRAE 90.1 in order to receive 5 points under LEED v3.0 EA Credit 1 Optimize Energy Performance.

The remaining areas which need only heating and ventilation shall be as follows:

a. Air Handler Split System shall have 93% efficient gas heat
b. Modulation Ratio of 8:1
c. Units shall be capability to be configured for recirculated air or 100% make-up air
d. Meets or exceeds Standard 90.0-2007 and Standard 189.1-2007 ETL listed guidelines

D. Ventilation Requirements (General)

1. Preferred fan design is single inlet, single width centrifugal type with backwardly inclined air foiled blades. However, utilization of airfoils, propellers, and duct axial fans are encouraged where appropriate.
2. Fan volume control (VFD) shall be provided when the system has features to cause a variance in volume.
3. Provide rigid structural steel base for both fan and motor with slide rails for drive adjustment. Hinged motor bases are acceptable.

4. Filters shall have 85% efficiency (dust spot method using atmospheric dust) at 500 feet per minute face velocity.
5. Follow ASHRAE ventilation requirements and MERV ratings on filters as required by LEED and the Indoor Air Quality Management Plan During Construction and Before Occupancy.

E. Facilities Management Control System

Provide a Facilities Management Control system (FMC System) for the facility. The FMC system shall provide for a micro-processor based environment of direct digital control and monitoring of the heating, ventilating, air conditioning etc. Each building shall have its own dedicated web based microprocessor. Systems indicated in the points list shall be visible anywhere on the facility intranet.

The FMC system shall be fully integrated for phased implementation coinciding with the project construction schedule.

It is the intent that the computer-based system shall modulate dampers, exhaust fans, fresh air intakes by Direct Digital Control (DDC) employing all software resident control algorithms. Actuators shall be electric and shall be modulated directly by electric signal output.

If applying for this credit, the FMC system needs to be integrated with LEED EA Credit 5 Measurement and Verification requirement.

The controls and equipment's should operate as a seamless single system. The operating system shall have intuitive operator display with a touch screen and associated PC based software. The system shall have remote access capabilities built in to make advanced diagnostics and scheduling preventive maintenance convenient.
The system also shall be capable of sending alarms via text or email to the staff. The control panel shall be located at Support Services Building (SSB) Maintenance shop.

2.7 Plumbing

A. General:

DRCF - Phase I Prototype Construction Documents include complete design of SSB and the two (2) Housing Units. DRCF Phase II D/B Contractor shall evaluate, determine and finalize the design, engineering and construction of plumbing systems as required which meet the applicable codes and LEED Requirements. All floor drains shall be stainless steel and floor drains with strainers shall have stainless steel baskets. Floor drains shall be in all bathrooms.

Back-flow preventers are required as per code. D/B Contractor shall provide 20% attic stock of all toilet fixtures/faucets replacement parts. If instantaneous water heaters will be used, provide 2 extra water heaters as attic stock. There shall be individual meters for each building for water and gas. If applying for this credit, these meters shall provide data to satisfy LEED Credit 5 Measurement and Verification. Provide Y strainers with basket for water service to each building for maintenance.

The plumbing contractor should coordinate with the HVAC contractor and the site contractor for condensate lines for SSB and Housing Units' HVAC system.

All detention type fixtures (water closet, showers, urinals and lavatories) shall be stainless steel. All plumbing fixtures,

including security and kitchen fixtures, shall comply with proposed design case fixtures to maximize water efficiency.

There will be adequate space provided in plumbing chases for access to plumbing fixtures for maintenance. Domestic hot water heater shall be adequately-sized for the requirements of the Housing Units' occupants. An ice machine with related utilities (water, drain and power) are to be provided in each Housing Unit Multi-Purpose Room. Refer to the Food Services section for kitchen fixtures/types including ware washing equipment.

2.8 Electrical

A. General:

Phase II electrical shall comply with Phase I contract drawings and specifications except as supplemented herein below.

B. Power Distribution

As part of Phase I two 5kV medium voltage feeders were extended to the site. These feeders are rated 15kV and are sized to support phase II facilities. New Medium Voltage distribution shall be extended from Phase I in new concrete encased duct bank and manholes around the perimeter of the Phase II as shown on the proposed Phase II Utility Site plan sketch.

Each new building will have its own medium voltage equipment rated 15kV, including the loop switch and transformer. Standby generators located outside the fence sized in accordance with the original program requirements and as subsequently provided under Phase I. Phase II electrical design shall be sized the same as for the transformer KVA and rated 480/277. Transformer and generator sizing shall match Phase I. Lower Transformers and generators sizes shall be examined based on Phase I metered load to be made available in the Fall of 2013. Also, Phase I transformers and generators shall be examined/studied to supply power to Phase II facilities based on the same metered data. These two alternate approaches shall be thoroughly examined during the design portion of Phase II D/B contract. If the metered data and engineering calculations in accordance with the NEC allows for either lower rated transformers/generators or the use of Phase I equipment to support Phase II the contractor shall present these Alternates to the State with a corresponding

credit. The State will determine what Alternate is acceptable.

The generators shall be provided with a maintenance platform located around three sides of the unit.

C. Electrical Testing and Studies

An Electrical short circuit coordination and Arc Flash study with Labels shall be provided for Phase II utilizing SKM software. The state will provide to the D/B Contractor the Phase I SKM files. Electrical Testing and Infrared shall be provided in accordance with Phase I specifications included with this RFP.

D. Electrical Metering

Electrical metering shall be provided for each Phase II building and shall be connected to the central metering system installed in the JCI Boiler Plant during Phase I. Interconnecting the meters to the central system shall be done via hard wiring. Spare wiring was installed in Phase I to the Boiler plant. Wireless and use of DPSC IT backbone will not be allowed.

E. Lighting

1. **Site Lighting** - Site lighting shall follow Phase I logic and concept. Two new high mast lights and foundations to match Phase I shall be installed outside the perimeter fence supplemented by wall packs on the perimeter of the buildings identical to Phase I. Foot-candle calculations, Point to Point, shall be provided during the design based on actual fixtures to be used for the project.

   In addition a survey with a light meter shall be provided after the lights are installed and compared with the design lighting calculations. Any deficiencies shall be corrected by supplemental lighting. The lowest foot-candle level in the center of the exercise court shall not be less than 1.5 foot-candles. High mast lights shall be coordinated and registered with FAA as the site is located in the equipment landing zone of BWI airport.

2. **Interior Lighting-** Interior lighting shall match Phase I in terms of manufacturer, security type/grade fixtures and emergency lighting.

F. Fire Alarm

The Phase II Fire Alarm (FA) and detection system shall match the same products provided by the Phase I manufacturer. The Phase I and Phase II FA systems shall be interconnected and fully compatible to alert both Control Rooms Main FA Control Panels located in the Support Services Buildings (SSBs).

G. Lightning Protection

Lightning System shall be provided for Phase II the same as the Phase I Construction Contract.

H. Communications Duct bank and Interior Raceway

Phase II Communications duct bank shall be provide as indicated on the proposed on the Phase II Site Utility Plan. Phase II SSB shall be provided with Power and Communications Outlets similar to those indicated on SSB Phase I As-Built Electrical Drawings.

I. Television Cable TV System

The cable TV and satellite system shall include brackets for flat screens and shall match Phase I. The contractor shall purchase a 5 year plan for satellite TV system to match Phase I. Phase I and II cable TV system shall be interconnected to allow a central video broadcast among all six buildings.

2.9 Electronic Security

Due to the complex nature of the security electronic systems installed at Dorsey Run, it will be necessary for the D/B contractor to employ for the duration of this project, an Electronic Security Consultant (ESC) (as part of the design team) that will properly review DRCF Phase I Construction and the installed hardware and software base installed as a Part of Phase I in order to provide adequately the Design Services for Phase II. The Electronic Security Consultant (ESC) must have at least ten (10) years of actual design and construction experience in Correctional and Detention Facilities. The D/B Contractor shall provide the ESC name and qualifications under Section 8/Professional Staffing of the Technical Proposal Requirements. In addition, the ESC name and hourly rates shall be indicated on the Price Proposal Form. The D/B Contractor must also employ for the duration of this project an Electronic Security Contractor (as a subcontractor) that will

provide all submittals, shop drawings, equipment, software, installation, integration, training, and necessary as-built documentation and software to complete the contract.

The Electronic Security Sub-Contractor (ESSC) shall have a minimum of eight (8) years of construction experience in Detention/Correctional Institutions. The ESSC name shall also be listed on the Price Proposal Form.

A. The name of ESSC firm meeting the qualification requirements of this RFP shall be listed in the Technical Proposal submitted by the Proposer under Section 3 and 6 by using completed Appendix A and Appendix C (Relevant Experience) forms. This ESSC firm's Name and Propose Price shall also be indicated on the Price Proposal form (Appendix E). Throughout the Design process the Electronic Security Consultant (ESC) must allow for a sufficient number of site visits during the Design and Construction Phases (Minimum of 10) to meet with representatives from DPSCS to gain a complete understanding of Phase I Operations and Design review and acceptance of the Phase II systems construction.

B. The Electronic Security Consultant (ESC) is responsible for specifying all security electronic hardware types, makes, models and quantities to be used in the construction of the Dorsey Run Phase II and any hardware necessary to integrate specified systems to the Master Control Center (MCC). The hardware must match the existing installed as part of Phase I as much as possible in an effort to limit spare parts, types and quantities.

C. The Electronic Security Consultant (ESC) is responsible for providing detailed hardware and software specifications for integration of Audio, Video, Duress Alarms and Fire Alarm systems.

D. The D/B Contractor in conjunction with the Electronic Security Consultant (ESC) are responsible for the review and selection of the Electronic Security Sub-Contractor, qualified Vendors and integrators for all electronic systems involved in the contract.

E. The Electronic Security Consultant (ESC) will be directly involved in all aspects of electronic systems installation and integration from rough-in to final acceptance testing and be present on site to cover all necessary critical points in the process. The ESC shall attend a minimum of three (3) visits during construction, not including final testing/punch list

generation and concluding with three (3) follow up visits at the formal post construction inspections scheduled at six (6), twelve (12) and twenty three (23) months after substantial completion of the project.

F. Although the D/B Contractor will be given as a guide the Construction Documents prepared under DRCF Phase I the Phase II Electronic Security Consultant (ESC) in conjunction with the Design team shall develop its own professional documents for the Electronic Security System (ESC) General Requirements that includes at a minimum the following:

1. Applicable Codes, Standards and Regulations
2. Description of Work
3. Related Work
4. Work to be done by other subs to support ESSC work
5. Quality Control
6. Proposed ESSC Qualifications
7. Technical Narrative of Proposed Electronic Security Sub-Contractor (ESSC) in response to RFP
8. Products and Equipment
9. Demonstration
10. Sequence of Operation
11. Equipment Identification
12. Inspection and Preparation
13. Installation
14. Adjusting, Testing and Cleaning
15. Systems Certification
16. Warranty
17. Service

G. In addition the Electronic Security Consultant (ESC) in conjunction with the Design Team, the ESSC under the D/B Contractor management shall develop the ESS Special Requirements specification based on Division 1 requirements of the Specifications and this D/B project approved schedule to include at a minimum the following:

1. Submittals
2. Construction Schedule
3. Product Data and System Record Manual
4. Shop and System Record Drawings
5. Training Video
6. Service and Technical Assistance Schedule
7. System Test Procedures
8. Response Time for Network Systems

9. Adjusting of Systems
10. Test Procedures Manual
11. Test Record Manual
12. Site Tests
13. System Acceptance
14. Training for System Operation, Programming and Maintenance
15. Special Tools, Equipment and Materials
16. Cabling and Wiring Requirements
17. Power, Communications and Data Connections and Splicing
18. Cable and Wiring Labeling
19. Fire Stopping
20. Junction Boxes, Enclosures/Cabinets, Equipment Racks
21. Power Line Conditions For Electronic Equipment
22. Grounding and Surge Protection
23. UPS Requirements
24. Spare Parts
25. Software Control

H. The Electronic Security Sub-Contractor (ESSC) will provide all installation and integration services specified in the Construction Documents prepared by ESC. The Electronic Security Sub-Contractor (ESSC) will be responsible to submit a Technical Narrative/Sequence of Operation based on the Construction documents prepared by ESC for review and approval by the Owner and the Electronic Security Consultant (ESC). The Owner and/or the ESC can make adjustments/changes to Sequence of Operation during this review and the Electronic Security Sub-Contractor must comply with those changes at no cost to the Owner.

I. The D/B Contractor together with the Electronic Security Sub-Contractor (ESSC) shall warrant all hardware and software for a period of two (2) years after final completion of the contract.

J. DRCF Phase I has and DRCF Phase II must have fully integrated electronic systems. Allowing for that, the Electronic Security Contractor will be responsible for all existing and new software code. This includes, but is not limited to:

1. Security – Perimeter Fence Detection Video Analytics
2. Intercom and Paging
3. Video Surveillance (CCTV) – Perimeter and in building Hi-Definition
4. Fire Alarm

5. CATV/MATV
6. Programmable Logic Control (PLC)/Graphical User Interface (GUI) Touch Screen
7. Duress Alarms – Fixed and Body Worn
8. Card Access System

K. The Electronic Security Sub-Contractor (ESSC) will also provide the following:

1. Provide Control consoles, cabinets and enclosures
2. Provide Security Fasteners
3. Provide Security and Communication Central Processing System
4. Provide Programmable Logic Control System including Door/Gate Control Monitoring, Duress/Panic Alarm, Low Voltage Lighting Control
5. Provide Intercom and Paging System
6. Provide Video Surveillance system – Building and inmate sally port
7. Provide hardwired Fixes Point Panic Alarm system
8. Provide Telephone Communication System conduits, boxes and cover plates
9. Provide Data communication System conduits, boxes and cover plates
10. Provide interface of local building Fire Alarm Systems with site-wide Fire Alarm System
11. Provide grounding of all Security and Communication Systems Components and circuits as required.
12. Provide Grounding to all Fences
13. Provide controls and interface to all systems related to the security fence system around the facility. The Master Control Center (in the SSB) shall have back up control of sally port gates and primary control of internal gates. The Master Control Center shall have control and monitoring of exterior and perimeter CCTV cameras.
14. Provide interfacing with Doors and Gates

2.10 Electronic Security – Special Instructions to the Design Build Team

A. Dorsey Run Phase I shall be the Design basis for most of the systems and components for Dorsey Run Phase II.

B. Specific equipment manufacturers and models used at Dorsey Run Phase I shall be specified by the electronic Security Consultant (ESC) in the contract documents as follows:

1. CCTV – Will be a hybrid Analog/Digital system to incorporate Digital Video Perimeter Analytic cameras for fence approach and standard Hi-resolution analog cameras for all other. The hybrid system allows for full network video processing that will make recording and review easy for the end user. The Digital Video Analytics will provide perimeter alarms for fence approach from the "outside." The system selected will be sole sourced to Vicon (software, cameras, DVR/NVR) and Sight logix (fence approach). Quantity of cameras may need to be adjusted to accommodate modifications to DRCF Phase I SSB floor plan and site plan required for DRCF Phase II Construction. Review stations with full reproduction capability will be located in the Administrators office and the Security Chiefs office. A review station will be located in the conference room with a large screen display, minimum 50", and plasma.

*Note: Forty Five (45) calendar days storage that can be accomplished with this system via the network and RAID 5 NVR systems must be included in Phase II as already provided under Phase I.

2. Intercom – Phase II shall incorporate a purpose built system from Harding or Zenitel that will interface directly to the touch screen. The Harding or Zenitel system is flexible and allows for changes locally and allows additions of a master station anywhere at any time.

3. Detention Control Systems – No change from Phase I Touch Screen Wonderware, Server based Server/Drive software – Software Toolbox, Operating System – Windows 7. The Phase II Integrator will be provided with the screen shots to mirror Phase I in concept for the SSB and duplicated for Housing units.

4. PLC – No change from Phase I. Omron PLC components, Allied telesyn Ethernet components or approved equal, I/O devices = Integrators choice, Relays Integrators choice, Power supplies = Integrators choice, terminal blocks Integrators choice. Note: Integrators choice only with submittal approval

5. Equipment Consoles and Racks – No change from Phase I – Integrators choice, basis of design should be Lowell, Hoffman, Emcor

6. UPS components – No change from Phase I. Sole Source = APC

7. Contraband Detection System(s) – No change from Phase I. Sole Source Metal Detector – Garrett PD6500i, Sole Source Cavity Search – Boss II

8. Security Management System – Proximity Card. Phase I selected manufacture – IDenticard

9. Duress Alarm System – No change from Phase I. Magal Senstar Ultrasonic, Modulated Signal, Fixed Receivers, Body Worn transmitters. Locations of receivers shall match Phase I in the housing units but changes in locations will have to be made for the SSB. Alarm icons will display on the touch screen and will function the same as Phase I. Fixed Panic Pushbutton Alarm system shall consists of panic switches (Mushroom type with Key reset).

10. Each will have an associated icon on the touch screen and function the same as Phase I.

11. An independent intercom system is required and will function as follows: Head end console to be installed in the Traffic room of the Phase II SSB. Console will be able to select “All Call” which will tie in all overhead speakers and exterior paging horn speakers across both Phase I and Phase II facilities.

12. The console will also be able to select any of the housing unit’s overhead speakers independently, the exterior paging horn speakers independently and the Support Services Buildings overhead speakers independently.

13. The existing console mounted touch screens in the Master Control Center (MCC) will be modified by the ESSC to display both Phases of Dorsey Run and the associated Perimeter camera and Sally Port intercom icons added where applicable to provide full integration.

14. All integration testing will take place after normal hours of operation as directed by DPSCS/DCCFM.

No development or test software will be left on the server after integration testing. All electronic systems

must be fully restored to original configuration (Hardware and Software) at the end of each testing procedure or as directed by DPSCS/DCCFM.

15. Back-up copies of original software configurations will be made by the ESSC prior to any integration testing. The backup copies of the original software will be left on site at the end of each working day.

16. All installation of conduit, wiring and electronic components, if needed, in existing Dorsey Run Phase I buildings shall take place only during normal hours of operation as directed by the Owner.

3.0 DESIGN SERVICES

3.1 General

Design services shall be provided in accordance with the requirements of DGS Procedure Manual for Professional Services July 2012 as applicable to a Design/Build contract.

The D/B Contractor shall engage or employ the following design professionals, at minimum:

Architect.
Civil Engineer.
Structural Engineer.
Mechanical Engineer.
Electrical Engineer.
Geotechnical Engineer.
Land Surveyor.
Security Consultant.
LEED Consultant.
Independent Inspection / Testing Service (CITS).
Food Service Consultant.

Each design professional listed shall be individually licensed in the State of Maryland. It is required that the D/B Contractor employ design professionals who have relevant experience, per the stipulations outlined in the Request for Proposal, Section I, Technical Proposal Requirements 4.0, Section 8.0 “Professional Staffing”.

It is highly recommended that the D/B Contractor retain consultants who are familiar with the permit and regulation submittal process for this type of project. The D/B Contractor will be ultimately responsible to meet all requirements.

The D/B Contractor shall be responsible for the design and engineering of this project in its entirety, based on the prototypical drawings and specifications of DRCF – Phase I and the information included in this RFP.

The D/B Contractor shall provide the following design submittals:

Design Development (one full and 13 half size drawings and outline specifications)

50% Construction Documents (one full and 13 half size drawings and Project Manual/ specifications in a book format.)

100% Construction Documents (one full and half 13 size drawings and Project Manual/ specifications in a book format).

The D/B Contractor shall prepare the construction documents (drawings and specifications) based on the documents included in this RFP inclusive of DRCF – Phase I Construction, As-Built Construction Documents, the New SSB Concept Floor Plan, Concept Site Plan, Concept Site Utility Plan, and revised partial Housing Unit Security/Electrical room layout.

At each design review submittal indicated above, the D/B Contractor shall submit (14) fourteen sets of documents for review by DPSCS. Additionally the D/B Contractor shall submit documents directly to each Regulating Agency as required.

One (1) set of final approved and sealed construction drawings on mylar, and specifications shall be given to DPSCS prior to beginning construction. Additionally, D/B Contractor shall provide (1) electronic set in AutoCAD and (1) electronic set in PDF format, on disc.

3.2 Submission to and Approvals from the Regulating Agencies

It shall be the responsibility of the D/B Contractor to make submittals to the appropriate State Agencies as such as the Department of Health and Mental Hygiene (DHMH), State Fire Marshal and Anne Arundel County Fire Department for project approval. It shall be the responsibility of the D/B contractor to pay the State Fire Marshall submitted fee and any other applicable fees. It shall also be the responsibility of the D/B Contractor to comply with Maryland Department of the Environment (MDE) permit requirements for Storm Water Management (SWM) and Sediment and Erosion Control and to the Department of Natural Resources (DNR) for compliance with Forest Conservation Act (FCA) approval requirements.

The D/B Contractor shall also comply with all applicable Federal and Local (Anne Arundel County) authorities having jurisdiction, and will be responsible for making the required submittals and getting approvals from all authorities having jurisdiction.

The D/B Contractor shall retain a permit expeditor in order to make submittals to and gain timely approvals from Maryland Department of the Environment (MDE) and other authorities having jurisdiction.

3.3 LEED Certification

It is a requirement that the D/B Contractor apply for and obtain Leadership in Energy and Environmental Design (LEED) Certification for this project. The required level of certification, at minimum, is LEED "Silver" Certified, under LEED 2009 version 3.0.

The D/B Contractor team and design team will each be required to employ a LEED Green Associate or Accredited Professional to aid in obtaining certification for the project. This person may also be the Project Manager or part of the typical team make-up. During Design, submittals (example: DD, 50%, 100%) the D/B team will submit a detailed LEED Project Checklist/Scorecard. Monthly LEED Progress meetings, with status review/report of each attempted credit will be conducted during the Construction Phase following every other contractor's Progress Meeting.

The D/B Contractor's design team will be responsible for modifying elements of the prototypical DRCF Phase I designs, if required, in order to obtain Silver LEED certification for this Phase II project. Additionally, the D/B Contractor/Design Team will be responsible for making all required LEED submittals (Design and Construction submittals) to the United States Green Building Council (USGBC). The costs associated with obtaining LEED certification shall be paid for by the D/B Contractor, and shall be included in the Contractor's Price Proposal. The State will not reimburse the Contractor for additional costs associated with obtaining LEED certification.

4.0 CONSTRUCTION SERVICES

4.1 General

Construction services shall be provided in accordance with the construction contract drawings and specifications for this project prepared by the D/B Contractor's A/E team and approved by DPSCS and Regulating Agencies. D/B Contractor shall not begin construction until the construction drawings and specifications are complete and approved by DPSCS.

The D/B Contractor's A/E team shall consolidate into DRCF- Phase II construction documents all design requirements referenced in this RFP and based on DRCF Phase I prototype information. Management of construction shall be in accordance with the requirements set forth in the Division 1 specifications which are contained in DRCF – Phase I Prototype Project Manual.

Notwithstanding any provision of the DRCF – Phase II Construction Contract Documents, acceptance or approval of any work, service, (tangible or intangible work product) by the State or any of its officials or employees shall not (1) construe a change in the contract requirements; (2) release the D/B Contractor from liability or responsibility for errors or omissions, latent defects, or breach or default of the Contract; (3) extend the time for completion of the contract; or (4) obligate the State to pay the D/B Contractor additional compensation, unless (a) the State agrees to the contrary in writing, executed by an official with authority to bind the State and with prior approvals required by law; and (b) such writing contains express and clear reference to the fact that by execution of the writing the State intends to change identified contract requirements, to release the D/B Contractor from liability or responsibility for some identified matter, to extend the time for completion of the contract to some identified date, or to obligate the State to pay the D/B Contractor additional compensation in a specified amount.

After the Notice to Proceed the D/B Contractor is required to submit, maintain, and update a CPM type Project Schedule, which includes the design and construction phases of the work, in accordance with Section 7.06 of DPSCS General Conditions of the Contract between Owner and Contractor (for Design/Build Contracts included in DRCF – Phase I Prototype Project Manual). The schedule must be submitted and updated monthly to be the basis for time monitoring by DPSCS and for D/B Contractors payment requests. The schedule will be reviewed and approved by the State on a monthly basis. DPSCS will have a full time Building Construction Engineer (BCE) on site for administrating the construction. The BCE shall have in his possession approved plans, specifications, and shop drawings prior to D/B Contractor's beginning the actual construction onsite.

DPSCS may retain the services of a Construction Inspection and Testing Services (CITS) firm for quality assurance testing as needed. Quality Control Testing/Inspection shall be totally the responsibility of the D/B Contractor as described in the Quality Control, Inspection, Testing, and Laboratory Services Sections included in the prototype Division 1 specifications of the DRCF – Phase I Project Manual.

Progress meetings will be held bi-weekly (once in two (2) weeks) at the D/B Contractor's on-site field office. The Architect of the D/B Contractor's design team shall conduct the progress meetings, record, and distribute the minutes to the attendees within seven (7) calendar days. Monthly LEED Progress Meetings will be conducted following every other bi-weekly program meeting to review the status of each credit. D/B Contractor shall provide and pay for electrical power and lighting for construction purposes and for its temporary offices and facilities. If DPSCS allows the D/B Contractor to connect to the existing electrical system at the Correctional Complex, a monthly flat rate of Seven Hundred and Fifty ($750) dollars will be assessed against the project price until final completion date. The D/B Contractor is responsible for all temporary connections and their removal at the time of the project completion when the permanent power provided by the D/B Contractor is connected to the project facilities.

All Shop drawings will be reviewed and approved by the D/B Contractor's A/E team prior to beginning of any fabrication and installation activity. Shop drawings and catalog cut information shall be reviewed also by DPSCS personnel especially for any work related to food service equipment and security/telecom/data prior to final approval by A/E team.

Substantial completion and final inspection shall be in accordance with DPSCS General Conditions for D/B contracts and the prototype Division 1 of DRCF – Phase I Project Manual.

The D/B Contractor prior to topsoil placement on completed site and as part of site debris removal shall provide metal scanning and off site removal of detected metal items. A certification for this activity's successful completion shall be provided to DPSCS. The D/B Contractor shall maintain a marked-up record set of drawings and specifications at the construction site to be used for the Record Documents preparation.

Record Documents shall be provided by the D/B Contractor to the State within Twenty-one (21) calendar days from substantial completion of the project.

The As-Built documents shall be submitted as full size mylar drawings (original mylar and two sets of full size prints on bond paper) with signature seal of the A/Es, and also in electronic format (both in CADD – Latest version of AutoCAD, and in PDF format) on compact disc. Electronic drawings shall comply with DPSCS CADD standards (Attachment A-15). The Project Manual/Specifications documents shall be created using Microsoft Office applications (Microsoft Word for word processing and Microsoft Excel for spreadsheets).

All files shall be compatible with release 2010. Record documents that do not comply shall be made to comply at the D/B Contractor's expense.

In addition upon acceptance of the project the D/B Contractor shall furnish six (6) sets of the project's applicable Operation and Maintenance Manuals to DPSCS.

The D/B Contractor will be responsible for providing the required construction photography, including but not limited to aerial photography, in compliance with Specification Section "Construction Photographs" included in Division 1 of DRCF – Phase I prototype Project Manual.

The project construction sign will be supplied by DPSCS. The D/B Contractor shall pick-up the sign from the shop and erect the sign at a location determined by DPSCS. After project completion the D/B Contractor will remove the sign and restore the site.

The D/B Contractor shall pay for all applicable charges, taxes, and fees and give all notices necessary and incidental to the due and lawful execution of the work. All costs thereof shall be deemed to be included in the prices contained in the Price Proposal.

Attention is directed to the fact that applicable State laws, ordinances, and rules and regulations of all authorities having jurisdiction over the project will be enforced. They will be deemed to be included the same as though herein written in full. Any immunity which the State may enjoy with respect to any applicable laws and ordinances shall not be available except that the D/B Contractor shall not be required to obtain building construction permits from Anne Arundel, County, Maryland, but, shall obtain the project approval from the County's Fire Department (AACFD).

4.2 Access for Site Construction Activities

Access to the site may be limited by the daily operations of the Jessup Correctional Complex. The D/B Contractor will be responsible for coordinating with DPSCS assigned Building Construction Engineer to gain access to the site at appropriate times, so as to minimize interference with day-to-day operations and security at the Correctional Complex.
Staging area for construction trailer(s) and D/B Contractor's staging and storage area will be in proximity of the construction site and it will be finalized during the design period with the D/B Contractor's design team, at a location approved by DPSCS. D/B Contractor will not be permitted to use Phase I entrance road, and will be able to use, but, must maintain Range Road for site access.

4.3 Contractor's Field Office

Contractor shall provide field offices in accordance with Specification Section 01525 "Field Offices" included in Division 1 of DRCF – Phase I Prototype Project Manual.

4.4 Project Warranties

The D/B Contractor shall provide a Twenty-four (24) month warranty on all works completed under this Contract.

The warranty shall be put into effect when the State takes acceptance of the project (Date of Substantial Completion) and shall expire no less than exactly Twenty-four (24) months, or Seven-hundred –thirty (730) days after the date of substantial completion. The D/B Contractor shall provide a warranty certificate certifying that all work completed under the Contract will be fully covered under warranty for the stipulated period, and that the D/B Contractor will correct any defective work (materials and labor) at no cost to the State. DPSCS shall approve the wording of the certificate prior to its execution. The certificate shall be executed by the D/B Contractor's executive and by appropriate personnel at the State, and shall be notarized by a Notary Public, prior to the date of substantial completion. The warranty period shall be extended appropriately, if these actions are not completed prior to the date of substantial completion.

For the purposes of this warranty, "defective work" shall mean any work that fails in materials or workmanship.

The D/B Contractor's warranty shall not negate or void any other warranties that are required by or provided for this project. The D/B Contractor's warranty may run concurrent with other warranties provided for this project, unless explicitly stated otherwise.

5.0 POST- CONSTRUCTION SERVICES

Post-construction services for this contract shall include 6 months, 12 months, and 23 months warranty inspections since the warranty period should be Twenty-four (24) months from the acceptance by the State (substantial completion) of the constructed project. DPSCS will schedule the inspections and notify the appropriate parties to attend the onsite inspection.

The D/B Contractor's Architect shall prepare the minutes of the inspection and distribute to all parties as directed by DPSCS.

A follow-up inspection to ascertain that all corrective actions have been done should be scheduled within a week of the initial warranty inspection.

During the warranty period the D/B Contractor and appropriate subcontractors shall respond to calls by DPSCS and troubleshoot/correct, at no cost to the State, the deficiencies identified. The response shall be prompt and not later than 24 hours after the receipt of the call. In emergency cases of electrical power loss or security related problems the response and corrective action by D/B Contractor after the State's notification shall be within four (4) hours maximum. Any spare parts used by the D/B Contractor from the Institution's inventory should be replaced within 48 hours of the occurrence.

END OF REQUEST FOR PROPOSAL DOCUMENT