

## CITY OF PETALUMA

POST OFFICE BOX 61 PETALUMA, CA 94953-0061

Kevin McDonnell Mayor

Brian Barnacle
Janice Cader-Thompson
Mike Healy
Karen Nau
Dennis Pocekay
John Shribbs
Councilmembers

Petaluma Police Department Facility Remodel Project C11202225

July 12, 2023

This Addendum No. 1 modifies the Request for Proposal Documents for the Petaluma Police Department Project C11202225. This Addendum shall become part of the Documents and all provisions shall apply thereto. Respondents shall acknowledge all Addendums.

#### **REQUEST FOR PROPOSALS MODIFICATION**

Question #1: Would the City consider excluding the cost proposal from the page count?

Response #1: The cost proposal can be excluded from the page count listed in section 4 Proposal Requirements. The proposal and cost proposal will be submitted via separate emails. Section 3 Request for Proposal Procedures is modified to include additional submittal instructions by adding a paragraph to item 3.C.:

Submittal Instructions. PROPOSALs must be received by the City by or before 5:00PM, July 31, 2023, (the "PROPOSAL Deadline"). The respondent must submit one (1) electronic copy of the PROPOSAL via email, with subject line "PROPOSAL for Police Department Facility Remodel Services." The respondent must submit one (1) electronic copy of the COST PROPOSAL via a separate email, with the subject line "COST PROPOSAL for Police Department Facility Remodel Services." Each email must include the Respondent's name, address and phone number and attach one electronic copy of the Proposal and Cost Proposal. Email PROPOSAL to:

Public Works & Utilities

City Engineer 11 English Street Petaluma, CA 94952 Phone (707) 778-4303

Environmental Services
Ellis Creek Water
Recycling Facility
3890 Cypress Drive
Petaluma, CA 94954
Phone (707) 776-3777
Fax: (707) 656-4067

## Parks & Facility Maintenance

840 Hopper St. Ext. Petaluma, CA 94952 Phone (707) 778-4303 Fax (707) 206-6065

Transit Division 555 N. McDowell Blvd. Petaluma, CA 94954 Phone (707) 778-4421

#### Utilities & Field Operations 202 N. McDowell Blvd.

Petaluma, CA 94954 Phone (707) 778-4546 Fax (707) 206-6034

E-Mail: publicworks@ cityofpetaluma.org

#### **CLARIFICATION TO FIRMS – QUESTION AND RESPONSE**

Question #1: The bottom of the Professional Services Agreement (pg 9) includes a line for a "Petaluma Business Tax Certificate Number." Is this required for the firm to have in order to respond to this RFP? Can this be acquired by the firm after being awarded the project? Does the firm need to be based in Petaluma in order to acquire it?

Response #1: The Professional Services Agreement will be executed with the selected firm. Proposers do not need to be based in Petaluma to be selected for the project. The selected firm will need to acquire a business license at the time of executing the Professional Services Agreement.

Question #2: How will you review proposal and cost proposal when they are delivered in separate emails?

Response #2: Staff will review and score the proposals first for responsiveness to the RFP, understanding of the project needs, experience of the firm and/or proposed project team, organization of the project and innovation of project approach. Once the proposals are scored and ranked, staff will review the cost proposals for total cost, activity details and phasing, and cost effectiveness. The City reserves the right to negotiate the total costs, included activities, and phasing, and to terminate negotiations as needed.

Question #3: The Project Background states that the building was previously a Mortuary and was purchased in 1985. Typically, at the time of transference, a Phase I or Environmental Report is included. Part of the scope of service is to determine if abatement is required. Can you provide a copy of the report from 1985?

Response #3: Staff will research the environmental report from the time of the building purchase. A Phase 1 Environmental Assessment was completed in 2012 and can be shared with the selected consultant.

Question #4 The Essential Services Act occurred in 1986. When the City converted the Mortuary to a Police station was the building seismically upgraded or was it exempt? If it was exempt, has the Public Safety Facility Assessment and Master Plan determined that this remodel will not trigger seismically strengthening the building to essential service levels?

Response #4 The 1985 drawing set include structural notes, anchorage and shear wall schedules. It is unknown if these designs were intended as seismic upgrade. The selected architect will evaluate the current code to determine whether the building will be required for seismic upgrade.

Question #5 Is the drawing attached to the RFP from the Master Plan?

Response #5 No. The drawing in the RFP is a plan sheet from the 1986 renovation. Staff highlighted the relevant sections of the floorplan being considered for this project.

Question #6 The drawing shows a yellow highlighted area as the "scope of work". The Scope of Work discusses roofing, plumbing, sprinklers, HVAC, civil design and ADA which may be outside the yellow area. Please clarify.

Response #6 The yellow highlighted area encompasses the existing locker rooms, cells/holding/booking/interview rooms, and exterior atrium. The yellow highlight area was provided as a guide to interested consultants to understand the discussed area of the building.

Question #7 The area in yellow includes features that are not ADA compliant. ADA compliance requires more square footage. Will the program be decreased, or will the building be expanded other than the area located in the Atrium?

Response #7 The selected consultant will assist with initial space analysis and schematic design. The result of the initial phase of work may expand or contract the remodel area or program size.

Question #8 Are there additional alternates from the Master Plan you can share?

Response #8 The Progress Report on Public Safety Facilities Assessment can be viewed as part of the City of Petaluma City Council meeting dated July 10, 2023. https://cityofpetaluma.primegov.com/Portal/Meeting?meetingTemplateId=5280

Question #9 Why was the current alternative selected?

Response #9 The locker rooms are undersized for the current staffing levels and in poor condition. The jail cells are out of compliance and no longer used for processing and holding. The atrium is a nice amenity at the station, but underused, while staff offices are small or overcrowded.

Question #10 The drawing references enlarged plan 7.1 and 7.2. Can you provide these and any additional drawings from the study?

Response #10 The referenced sheets are included as attachments to this Addendum.

Question #11 Will the Architect who prepared the RFP drawing or Master Plan be precluded from bidding this RFP?

Response #11 City staff prepared the RFP drawing. The Architect preparing the Master Plan has been notified of this opportunity and will not be precluded from bidding this RFP.

Question #12 In Section 2C it states that the Respondent agrees to provide the Scope of Services as specified in "Attachment B". Please confirm this is a typo and should say "Attachment A".

Response #12 Attachment A is the copy of the Professional Services Agreement. Attachment B is the Scope of Services. Please refer to the Attachments listed on page 7.

Question #13 In Attachment A it says the Respondent is to modify the tasks to represent its approach. Please clarify in relation to the requirement in Section 2C.

Response #13 Attachment B is the "Exhibit A Scope of Services". Section 2C of the Request for Proposals requires that the respondent is qualified and available to provide the services discussed in Attachment B. Respondents may modify the tasks in Attachment B to enhance, streamline or otherwise adjust their scope of services to best suit the project.

Question #14 Is there a Construction Budget for the Project?

Response #14 Not at this time. The proposed budget is attached to this addendum.

Question #15 Will the City manage the GC or will you be hiring a Construction Manager?

Response #15 This is unknown at this time.

Question #16 Is there an LEED requirement?

Response #16 No, the City does not have any LEED requirements at this current time.

Question #17 What utilities/equipment does staff have that need to be charged or used within the lockers room space?

Response #17 Currently, the equipment staff needs to charge includes body worn cameras, cell phones, flashlights and portable radios.

Question #18 Are there existing plans of the building prior to PD move-in when it was a mortuary?

Response #18 This is unknown at this time.

Question #19 Do you currently hold/book detainees in the holding cells?

Response #19 The holding cells are no longer used for booking or holding detainees. The toilet in this area has been used by detainees so they are not brought into the station.

Question #20 Please clarify the extent of expansion at the exterior atrium?

Response #20 Staff have not determined the extent of the building expansion at this time. Currently, the covered exterior areas are useful for storage. The exterior atrium is a nice amenity, but it is not heavily used. The selected consultant will assist the Police Department with identifying total space needs and opportunities for expansion.

Ouestion #21 Will soil need to be tested or off-hauled?

Response #21 Depending on the type of building foundation required for expansion, soils may or may not need to be off-hauled.

Question #22 Any other reviewers or oversight?

Response #22 Since the holding cells will not be renovated for reuse, no other reviewers are expected other than the local building department.

Question #23 How many additional offices are needed?

Response #23 The Police Department assumes they will need 3-6 additional offices, or more depending on availability of space.

Question #24 What are other upcoming projects at the Police Station?

Response #24 The City of Petaluma has an HCD grant for a generator feasibility study and seismic analysis. The City is also identifying energy efficiency projects within all of its facilities. These projects are currently in the scoping phase.

This Addendum No. 1 shall become part of the Request for Proposals and all provisions of the Request for Proposals shall apply thereto. Respondents shall acknowledge all Addendums in their proposal.

City of Petaluma,

Diane Ramirez, Project Manager

Attachments: Addendum acknowledgement

Plan sheets 7.1 and 7.2 Proposed Budget FY 23-24

July 10, 2023, pre-bid site walk agenda

July 10, 2023, sign in sheet

A signed copy of this addendum acknowledgement form shall be attached to the proposal. Failure to do so may cause rejection of your proposal.

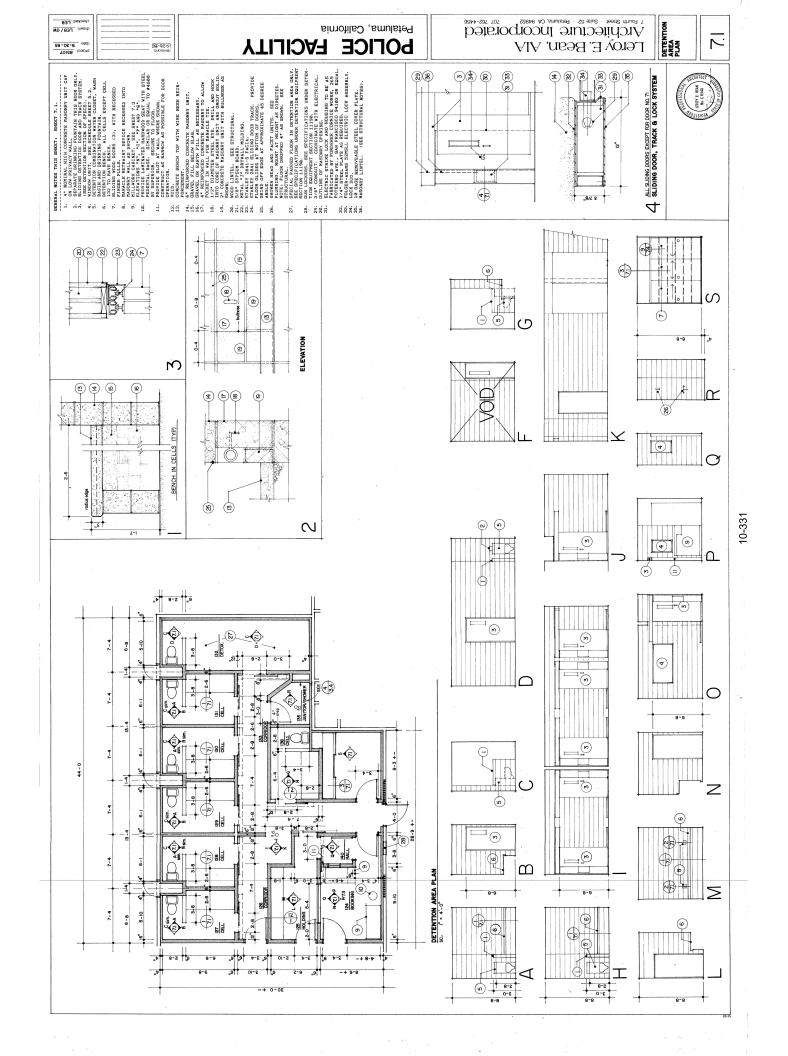
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Petaluma Police Department
Facility Remodel Project
C11202225

June 12, 2023

#### **ACKNOWLEDGEMENT**

Receipt of Ad	dendum No. 1 is hereby a	cknowledged by		(Consultant's Name)
on the	day of	, 2023.		
			Signature	
			Title	
			Company	



### Police Department Facility Remodel

#### C11202225

#### **Description and Justification**

This project proposes several enhancements to improve worker safety and overall operational efficiency for staff working in the Police Station on Petaluma Blvd. North. This project will modify a portion of the Police Station to meet current operational needs by removing jail cells that don't meet federal standards and replacing with modernized restrooms including lockers for all staff. Programming will also consider building expansion to increase workstation and office space.



Project Manager: Diane Ramirez, Gina Benedetti-

Petnic

Department Rep: Ken Savano

□Climate First □Shovel Ready

Start Date: FY 2022/23

Estimated Completion: FY 2025/26

#### Operating Impact:

- ☑ No significant impact
- ☐ Provide savings
- ☐ Maintenance costs included in operating budget
- ☐ Other

## Project Costs and Funding Sources (Dollars in \$000's)

C11202225

USES (dollars in \$000)
Design/ Planning/ Environmental/ Land
Administration / Legal
Construction Contracts
Construction Mgmt
Contingency
CIP Overheads
TOTAL USES

_						Projected	d Budgets		
	Actual Life		Estimate						Total
	to Date	Estimate	Life to Date	Budget					Project
	thru FY 22	FY 22-23	thru FY 23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Estimate
		20	20	20					40
			-	5					5
			-	300	2,311	2,270			4,881
			-	5	5	5			15
			-	20	20	10			50
			I	3	3	3			9
ES	-	20	20	353	2,339	2,288	-	-	5,000
-0		20	20	000	2,000	2,200			0,0

#### SOURCES (dollars in \$000)

City Facilities Impact Fee American Rescue Plan Act (ARPA)

е			-		2,279	2,288			4,567
ct (ARPA)	433		433						433
TOTAL FUNDS	433	ı	433	-	2,279	2,288	_	=	5,000

CIP-35

#### <u>CITY OF PETALUMA</u> CITY OF PETALUMA POLICE DEPARTMENT FACILITY REMODEL

#### PRE-BID MEETING AGENDA July 10, 2023 at 10:00 AM

## 1. Introductions – Brian Miller (PPD), Tina Thomsen (PPD), Diane Ramirez (PM), Mary White (Asst Engineer), Paige Bullock (Asst Engineer)

Sign-Up Sheet: We would like your contact information so please sign in!

#### 2. Schedule

- Questions or objections due by Friday July 14, 2023, by 3:00PM. Email to dramirez@cityofpetaluma.org
  - o Will be responded to by Monday July 24, 2023, by 5:00PM
  - Proposals due Monday July 31st, 2023 by 5:00 pm via email
    - o Email to dramirez@cityofpetaluma.org
  - Interviews tentatively August 14-18, 2023, TBD
  - Notice of selection on August 31, 2023
  - Plans available: https://cityofpetaluma.org/bid-opportunities-2/
  - Anticipated schedule October 2023 through December 2025

#### 3. Project Budget

- ARPA Funding for design and construction; term of use through December 2024
- Facilities Impact Fees have no expiration date
- Looking for a cost-effective project proposal; any funding not spent on design is available for construction.

#### 4. Scope of work

- Locker Rooms are undersized, antiquated.
- Exterior Atrium is an available space for additional office square footage.
- Holding Cells to be demolished to increase office space, update locker rooms, and addition of fitness room
- Added Scope for HVAC; may be looking for additional ME work to analyze entire facility

#### 5. QUESTIONS: All questions will be noted and answered via an ADDENDUM

- Can the cost proposal be left out of the 10-page proposal limit?
- The bottom of the Professional Services Agreement (pg 9) includes a line for a "Petaluma Business Tax Certificate Number." Is this required for the firm to have in order to respond to this RFP? Can this be acquired by the firm after being awarded the project? Does the firm need to be based in Petaluma in order to acquire it?



## PETALUMA POLICE DEPARTMENT FACILITY REMODEL PROJECT CITY PROJECT NO: C11202225

# PRE-BID MEETING SIGN IN SHEET

Date: 7-10-2023

Time: 10:00am

Name	Organization	Role	Contact No.	Email	Signature
Diane Ramirez	City of Petaluma	Project Manager	707-975-5163	dramirez@cityofpetaluma.org	
Mary White	City of Petaluma	Asst. Engineer	при	mwhite@cityofpetaluma.org	
Paige Bullock	City of Petaluma	Asst. Engineer		pbullock@cityofpetaluma.org	
Jonathan Sanglerat	City of Petaluma	CIP Manager		isanglerat@cityofpetaluma.org	
Tina Thomsen	City of Petaluma	Technical Manager	2) 2) 7) 17 10 10 10		
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AliciaMoniz	Moniz Architectue	Principal	7804-24h(9)	(916)442-4032 amonizomonizarchitecture.com	2.com
KRT MANESS	COAR	PROJECT MANAGE	707.582.4134	PROJECT MANAGED 707.582.4134 KRT D COAR GROUP. COM	
Luke Wilson	ZFA Shadray	Principal	746 975 206	727 526 394 WKz W@ ZFA. COM	
LAURA YOUNG	SORI	MARKETING LOOR DINAMPR.	107 415 7845	laura @ coargroup.com	
DOUBLY TURKNEY GORING	WEY GORING	形况结	789815H	PATILITY 4578/320 STHOMBY @ JOSOVOH, FECTS, COM	tets, com

Page 1 of 2 HTDERS

PRE-BID MEETING SIGN IN SHEET

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Contact No.	707 48/1868	925-336960	413.749.2676	1008 617 015	707 5266992	767, 435.527L				
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Organization	MAT TEXTIFE	Le Shah Kaw	PAS Archet.	NELSON WW	Stroteral	4071				
Name	Mary Dooley	Alan Kaucsaki Shah Kawsaki A,	CHBIS FORD	DAVID CROTTY NELSON WW	Kevin Tocch	MITCHELL PRICE	±2		1	

PRE-BID MEETING SIGN IN SHEET