



## #3111 JUSTICE CENTER DESIGN & CONSTRUCTION ADMINISTRATION ADDENDUM #3

Addendum #3 dated June 7, 2019 is issued to:

### A) ANSWER QUESTIONS FROM THE PRE-SUBMITTAL CONFERENCE:

1. *During the expansion of the existing facility will you continue to house inmates here or will they be moved off site?*

That will be part of the discussion in both design and construction. We anticipate that at some point we will need to close the jail. We have been working on options for how to facilitate that shutdown while still providing the service. We will need input from the Design Team and Construction Manager to discuss the necessary duration of that closure and how to phase the overall project.

2. *With regards to detainees, are we looking to upgrade security and transportation processes?*

We anticipate the inclusion of a video court room/area which will alleviate much of the routine transport outside of the facility for court appearances. For movement within the facility, that will also be an examination and discussion in design. There are a variety of methods to move inmates internally, some of which is determined by the staffing model as well as by the classification of the inmates. Different inmate classifications will require different processes.

3. *Was the current budget established on the 2010 assessment?*

The pricing for Options #1 and #2 was updated in September 2018.

4. *What escalation rates did you use for the midpoint?*

The initial estimates were based upon current day dollars (2018).

5. *What is the funding mechanism for this project?*

The design funds have been approved in the 2019-20 budget. The City will be issuing municipal bonds to fund the construction costs.



6. *Does the city use set asides?*

While the City does not have any “Set Asides”, we do encourage the use of small, disadvantaged or veteran-owned businesses.

7. *Is CHC providing any of the funding?*

We are in discussions with CHC for a parking lease agreement/partnership; however, we do not anticipate CHC directly funding the design or construction.

8. *How many staff at the Justice Center? How many inmates?*

Current staffing is 111 civilian and commissioned staff for the police department and jail. The current jail capacity is 46 inmates, with an average daily population of 43 inmates.

9. *Are the dogs from the K9 unit housed at the Justice Center?*

K9s are not housed at the police department. They live with their handlers at home. We currently do not have temporary housing for K9s.

10. *Has the city looked at other police stations in the area?*

Yes

11. *Is there a vehicle bay for maintaining police cars?*

We have offsite City fleet maintenance and do not plan to incorporate that service into the new facility.

12. *Do you need a kitchen?*

There will need to be some type of food preparation/kitchen in the jail. We currently utilize a frozen meal service and reheat in an oven. The design will also need to incorporate a lunchroom/kitchen area for employees.

13. *How is the building heated?*

Electric and gas heat pump along with a variety of smaller units (approx. 20) throughout the building.



14. *What are the square panels for on the ceiling of the inmate housing area?*

Access for duct work and electrical.

15. *Does the Police Department have a shooting range on site?*

We do not currently have a shooting range and the conceptual plans do not include a shooting range. However, it may be a discussion in design as we have learned that we may be losing access to our main firearms training facility.

16. *In terms of phasing, could you please elaborate on the extra City-owned acre?*

The City owns the adjacent acre to the east. We anticipate building the new police building and parking structure first, then relocating police and court activities to the new building. We would then remodel the existing building. The new jail facility can be built as most effectively phased in that process.

17. *In the scope, would you like the design team to include landscaping? Who currently maintains the landscaping?*

Yes, landscape design will be included in the scope. City of Lynnwood Public Works employees maintain the landscaping.

18. *Do we require a breakdown of evidence room design?*

The evidence room will need to be incorporated into the new police department design. The evidence room will be designed to the same standards as the rest of that project.

19. *How much parking do you have? Do you share parking with other entities in vicinity?*

We currently have limited parking and do not share parking with other entities.

20. *Did KMD prepare original scoping?*

Yes, the original cost estimates were prepared by KMD Architecture.

21. *What is the selected construction delivery method?*

We are soliciting for an A&E firm to manage the design which will produce Construction Documents. Once we have finalized Construction Documents, we will go out to bid for Construction.



22. *Is there a separate CM contract?*

Yes, the City will contract for a Construction Manager under a separate contract.

23. *Is the design team part of the CM selection process?*

No. The Construction Manager will be solicited as a separate scope of work.

24. *Will the city be providing environmental consulting, geotechnical or HazMat work or will the firm need to contract a team?*

The City wishes to contract with one A&E firm to manage all other disciplines.

25. *Have there been any assessments on existing buildings?*

Yes, in 2012 there was a Facilities Condition Assessment. We are working on locating the report to publish.

26. *What is the extent of renovation needed?*

This will be determined during design.

27. *Has the city conducted a utility location survey? Are any upgrades needed?*

No and we don't know yet.

28. *Are dividers included in page count?*

Dividers are not included in page count.

29. *Will you accept CEO as the authorized representative to confirm compliance with Terms & Conditions?*

Yes, the letter may be signed by an attorney or an authorized representative.

All other terms and conditions remain unchanged.

**Ginny Meads, PMP**

Buyer, Procurement

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