

4.0 SPECIAL CONDITIONS AND SPECIFICATIONS

4.1 Authorization: By order of the Commissioners' Court of Collin County, Texas sealed bids will be received for Detention Center Repairs and Renovations.

4.2 Purpose: The intended use/purpose for this Invitation For Bid is to describe Detention Center Repairs and Renovations at Collin County Justice Center.

4.3 Pre-Bid Conference: A pre-bid conference will be held at 9:00 A.M., October 21, 2014 at the Collin County Justice Center located at 4300 Community Ave., McKinney, TX 75071. Once the pre-bid conference has begun, late arrivals will not be allowed to join the conference.

4.4 Term: Provide for a contract commencing on the date of the award and continuing until the project is complete.

4.5 Funding: Funds for payment for Collin County expenditures have been provided through the Collin County budget approved by the Commissioners' Court for this fiscal year only. All other participating entities expenditures have been provided through their entity's governing body for this fiscal year only. State of Texas statutes prohibit any obligation of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated orders or other obligations that arise past the end of the current fiscal year shall be subject to budget approval.

4.6 Price Reduction: If during the life of the contract, the vendor's net prices to its customers for the same product(s) and/or services shall be reduced below the contracted price, it is understood and agreed that Collin County shall receive such price reduction.

4.7 Delivery/Completion/Response Time: Vendor shall state the number of calendar days to complete services at the County's designated location after receipt of purchase order in the space provided on the Company Profile and Signature Form.

4.8 Delivery/Setup/Installation Locations: Locations for delivery and installation are Collin County Justice Center, 4300 Community Ave., McKinney, TX 75071. Delivery, assembly, set-up and installation shall be included in the bid price.

4.9 Testing: Testing may be performed at the request of Collin County, by an agent so designated by the County, without expense to Collin County.

4.10 Samples/Demos: When requested, samples/demos shall be furnished to the County at no expense.

4.11 Bid Documents: Contractor shall notify Collin County prior to bid if the bid documents are missing scope, incomplete or are contrary to actual site conditions.

4.12 Bonds: In accordance with V.T.C.A. 2253.021, a governmental agency that makes a public work contract with a prime contractor shall require the contractor, before beginning work, to execute to the governmental entity a Payment Bond if the contract is in excess of \$25,000.00 and a Performance Bond if the contract is in excess of \$100,000. Such bond shall be in the amount of the contract payable to the governmental entity and must be executed by a corporate surety in accordance with Section 1, Chapter

87, Acts of the 56th Legislature, Regular Session, 1959 (Article 7.19-1 Vernon's Texas Insurance Code).

4.13 Liquidated Damages: Should the contractor fail to complete the project within the specified completion schedule the sum of \$175.00 per calendar day will be deducted from the monies due the contractor for the work. This sum shall not be considered as a penalty, but rather as reasonable liquidated damages, since it would be impracticable or extremely difficult to fix the actual damages. An extension of time may be allowed for delays beyond the control of the contractor at the discretion of Owner.

4.14 Project Requirements and Clarifications:

4.14.1 The staging for this project will take place per each POD or Cluster Control Room, one at a time, from start to completion. Once a POD is completed then two days later the next POD can be started. Repeat this process until the project is completed.

4.14.2 Contractor is responsible for all field verification of actual site conditions and dimensions such as cabinets, demo footages, counter top footages, measure areas that require patches, texture and paint, plumbing connections, electrical move (if any) and match all the finishes not mentioned in this scope. Items listed in this request are provided for bidding proposes only.

4.14.3 All screws, anchors, sealants and fasteners shall be detention grade to match the existing finishes.

4.14.4 Once awarded the contract, a mandatory background check performed by Collin County will be required for all persons who will be onsite for this project.

4.14.5 This project requires a fulltime escort by a Facilities Technician or Sheriff's Deputy.

4.14.6 All cabinet paint is required to be enamel with low fume and the wall paint shall be epoxy antimicrobial per the attached specifications. All paint and prep shall be applied per the manufacturer's recommendations.

4.14.7 County will provide paint codes and manufacturer for the contractor to purchase the paint.

4.14.8 All scope of this project is located inside an active Detention Holding Center.

4.14.9 Contractor will not have onsite storage or office space available for this project. Materials can be stored in the secured housing POD during scheduled work days.

4.14.10 The contractor is responsible for removing and hauling away all project trash and removed materials. Contractor shall not use County dumpsters.

4.14.11 The project schedule is anticipated to be twelve weeks from award to completion to allow the Sheriff's Office to move inmates from areas of work and to allow time for the contractor to complete the bid scope in each POD / Cluster Control.

4.14.12 This project requires the contractor to provide a project schedule with the bid. If Collin County delays the contractor, days may be added to the project schedule.

4.14.13 All work for this project shall be scheduled with the following time and day restrictions for the required escorts: **Cluster Control rooms in Cluster One, Three and Five: Monday through Friday 10:30 PM to 5:30 AM (With one hour mandatory break); All other areas: Monday through Friday from 7:00 AM to 4:00 PM (With one hour mandatory break).**

4.14.14 Specified Materials:

4.14.14.1 Wall paint: Sherwin Williams PNT 1 Industrial Epoxy or Collin County approved equal.

4.14.14.2 Ceiling paint: Sherwin Williams PNT 1 PNT 1 Industrial Enamel or Collin County approved equal.

4.14.14.3 Detention Grade Caulk: BASF Sonolastic® Ultra Joint Sealer or Collin County approved equal.

4.14.14.4 Concrete Floor Sealer: Thompsons Water Seal Ultra or Collin County approved equal.

4.14.14.5 Phenolic: Standard ½ inch Durcon Inc. Solid Phenolic or Collin County approved equal. Three (3) twelve (12) inch by twelve (12) inch samples in colors Durcon North Sea, Atlantic and Brittany Blue or equal shall be submitted for color selection by County.

4.14.14.6 Reference Attachment A-7 Materials Specifications. Bidder shall attach to bid, a specification sheet for any materials being bid as an equal.

4.15 Detention Center Beverage Bar Renovation Scope: This project consists of removing four beverage bars in the Collin County Detention Center and replacing with

four county provided stainless steel tables with mounted sinks and faucets. Reference Attachment A-8 for specifications of County provided tables, sinks and faucets.

4.15.1 Remove approximately nine (9) feet of upper cabinets in Clusters 5B, 5C and 5D.

4.15.2 Disconnect the water supplies and drains for the four (4) sinks in Clusters 1A, 5B, 5C and 5D.

4.15.3 Remove approximately eleven (11) feet of base cabinets and counter top in Clusters 5B, 5C and 5D.

4.15.4 Remove approximately six (6) feet of base cabinets, counter top and disconnect the existing plumbing from the sink in Cluster 1A SEG.

4.15.5 Haul away all removed materials offsite.

4.15.6 Patch the areas on the ceiling and on the walls where the cabinets were removed in Clusters 1A, 5B, 5C and 5D. Patch and prepare all imperfections in the areas where new paint is scheduled.

4.15.7 Paint walls in beverage bar area approximately eight (8) feet tall and thirty-two (32) feet long in Clusters 5B, 5C and 5D with specified paint.

4.15.8 Paint wall in beverage bar area approximately eight (8) feet tall and seven (7) feet long in Clusters 1A with specified paint.

4.15.9 Paint ceilings in beverage bar area approximately ten (10) feet by twenty (20) feet in Clusters 5B, 5C and 5D with specified paint.

4.15.10 Clean and seal the concrete floors in Clusters 1A, 5B, 5C and 5D where the base cabinets were removed. Float the concrete to finish level where required.

4.15.11 Install the four (4) county provided tables with sinks in Clusters 1A, 5B, 5C and 5D per the attached specification. The tables will need to be adjusted, set level and lagged to the walls or floors.

All four (4) new tables are six (6) feet long for Clusters 1A, 5B, 5C and 5D.

4.15.12 Connect the four (4) new sinks with four (4) new faucets to the existing plumbing in Clusters 1A, 5B, 5C and 5D. Provide all the necessary water lines, valves and drain line materials to provide a fully functional sink. Faucets are County provided and are mounted to the table splash by the table manufacture.

4.15.13 Clean up ALL areas affected by construction.

4.15.14 Reference attachment A-1 for existing beverage bar picture.

4.16 Officer POD Dayroom Desk and Cluster Control Desk Scope: This project consists of renovating the Officer POD dayroom desk and Cluster Control Desk in Cluster One, Cluster Three and Cluster Five. Collin County will provide twenty-eight (28) cabinets. Reference attachment A-9 for specifications of County provided cabinets.

4.16.1 Remove and haul away the counter tops in twelve (12) POD dayrooms and three (3) Cluster Control Rooms.

4.16.2 Provide and install fifteen (15) new phenolic tops; twelve (12) in Dayroom PODs and three (3) in the Cluster Control Rooms with three (3) inch backsplash, two (2) 1-1/2 inch holes for wire access and one (1) one (1) inch hole for fire alarm conduit.

4.16.3 Remove and haul away one (1) base drawer cabinet in twelve (12) PODs and Cluster Control Rooms.

4.16.4 Prep and paint the base cabinets in twelve (12) dayroom PODs and ~~three (3)~~ two (2) Cluster Control Rooms. No painting is required in Cluster Five Control Room.

4.16.5 Prep and paint the walls in and around the dayroom POD desk in ten (10) locations.

4.16.6 Install county provided cabinets in the twelve (12) dayroom PODs and three (3) Cluster Control Rooms.

4.16.7 Reference attachments A-2, A-3, A-4 and A-10 for pictures and drawings of POD Dayroom Desks and Cluster Control Room Cabinets.

4.16.8 Install one (1) electrical box and stub a conduit below the new top to relocate the fire alarm pull in fifteen (15) locations.

4.17 Alternate One-Officer POD Dayroom Desk

4.17.1 Provide and install screw-on phenolic access panels over the left, center and right side door openings on the twelve (12) officer POD dayroom desk. (Contract Add)

4.17.2 Prep and paint only the areas not covered by new access panels. Only paint four (4) inch base and three-quarter inch reveal around cabinet face and paint all other exposed sides and surfaces. (Contract Deduct)

4.17.3 Reference attachment A-6 for picture with sketch of alternate.

4.18 Detention Center Cluster One, Three and Five Restroom Repairs Scope: This project consists of cutting door jambs, preparing and painting the door jambs and replacing hinges as necessary.

4.18.1 Specifications for restroom door frames and door repairs:

4.18.1.1 Cut approximately three (3) to four (4) inches from the bottom of the door jambs as necessary.

4.18.1.2 Smooth the cut metal edges of the cut jambs.

4.18.1.3 Smooth and fill all voids in concrete/masonry with a non-shrink paintable grout.

4.18.1.4 Repair any damage to frames and treat or cut out rust as required.

4.18.1.5 Paint all jambs with antimicrobial epoxy paint the owner provided color.

4.18.1.6 Replace the worn hinges with the same new hinges with detention grade screws.

4.18.1.7 Replace any screws that are missing in the doors or the hinges.

4.18.1.8 Replace missing or damaged door stops with new to match the existing.

4.18.1.9 Replace missing or damaged door silencers with strip silencers.

4.18.1.10 Reference attachment A-5 for existing restroom doors and hinges.

4.18.2 Cluster One, Pod A.

4.18.2.1 No work in this area.

4.18.3 Cluster One, Pod B:

- 4.18.3.1 Top Left Restroom- Cut frame and paint jamb
- 4.18.3.2 Top Center Restroom- Paint two (2) door jambs
- 4.18.3.3 Top Right Restroom- Cut frame and paint jamb
- 4.18.3.4 Bottom Left- Cut frames, paint two (2) jambs and replace right-side hinge.

4.18.4 Cluster One, Pod C:

- 4.18.4.1 Top Left Restroom- Cut frame, paint jamb and replace hinge.
- 4.18.4.2 Top Center Restroom- Paint door jambs and replace hinges.
- 4.18.4.3 Top Right Restroom- Cut frame, paint jamb and replace hinge.
- 4.18.4.4 Bottom Right- Cut frames, paint jambs and replace two (2) hinges.

4.18.5 Cluster One, Pod D:

- 4.18.5.1 Top Left Restroom- Cut frame, paint jamb and replace hinge.
- 4.18.5.2 Top Center Restroom- Cut frames, paint door jambs and replace hinges.
- 4.18.5.3 Top Right Restroom- Cut frame, paint jamb and replace hinge.
- 4.18.5.4 Bottom Left- Cut frames, paint jambs and replace two (2) hinges.

4.18.6 Cluster Three, Pod A:

- 4.18.6.1 Top Left Restroom- Cut frame, paint jamb and replace hinge.

4.18.6.2 Top Center Restroom- Paint door jambs and replace one (1) hinge.

4.18.6.3 Top Right Restroom- Paint jamb and hinge.

4.18.6.4 Bottom Right- Cut frames, paint two (2) jambs and replace hinges.

4.18.7 Cluster Three, Pod B:

4.18.7.1 Janitors Closet- Paint door jamb and replace two (2) spring control hinges.

4.18.7.2 Top Left Restroom- Cut frame, paint jamb and replace hinge.

4.18.7.3 Top Center Restroom- Paint two (2) door jambs and replace right-side hinge.

4.18.7.4 Top Right Restroom- Cut frame, paint jamb and replace hinge.

4.18.7.5 Special Housing Unit (SHU) Bottom Left Restroom- Paint jamb

4.18.8 Cluster Three, Pod C:

4.18.8.1 Top Left Restroom- Cut frame, paint jamb and replace hinge.

4.18.8.2 Top Center Restroom- Paint door jambs and replace hinges.

4.18.8.3 Top Right Restroom- Cut frame, paint jamb and replace hinge.

4.18.8.4 Bottom Right- Cut frame, paint jamb and replace hinge.

4.18.9 Cluster Three, Pod D:

4.18.9.1 Top Left Restroom- Cut frames, paint jambs and replace hinges.

4.18.9.2 Top Center Restroom- Paint door jambs and replace hinges.

4.18.9.3 Top Right Restroom- Paint jamb and replace hinge.

4.18.9.4 Bottom Left- Cut frames, paint jambs and replace two (2) hinges.

4.18.10 Cluster Five, Pod A, Special Housing Unit (SHU)

4.18.10.1 Dayroom Shower-Cut frame, paint jamb and replace hinge.