



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG

ADDENDUM

SOLICITATION # 94946

PA STATE POLICE

45,922 Usable Square Feet

By addendum, and for transparency purposes, the following answers to questions pertaining to the above referenced Solicitation for Proposal (SFP) #94946 are being made public:

- **Question:** The information provided informs us that this is considered a “Large” barrack, can you please provide number of troopers to meet your restroom schedule provided.
Answer: 90-110
- **Question:** Emergency Services for Building issues such as elevators, heating, plumbing; etc. are being called out as a 4-hour response time? Generator Repairs to be complete in 6 hours? Please elaborate.
Answer: Contractor must show up at the building within 4 hours.
- **Question:** The Exterior of the Building/s, paragraph 2.3.1.2, please clarify. Is the building to be brick veneer or split face block with a CMU back or can the substrate be wood framing?
Answer: Whatever they want it to be. Building must have a 4” stone veneer or be slit face block.
- **Question:** Ceiling Height clarifications needed, paragraph 2.4.5 states that minimum ceiling height shall be 8ft with a space of approximately 2ft between suspended ceiling and bottom of roof trusses. In the same paragraph it lists exceptions that will have higher ceilings. The drawings call out a ceiling height of 10ft for the Evidence Rooms. A 10ft ceiling is finished floor to bottom of roof truss.
Answer: Put finished drywall on the bottom of the roof truss? Drywall and paint. No acoustic ceiling in those areas.
- **Question:** Chair Rails (2.3.2.7) needs to be defined clearer and what kind of material are they looking for?
Answer: Plastic chair rail assembly would be nice, but it can be Painted wood.

- Question:** In many areas “The Officer-In-Charge” is referred to as the one that will be choosing/deciding final locations, colors, lock mechanisms, etc. When does this person become part of the process?

Answer: After you win the bid.
- Question:** The Indoor Range shown is in a basement, however, on page 34 under the data cabling standards its explained that “New Facilities are planned to be constructed without basements,”. If there is to be a basement and the range is to go in the basement can the barracks and training facilities be built all under one roof? The indoor range needs over 200ft+ and currently does not fit as wanted.

Answer: Yes, Consult your architect. Whatever works best for the property selected. If a basement is being entertained, please keep in mind ADA requirements to access basement/range.
- Question:** Just to confirm, the Force does not have voice over IP the building will require a separate drop for each data and voice(telephone).? (as this doubles the work and materials when requiring double piping & wiring).

Answer: As per the spec voice and data will go in separate conduits. Both data drops can go in the same ¾” conduit. Phone is separate. We are well aware of the difference in cost.
- Question:** The specifications are calling for a Geo-Thermal System but next paragraph states that the only permitted alternative is a Natural Gas System. Are both acceptable to be used? Or does the Geo-Thermal System have to be proven as not usable before moving to the gas option?

Answer: If the lessor is paying the utilities its Whatever they want to use; Geo-thermal or Gas, electric, etc.
- Question:** What is the minimum size of duct work that needs to have security bars installed in it?

Answer: FBI Standards
- Question:** On the Office Layout Drawing, Room # 112 K-9 Unit is on the Room schedule but not on the floor plan.

Answer: Then I guess there is not a K-9 unit in this building
- Question:** How is Value Engineering evaluated? First proposal adheres strictly to design and then how are the proposals evaluated and by whom?

Answer: Proposals are evaluated by PSP Facilities.
- Question:** Please confirm that as per the Lease Agreement Paperwork all Monthly Utility Invoices (including janitorial, garbage pickup, lawn/snow care, etc.) except for CATV/Data which will be paid for by the Building Owner.

Answer: This is a request for two quotes; 1. Will be for a full-service lease (Utilities and services) 2. the other will be for just including sewer and water.

- **Question:** Additional information needed for Generator and Tower.
Answer: A 12x12 pad must be left for the tower spot next to the generator.
- **Question:** Drawing Scales are incorrect and do not add up to finish dimensions. Also they do not scale the same horizontally and vertically.
Answer: See “Additional Information” below.
- **Question:** The Square Footages on the Drawings and measurements do not make any sense, i.e.: 28 feet shown in a driveway over 100 feet. Also square footages off in some cases by 100’s of sq. Ft. such as Ladies Locker Room in Training Center.
Answer: The main square footage that is being requested must be met. The drawing is for flow of spaces. If there are inconsistencies on the drawing please do your best to repair them in your drawing. All construction drawings will be reviewed by PSP Facilities and must be approved by the Troop.
- **Question:** What ceiling height is required throughout?
Answer: It is called out for 8’ and the finish schedule calling for wall being painted 8’ up to ceiling in places that are not applicable to the above mentioned 10’ ceiling heights.
- **Question:** Drawings in general are not lining up with specifications, need a drawing that can be scaled off that is to scale with correct square footages/dimensions.
Answer: Consult an Architect.
- **Question:** Is the FRP Board to be smooth or Pebbled? Need to confirm Fire Rating as well, BIG pricing differences.
Answer: Pebbled; no fire rating this is for wall. Protection in areas where specified.
- **Question:** Is the State open to having the shooting range located on the top floor of the facility or even as a standalone building on the site?
Answer: Standalone building would be ok. Prefer not to have it over anything.
- **Additional Information:** PSP facilities does its best to represent what is needed in a new facility. However, since we are not architects, we leave the design to professionals qualified to produce such drawings.
We will need 45,922 square feet of space designed to hold the three operations of PSP in Montgomery County.

This is the only notice you will receive pertaining to the above information. This identical notice is being sent to all those originally receiving a solicitation proposal package.

Any questions regarding the above should be directed to Jerry Munley at GMunley@pa.gov, or 717-525-5231.

BUREAU OF REAL ESTATE

600 NORTH OFFICE BULDING, HARRISBURG, PA 17125

TELEPHONE NO: (717) 525-5231