

Addendum 1 to RFP # 2025-041VF

Facility Master Planning and Design Services at Erie County Correctional Facility

Questions and Answers

- 1) Will the County consider extending the deadline for submittals beyond the existing October 1, 2025, date?
 - a. Yes, the deadline is being extended by one (1) week. The new deadline for submittals is October 8, 2025, at 3:00 pm.

- 2) Can you confirm that the County is seeking to have the entire scope of work listed in the RFP completed within 9 months?
 - a. Yes, it is the County's goal to complete the scope of work within 9 months, however, we recognize this is an aggressive schedule that may require adjustments as the project progresses. The County is asking that respondents give their best estimate of the project schedule.

- 3) Will the sign-in sheet for the September 17th tour of the Erie County Correctional Facility be posted as an addendum?
 - a. Yes, the sign-in sheet is included as Attachment 1 in this addendum.

- 4) Please confirm comments made at the walk through that the prime consultant and any and all subconsultants will not be precluded from any subsequent RFP for services related to the implementation of the project to consolidate the jail to the ECCF site.
 - a. No prime or subconsultant that is selected to perform the master planning and conceptual design services outlined in this RFP will be precluded from proposing on any future work related to the consolidation of operations at a reconfigured/expanded Erie County Correctional Facility site.

- 5) My firm would like to participate in this RFP as a sub-consultant to another firm. Could you pass along a list of the firms who have registered for the RFP?
 - a. The list of registered firms includes the following: Axias, Inc., Azar Design Co., Barton & Loguidice, CGL Companies, Colliers Engineering & Design, CPL, DLR Group, Forseti Protection Group, K2M Design, LaBella Associates, LiRo-Hill, Nelson Worldwide LLC, Popli Design Group, S&C Companies, SMRT Architects & Engineers, STV Inc., Trautman Associates.

- 6) Can you provide more detail on the makeup of the proposed medical beds and a description of the proposed ambulance facility?

- a. A breakdown of the proposed medical beds is included as Attachment 2 to this Addendum. The consultant will be expected to further refine the proposed medical beds to determine composition and type as it relates to design requirements.

The proposed ambulance facility is proposed to be a satellite location, where ambulances will be parked. The physical footprint is expected to be minimal.

- 7) Does the existing solar array on the property service the building? Can it be expanded?
 - a. Erie County has signed a Power Purchase Agreement with a solar developer who leases the property from the County. The County/Correctional Facility receives credits for the energy generated. While Erie County is open to expanding this facility and exploring a possible Microgrid and/or Battery Storage, that final decision would be made in consultation with the Developer and NYSEG.

- 8) What is the size and number of County-owned parcels at the Erie County Correctional facility site?
 - a. Erie County owns three separate parcels (see Attachment 3), totaling approximately 160 acres, and broken out as follows:
 - i. 11581 Walden Ave. (SBL: 96.00-5-9.1): 102 acres, including all ECCF buildings and solar array.
 - ii. 11403 Walden Ave. (SBL: 96.00-5-1): 0.8 acres adjacent to solar array.
 - iii. 11295 Walden Ave. (SBL: 96.00-4-13): 57.2 acres vacant land split by two rail lines.

- 9) Section 4.7.4 mentions document translation and sign language services. Can you clarify the County's need for this as it relates to this RFP?
 - a. The County would like respondents to have the capability of providing these services in-house or via subcontract if necessary. However, this task will only be completed on an as-needed basis. Respondents should list a per meeting or hourly cost and should not include this task with the lump sum cost proposal.

- 10) Will a presentation of findings be required as part of this scope of work?
 - a. Yes, in compliance with SEQR there will be a presentation to the Erie County Legislature, which will act as Lead Agency for the environmental review. The Consultant will be expected to prepare one presentation for a public hearing/ presentation. The Consultant team should assume that up to 3 formal presentations will be needed throughout this process.

- 11) Should respondents include any optional tasks?
 - a. Respondents are free to include optional tasks with a justification of why the work is in the best interests of the County, but it is recommended that such optional tasks

be clearly noted and indicated whether the optional task is included within the provided lump sum cost proposal.

- 12) Could you provide more detail on the type and number of soil borings that will required as part of the scope?
 - a. The type and number of soil borings will not be known until the size and location of any potential expansion of the Correctional Facility is determined by selection of the recommended design alternative. For the purpose of this scope of work, the intent of conducting borings would be to understand the general subsurface conditions where the existing Correctional Facility may be expanded. A full geotechnical study will be conducted during the subsequent Design Phase of the expansion once a recommended design alternative has been determined. Respondents should include a cost per boring in their submittal, broken out as a separate item.

- 13) Should respondents account for a detailed design of geothermal energy production, and if so what type of geothermal energy production is proposed?
 - a. Detailed designs of geothermal energy production facilities are not required at this stage, however the general location and pros/cons of any such facility should be included in the development of design alternatives.

- 14) Can you provide existing regulated building material reports for the Erie County Correctional Facility (ECCF)?
 - a. A hazardous materials inspection, to identify suspect materials and other hazardous materials, was completed as part of the Needs Assessment study and is described in Section 6 of the final report, beginning on page 118. The full Needs Assessment report is available via this link: <https://erie.gov/jailstudy>. Site or environmental analysis information (drawings, specs, O&M, as built etc.) is available for recent (2018 to present) capital improvements. DOJ, ADA accessibility reports are available for the ECCF. The Reports were mandated by the COC and required the upgrading of the facility to address accessibility. The ADA accessibility project was completed in 2019. Additionally, a Petroleum Bulk storage (PBS) tank replacement project occurred in 2021.

- 15) Can you provide geotechnical information at the ECCF site?
 - a. The County does not have detailed geotechnical data on this site. The scope of work includes developing preliminary geotechnical information for the expansion location.

- 16) Can you provide existing utility information of the site? Off-site utilities?
 - a. Utility information is described in Section 6.3 of the Needs Assessment report.

- 17) Can you provide macrolevel floor plans of the downtown holding facility to base our demolition design/fees on?
- a. Macrolevel floor plans are not available for the secure facility. Demolition cost estimates are expected to be order of magnitude level estimates. The Erie County Holding Center is 220,906 BGSF. A breakdown of the space program is detailed in the Needs Assessment report (see Section 7).
- 18) Section 4.7 paragraph 4 - for the document translation services and the sign language services, how many meetings should we assume that these services need to be provided for?
- a. See question # 9.
- 19) Can you provide the capacity of the core areas (laundry, kitchen, booking, visitation, etc.) for which they were initially designed?
- a. The current maximum authorized capacity of the ECCF is 746 beds. A breakdown of the space program is available in the Needs Assessment report (see Section 7).
- 20) Section 4.5, item 3. Says the selected team to “refine site-specific material” including but not limited to: a. soil borings and geotechnical report, b. utility survey, c. topographic survey. Does this mean that the selected team will conduct original explorations and surveys, or will the County provide same?
- a. Yes, based on this study, the specific location of the expansion will be decided upon via selection of a recommended alternative. This will be the location where the consultant will conduct original explorations.
- 21) Section 10 Evaluation says, in part, “while price is not the only consideration, is an important one”. However, Price is not included in Section 7 Scoring and ranking, as a selection factor. Please clarify.
- a. It is a factor considered separate from the proposal scoring. Proposals are scored based on the criteria and ranked, and then price proposals will be opened. Based on a consideration of all factors, firms are selected for interviews.
- 22) The firm that completed the original study is also proposing on this study, yet the goal of this study is to “provide validation of the Needs Assessment and Recommendation.” How can the Firm that completed the previous study validate their own work? Will this not be seen as a conflict of interest?
- a. All firms proposing should explain their approach to validation of the Needs Assessment findings and the reasoning regarding why their approach is in the best interest of the County.

ATTACHMENT 1 - SIGN IN SHEETS FROM 9/17/2025 ECCF TOUR

PLEASE SIGN IN

NAME

FIRM

EMAIL

MARAYCA Lopez
~~MARK EVAN~~
ADD - Copp
GIVEN HOWA R
Jeff Davis

~~DLR Group~~
~~AZARD Group~~
AZARD Group
LaBella Assoc.

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PLEASE SIGN IN

<u>NAME</u>	<u>FIRM</u>	<u>EMAIL</u>
DAVID MCLELLAN	LABELLA ASSOC.	dmclellan@Labellapc.com
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Joe McKenna	CGL Companies	Jmckenna@cglcompanies.com
Bryce Bixby	Aear Design	bbixby@azarden.com
Marie Carone	CPL/Nelson Team	mcarone@cplteam.com
TIMOTHY RIDER	TRAUTMAN ASSOCIATES	TRIDER@TRAUTMANASSOC.COM

ATTACHMENT 2 - SPACE BREAKDOWN OF PROPOSED MEDICAL BEDS

DRAFT Erie County 900-bed (+22 medical beds) Replacement Facility

8. Medical Services and Housing

Space #	Component	Projected Need			Comments
		Unit NSF	# of Units	NSF	
8D. Medical Beds (22 MEDICAL BEDS: 14 male beds and 8 female beds)					
8D1. Male Medical Wing (14 BEDS)					
8.58	Male Patient Room - Hospital Bed	185	4	740	hospital bed, adjoining toilet/sink
8.59	Male Patient Room - Regular Bed (ADA)	120	4	480	
8.60	Male Patient Room - Double occupancy	160	2	320	side by side beds; combo toilet and sink with modesty panel
8.61	Male Negative Pressure Isolation Room	200	2	400	hospital bed, shower, toilet/sink, negative pressure or filtration system
8.62	Negative Pressure Vestibule	80	1	80	
8.63	Dayroom (includes beverage counter)	35	14	490	shared between 2 isolation rooms, glazed wall and door for access to isolation room
8.64	Patient Toilet Room	60	1	60	
8.65	Tub/Shower Room	80	1	80	
8.66	Patient Video Visitation Booth	40	1	40	
8.67	Telephone	10	1	10	
8.68	Sun Deck	300	1	300	outdoor space
8D2. Female Medical Wing (8 BEDS)					
<i>sub-unit capacity = 8 beds</i>					
8.69	Female Patient / Medical Isolation Room - Hospital Bed	185	1	185	hospital bed, adjoining toilet/sink
8.70	Female Medical Negative Pressure Vestibule	60	1	60	adjacent to isolation room, glazed wall and door
8.71	Female Double-occupancy Patient Room (ADA)	160	1	160	side by side beds; combo toilet and sink with modesty panel
8.72	Female Medical 4-bed Ward (ADA)	80	4	320	4 beds; combo toilet and sink with modesty panel
8.73	Sub-Dayroom (includes beverage counter)	35	8	280	
8.74	Patient Toilet Room (ADA)	60	1	60	
8.75	Tub/Shower Room	80	1	80	
8.76	Patient Video Visitation Booth	40	1	40	
8.77	Telephone	10	1	10	
8.78	Sun Deck	300	1	300	outdoor space
8D1 & 8D2 Shared Medical Beds Support Space					
8.79	Medical Unit Control Officer Station	100	1	100	
8.80	Restraint Room	120	1	120	
8.81	Nurses' Station	200	1	200	open station; 4 workstations
8.82	Interview/Counseling Room	100	1	100	
8.83	Medication Room	120	1	120	
8.84	Medical Equipment Storage	120	1	120	
8.85	Clean Food Cart Staging	20	1	20	
8.86	Soiled Food Cart Storage	20	1	20	
8.87	Residents Property Storage	40	1	40	
8.88	Clean Linen / Utility	80	1	80	locked room with shelving
8.89	Soiled Linen / Utility	80	1	80	locked room with soiled linen carts
8.90	Biohazard Storage	80	1	80	hazardous waste containers, bed pan cleaning station with sink and storage
8.91	Staff Restroom	60	1	60	
8.92	Janitor's Closet	40	1	40	
	<i>Sub-total Net Square Feet (NSF)</i>			5,675	
	<i>X dept. grossing factor</i>			1.65	
	Sub-total Departmental Gross Square Feet (DGSF)			9,364	

ATTACHMENT 3 - ECCF AERIAL PHOTO WITH PARCEL BOUNDARIES

