



WASHINGTON COUNTY, ARKANSAS

Purchasing Department Addendum 1

9/6/2019

RFP 2019-08 Architect for Juvenile Complex Expansion

Pre-Bid additional information regarding the plans includes:

1. A completed plan, as soon as possible, for construction to begin March 1, 2020
2. 885 W Clydesdale was constructed in 1999
3. Arkansas Jail Standards shall govern the plan design
4. Plans should match all existing architecture including height, roof, exterior, etc.
5. The County's completed two geotechnical testing service reports
6. It is located in a flood zone
7. The plans should be set for a future 2nd story expansion in long term plans
8. Therefore, the foundation and roof should be engineered for future upward expansion
9. A leak proof thermoplastic polyolefin (TPO) roof is requested for the plans
10. Plans should include the addition of windows, above 6 feet for privacy, in the existing Court Room
11. 2 foot skylights are requested in the new Court Room
12. Add an exit door to the Judge's Chamber
13. Sound barriers for family, jury, and courtroom
14. For better integration with the existing facility systems include:
 - A. A Johnson Controls Metasys heating, ventilation, and air conditioning (HVAC); and
 - B. A Notifier fire alarm system is requested for the addition
15. In the future, the County plans for the Juvenile Justice Complex to be fully solar powered. Therefore, in an effort to increase efficiency, plans should include energy saving electrical, low flow water, tankless water heaters, etc.
16. No hard deck ceilings
17. 24x24in square tiles and carpet
18. An asphalt parking lot with drainage
19. Bollards to create a protective or architectural perimeter.
20. In an effort to not impede any courtroom proceedings or schedules, the first office of the building may be utilized as a construction entrance.
21. The DWG file included does not reflect the 4x6 wall on the CAD plan
22. The estimated total square footage is under 13,000
23. The estimated contraction total is 4.25 million
24. The payment for the construction will roll into the extended bonds for the Juvenile Justice Complex