EAST BAY
MUNICIPAL UTILITY DISTRICT

February 28, 2024

ADDENDUM 1

TO PROSPECTIVE PROPOSERS UNDER RFP NO. 566 24-02, "ADELINE MAINTENANCE CENTER CAMPUS SECURITY IMPROVEMENTS PHASE I"

Notice is hereby given that RFP NO. 566 24-02 of the East Bay Municipal Utility District has been revised as follows:

A. Replace "EXHIBIT B – SPECIFIC REQUIREMENTS AND DELIVERABLES/ REPORTS" with the attached "EXHIBIT B – ADDENDUM #1 – SPECIFIC REQUIREMENTS AND DELIVERABLES/REPORTS" dated 2024-02-28.

ACKNOWLEDGMENT OF RECEIPT OF THIS ADDENDUM SHALL BE INDICATED BY INSERTING THE ADDENDUM NUMBER AND ITS DATE ON THE FORM LABELED "PROPOSER INFORMATION AND ACCEPTANCE" IN EXHIBIT A.

MAURA BONNARENS
SENIOR CIVIL ENGINEER

RFP NO. 566 24-02

MB:ks

EXHIBIT B – ADDENDUM #1
SPECIFIC REQUIREMENTS AND DELIVERABLES/REPORTS
ADELINE MAINTENANCE CENTER CAMPUS SECURITY IMPROVEMENTS PHASE I
RFP# 566 24-02

SPECIFIC REQUIREMENTS

East Bay Municipal Utility District (District) is seeking security system and lighting design services, preparation of construction documents, construction cost estimating, permitting, support during public bidding of the construction project, and design services during construction for security systems at the District's Adeline Maintenance Center (AMC) Campus located in West Oakland, California.

This project has five main elements:

1. Cameras: Replacement of existing security camera systems with internet protocol (IP)-based camera systems for both pan-tilt-zoom (PTZ) and thermal imaging systems and associated video recorder systems in compliance with District standard details and specifications.
2. Lighting: New exterior lighting to enhance safety and security.
3. Card Readers: Addition of access card readers, door locks, and rex switches for multiple doors on the campus, and new control panels at several locations to accommodate the additional card readers. In addition, replacement of existing hardware for access card readers on all existing card reader panels.
4. Network Upgrades: Replacement of all the business and security network switches and new network cabling to all the security endpoint devices and all new wiring, cabling, conduit as needed for all systems to be fully functional and connected to the District's security and business network as applicable.
5. Door contact sensors: Addition of contact sensors on all doors (person doors and overhead doors) that do not have card readers. Includes contact sensor, wiring and conduit, and any required input supervised I8 panels for points that will not fit on an iSTAR Ultra in the set of 3, 6, 9, 12, 15, 18, 21, and 24. Do not use the typical door switch monitor or request-to-exit inputs for any of the card reader positions.

These five elements are further described below:

Element 1: Cameras

1.1 The campus currently has forty-one (41) analog cameras. In addition, there are two (2) access card readers at vehicle entry gates that do not have cameras, but cameras are desired in these locations. A map showing the locations of existing cameras and the two new cameras will be provided at the Mandatory Site Walk (see Section II, Calendar of Events). Under this proposal, Consultant shall design replacement of all existing cameras in the same location and installation of two new cameras. Both PTZ and thermal imaging cameras shall be provided at exterior camera locations to cover the site area inside of the perimeter fencing. New thermal imaging cameras shall be located to provide detection in the general external camera viewing areas for the site; they may need to be located at locations other than the locations of the existing cameras to provide adequate site coverage. Interior cameras shall be PTZ.

1.2 Under this proposal, Consultant shall design an upgrade to the existing network video recorder system located in the AMC Campus Administration Building in Block III.

1.3 All new cameras, video recording system, and wiring/cabling designed and specified as part of this project shall comply with District standard specifications.

1.4 All camera feeds shall be networked back to the network video recorder which will be located in the AMC Campus Administration Building in Block III.

1.5 Consultant shall be responsible for confirming adequacy of conduits supporting the existing camera system for use for the new wiring/cabling that will be required for the new cameras. The project construction drawings shall call out the new wiring to be installed in either the existing conduits, in new conduits if the existing conduits are not adequate, or in new conduits if new conduits are required to reach locations of new thermal imaging cameras.

Element 2: Lighting

2.1 Consultant shall perform a lighting evaluation of all four Blocks at the AMC Campus and make recommendations on new lighting to improve safety and security.

2.2 Consultant shall design and specify new lighting as needed in conformance with District standard specifications and the City of Oakland's Planning and

Zoning Code. Design shall consider and minimize impacts to surrounding property owners.

Element 3: Card Readers

3.1 Under this proposal, Consultant shall design and specify installation of twenty-three (23) new access card readers to supplement the existing card readers at the AMC Campus. “Access Card Readers” encompasses the following: position switch, rex switch, lock, and reader. A map showing the locations of existing and proposed Access Card Readers will be provided at the Mandatory Site Walk (see Section II, Calendar of Events).

3.2 The campus has eight (8) existing Security Control Panels (SCPs). An SCP consists of a General Controller Module (GCM) and an Access Control Panel (ACP) in a security cabinet. Under this proposal, Consultant shall design and specify replacement of all existing GCM and ACP hardware with the iSTAR Ultra G2 SE series. Consultant shall also design and specify installation of new SCP (GCM, ACP, and security cabinet) in the AMC Campus Administration Building in Block III using an iSTAR Ultra G2. A map showing the locations of existing SCPs will be provided at the Mandatory Site Walk (see Section II, Calendar of Events).

3.3 Consultant shall design and specify conduit routing and wiring to connect new access card readers to the security control panel(s) in the facility.

3.4 All new card readers and SCPs shall conform with District standard specifications.

3.5 Consultant shall design and specify replacement of fifty-one (51) existing reader hardware with upgraded hardware conforming with District standard specifications.

Element 4: Network Upgrades

4.1 Consultant shall design and specify replacement of all network switches supporting the access points into the security network for the new cameras.

4.2 The AMC campus has existing Optical Multimode-3 (OM-3), 50-micron, fiber pairs connecting the AMC Administration Building’s Main Distribution Frame (MDF) to the following building’s Intermediate Distribution Frames (IDFs): Central Yard, Fleet, Materials Lab, Shops and the Warehouse. The existing fiber cabling within all buildings is OM-1. There is no fiber backbone to any perimeter point on the campus. A map showing the

locations of existing fiber cabling will be provided at the Mandatory Site Walk (see Section II, Calendar of Events). All existing fiber cabling is to be replaced with single mode fiber.

4.3 All new network switches and data cabling, copper or fiber, shall comply with District standard specifications. Standards include:

- CAT-6A for any copper wiring
- Single mode fiber for all fiber cabling
- Network equipment – Juniper EX Series Cloud-ready Ethernet Switches

Element 5: Contact Sensors

5.1 Under this proposal, Consultant shall design and specify installation of seventy-five (75) new contact sensors on existing doors at the campus that do not have card readers. The contact sensors shall be distributed as follows:

a. Block I: Central Area Services Building: 1 contact sensor
b. Block II: Stores Building: 4 contact sensors; Shops Building: 26 contact sensors
c. Block III: Administration Building: 6 contact sensors; Material Testing Laboratory: 5 contact sensors; Anderson Building: 7 contact sensors.
d. Block IV: Fleet Maintenance Building: 26 contact sensors

5.2 Connect inputs to ACM board inputs that are not typically used for access-controlled doors, or to supervised I8 boards.

a. Connect inputs to iSTAR Ultra ACM boards in the set of 3, 6, 9, 12, 15, 18, 21, and 24.
b. Connect inputs that are not on iSTAR Ultra ACM boards to supervised I8 boards. The I8 boards connect to an ACM board through an RS485 data interface, either RM Buss or OSDP, depending on the age of the system.

5.3 Consultant shall design and specify conduit routing and wiring to connect contact sensors to the iSTAR Ultra ACM BOARDS or the supervised I8 boards in the facility.

5.4 All new contact sensors, iSTAR Ultra ACM BOARDS, and I8 boards shall conform with District standard specifications.

In 2011, the District's Specification No. 1993 was constructed, which encompassed improvements to the security systems at the AMC Campus. Drawings from this project may be viewed at the Mandatory Site Walk (see

Section II, Calendar of Events). The District will make available to the selected Consultant the MicroStation formatted drawings from Specification No. 1993, as well as the as-built markups from the construction project. These shall be used as the base for the development of the design and construction drawings for this project.

The District has a number of security-related technical specifications that shall be used in the design and development of construction documents for this project. Copies of these technical specifications will be made available at the Mandatory Site Walk (see Section II, Calendar of Events).

All work shall also comply with current California and the City of Oakland's Building and Electrical Codes.

The following tasks are envisioned for the project:

Task 1: Project Management

- Prepare a project management work plan, including a detailed schedule for the project with key milestones.
- Schedule resources, coordinate among project team members, manage the efforts of project team members, and review work progress for effective performance of services on schedule and within budget.
- Monitor the scope, budget, and schedule. Prepare and submit invoices for services, including a cost tracking table showing for each task: budget, prior billed, current billing, total billed to date, budget remaining, % billed to date, and % complete. With the invoice, provide a list for work accomplished during the billing period, work planned for the following billing period, and any issues that may impact the budget or schedule. Provide updates to the schedule as required, discussed, and approved by the District.
- Prepare meeting agendas and meeting minutes for all meetings conducted for the project. In addition to meetings specified under each task, meetings related to project management shall include, at a minimum:
    - Monthly progress meetings (up to two hours duration).
    - 2-hour kickoff meeting with District stakeholders.
- Coordinate and initiate meetings with District stakeholders as needed to complete work.
- Perform all administrative tasks required.

Task 2: Field Investigations

- Conduct lighting evaluation of the AMC Campus. Prepare summary report.

- Field verify locations of existing cameras, video network recorder system, SCPs, network switches, locations for new cameras and new access card readers, and existing conduit locations and conditions in preparation for development of design documents.

Task 3: Development of Base Drawings

- Develop base drawings for the project using District-provided MicroStation formatted drawings from Specification No. 1993, as well as the as-built markups from the construction project. Incorporate "as found" conditions from Task 2 as applicable.

Task 4: 10% Design Documents

- Develop 10% design documents including at a minimum the base drawings with the following information:
    - Proposed new lighting locations, including cut sheets for proposed lights.
    - Locations for existing cameras that will be replaced and new cameras, for existing video recorder that will be replaced, for access card readers (including existing readers that will have hardware replaced and upgraded and new access card readers), for SCPs (existing that will be replaced and upgraded as well as new), network switches (existing that will be replaced and upgraded as well as new), new conduit runs, existing conduit runs that will be used in place, replacement of all fiber backbone cabling with single mode fiber, replacement or addition of IDF racks or cabinets to support new cabling and equipment, etc., for contact sensors, and for iSTAR and I8 boards.
    - Envisioned sequence of construction to maximize security at the AMC Campus during project construction.
- 10% design documents shall confirm there is adequate space at the facilities for all new equipment including the rooms with the SCPs.
- Provide preliminary list of required drawings and specifications.
- Prepare construction cost estimate.
- Meet with District staff to present 10% design.
- Provide electronic files (pdf format) to District for District formal review and comment.
- Respond to District review comments on 10% design drawings and cost estimate.
- Attend project coordination meetings as required by District to engage all stakeholders and provide summary notes from all meetings.

Task 5: 50% Design & Construction Documents

- Based on final review comments on 10% design, prepare 50% design drawings.
- Prepare updated construction cost estimate.
- Prepare updated sequence of construction activities.
- Provide list of technical sections that will be included in project Specifications.
- Submit electronic files of 50% design drawings (pdf format), list of technical specifications (pdf format), cost estimate (Word and excel format), and sequence of construction activities (Word format) to District for review and comment.
- Respond to District review comments on 50% design drawings, list of technical specifications, cost estimate, and sequence of construction activities.
- Attend project coordination meetings as required by District to engage all stakeholders and to ensure plans and specifications are conforming to District requirements. Provide summary notes from all meetings.

Task 6: 90% Design & Construction Documents

- Based on final review comments on 50% design drawings, prepare 90% design drawings.
- Prepare updated construction cost estimate.
- Prepare updated sequence of construction activities.
- Prepare technical specification sections that will be included in project Specifications. If District standard Specifications, format for final construction package.
- Submit electronic files of 90% design drawings (pdf format), technical specifications (Word format), cost estimate (Word and excel format), and sequence of construction activities (Word format) to District for review and comment.
- Respond to District review comments on 90% submittal package.
- Attend project coordination meetings as required by District to engage all stakeholders and to ensure plans and specifications are conforming to District requirements. Provide summary notes from all meetings.

Task 7: 100% Design & Construction Documents

- Based on final review comments on 90% design drawings and Specifications, prepare 100% design drawings and Specifications.
- Prepare updated construction cost estimate.

- Prepare updated sequence of construction activities.
- Submit electronic files of 100% design drawings (pdf format), technical specifications (Word format), cost estimate (Word and excel format), and sequence of construction activities (Word format) to District for review and comment.
- Respond to District review comments on 100% submittal package.
- Attend project coordination meetings as required by District to engage all stakeholders and to ensure plans and specifications are conforming to District requirements. Provide summary notes from all meetings.

Task 8: Permit Assistance

- Provide drawings signed and sealed by a licensed Electrical Engineer for Planning & Zoning approvals and for permit submittal. (District will submit the permit applications to the City.)
- Assist District with addressing any review comments and revise drawings and calculations as required for resubmission and for final approval and issuance of Planning & Zoning approvals and building permit.

Task 9: Support During Public Bidding of Construction Project

- As requested by District, prepare responses to bidders' questions on technical issues and clarify scope of construction work and construction contract documents including, but not limited to, supplementary drawings and specifications. Consultant shall provide responses within three (3) calendar days of receipt of District's request. All communications shall be directed through District.
- Consultant shall attend a project coordination meeting as required by District to review contractor bids and assist with evaluation.

Task 10: Design Services During Construction

- Once construction begins, Consultant will provide design-related services as needed.
- Consultant will use District's construction management software to review and respond to submittals and Requests for Information (RFIs).
- Consultant shall attend and participate in all pre-construction conferences. Two (2) such meetings are included under this task.
- Consultant shall attend regular construction progress meetings conducted by District. Twenty (20) such meetings are included under this task.
- Consultant shall review and take appropriate action on design-related submittals required by the contract documents and transmit them to District for distribution to the contractor as required. Consultant shall submit review

comments within fourteen (14) calendar days of receipt, so as not to delay progress of construction work.

- Consultant shall evaluate and respond to the design-related RFIs generated by the contractor and Requests for Clarification (RFCs) by the District's Construction Manager (CM) within five (5) calendar days, unless it is a particularly complex issue requiring additional examination.
- Consultant shall communicate with the construction contractor through District's Project Manager, except as may otherwise be provided in the Contract Documents, in case of emergency, or when direct communications have been specially authorized by District.
- Consultant shall visit the site at intervals appropriate to the stage of construction to verify that the work is progressing per the Contract Documents and design intent. Consultant shall submit to District a standard field report summarizing the consultant's observations and identifying any areas that require attention.
- Consultant shall develop materials for inclusion in design-related change orders issued by District and shall assist District in evaluating the cost of changes proposed by the construction contractor where required by District. Consultant shall prepare and evaluate change orders within five (5) calendar days of receipt so as not to delay progress of construction work.
- Consultant shall walk through the project with the construction contractor and District to develop a punch list of items to complete and advise District on the establishment of the date of substantial completion.
- Consultant shall walk through the project with the construction contractor and District to determine completion of the punch list items and advise District of the estimate of the date of final completion.

DELIVERABLES / REPORTS

General

1. All drawings shall be provided to the District in AutoCAD 2023 or MicroStation Connect Edition, following District's CADD standards and as pdf documents.
2. All specifications shall be per CSI MasterFormat 2020 and must conform with District's standards for preparation of specifications by consultants. The specifications will include full details on construction materials, standards, and approaches to work. For construction materials, at least two (2) manufacturers must be listed and include an "or equal" option.

3. All construction cost estimates shall be in editable Word/Excel format and pdf.

Task 1 Deliverables:
Project management work plan, meeting agendas, meeting minutes, monthly schedule and budget updates, and monthly itemized invoices.

Task 2 Deliverables:
Electronic file of lighting summary report, in Word format.

Task 3 Deliverables:
Electronic files of base drawings in MicroStation or AutoCAD format, and in pdf format, as specified in Task 3 description.

Task 4 Deliverables:
10% Design drawings, construction cost estimate, and sequence of construction as specified in Task 4 description.

Task 5 Deliverables:
50% Design drawings, list of technical specification sections, construction cost estimate, and sequence of construction as specified in Task 5 description.

Task 6 Deliverables:
90% Design drawings, technical specification sections, construction cost estimate, and sequence of construction as specified in Task 6 description.

Task 7 Deliverables:
100% Design drawings, technical specification sections, construction cost estimate, and sequence of construction as specified in Task 6 description.

Task 8 Deliverables:
PDF version of signed and sealed drawings and calculations of 100% construction drawings for permit submittal and of any revised drawings and calculations resulting from City's review of permit application.

Task 9 Deliverables:
Electronic file of responses to bidders' questions and RFCs in Word format.

Task 10 Deliverables:

Responses in District's Construction Management software to submittals, RFCs and RFIs, and electronic files (Word format) of reports from field visits and of requests for support on evaluation of change order requests.