

A/E Services: Daycare
Vendor Questions & Answers
September 2, 2025

1. For the storm shelter can we get clarification if it will need to meet all FEMA requirements? This is due to if it needs to meet all requirements a generator would be required as well as additional HVAC dedicated/protected for that space. Typically, with childcare and school facilities we see shelters that are FEMA rated structurally, but don't meet all of the other FEMA shelter requirements. Please confirm if this is a full FEMA shelter or just structurally rated. And, confirm if a generator is needed.

The storm shelter shall be FEMA rated structurally, however it does not need to meet other FEMA shelter requirements. The intent is to provide a basic shelter area for severe weather events. A generator is not needed, and a generator will not be included in this project.

2. The existing electrical distribution is obsolete. Kinney no longer exists and parts are not available. We suggest full replacement of the electrical distribution as part of this project. At a minimum, we will need to replace panelboards for the remodel area. The existing MDP may or may not be able to be modified to accommodate. Should we include full replacement design services as an Optional fee / scope so we can investigate further?

The existing electrical distribution system is sized for a manufacturing facility. The large size of the power distribution system is no longer needed due to the new uses within the building. The OWLS suite currently has its own power feed from the utilities comply which does run through the ceiling space of the new daycare center. The intent is to demolish the existing Kinney power distribution panels and associated larger manufacturing circuits. The selected A&E firm shall design to demolish the old Kinney power panels and design for new power distributions panels sized to power the new daycare center and lighting, furnaces, fans and general use receptacles in the receiving and warehouse areas as well as any outdoor lighting or power that is currently fed from the existing panels.

3. The fire alarm system is obsolete and will need to be upgraded in order to accommodate the remodeling. Should we include fee / scope to replace all peripheral devices for the entire building? This may be needed in order to synchronize the strobes. The fire alarm system will need to meet all current local codes. As a result, the existing fire alarm system will need to be upgraded as part of this project. Areas of upgrade shall include the new daycare area, and the shipping and warehouse areas outside of the daycare area. If required by code, the OWLS portion of the building will also need to be included in the upgrade. The design and specifications for the upgraded fire alarm systems in all required areas shall be included in the scope of this project.

4. Should we include any of the following optional low voltage system design services? Here are the feasible options for dealing with optional low voltage system design – let us know which option you want for each low voltage design service.
- a. **Option 1:** Owner hires their own low voltage design / build vendors. AE design services only include coordination of boxes, conduit, and power needs.
 - b. **Option 2:** Owner pays AE firm to include in their design service scope. AE low voltage design services allow for the following low voltage systems to be competitively bid to multiple electrical contractors using the construction documents.
 - i. Voice Data
 1. Includes design for network cabling infrastructure such as data racks, patch panels, fiber optic backbone cabling, copper horizontal cabling, data outlets, jacks, faceplates, and identification.
 2. Voice / data design does not include specification of wireless access point devices, rack-mounted UPS, servers, VOIP phone system, and network switches; these are to be provided by Owner's IT or preferred IT integrator.
 3. The base electrical services will include rack grounding system, if needed.
 - ii. Intercom / paging system
 - iii. Master Clock
 - iv. Audio Visual Systems
 - v. Security Systems
 1. Video Surveillance
 2. Access Control
 3. Intrusion / burglar
 4. Door intercom video control

The County's IT department will provide the low voltage specification including cabling, data racks, patch panels, fiber optics, data outlets, jacks, faceplates, wireless access points, UPS, Servers, phone systems, network switches and ancillary items for this project. The County IT department along with input from YMCA staff will mark up drawing indicating locations for network drops. The selected firm shall include the County's Low Voltage specifications within the project documents and shall include the device location such as data drops from the marked up prints into the final plans and construction drawings. The selected firm shall also include the design of the actual IT data room space with input from County IT staff and YMCA staff; however, the County and YMCA will be responsible for the design of the equipment with the space. The YMCA will be providing all of their own IT equipment; however, the selected firm will include power and grounding within the IT server room.

The YMCA is not requiring a clock system or PA system unless a PA system is required by code. The YMCA will be installing approximately 12 Cisco Meraki cameras at the end of the construction project, however power wiring for the cameras shall be included in the scope of the project. Likewise, the YMCA will be installing a KISI door access system to

the doors at the end of the project. If cabling for the door access system is needed the YMCA will provide the cabling specification and locations which shall be incorporated into the final design drawings and manual. Intrusion and door intercom video controls will not be included in the scope of this project.

5. Will the playground area require civil engineering and landscape design services by the A/E firms submitting?
Yes, any required civil engineering and landscape design services shall be included in the scope of work for this project.
6. Will Telecom design services be required by the A/E firms submitting?
County IT staff will provide specifications and designs for the Telecom equipment. The selected A&E firm shall include and incorporate the designs and specifications into the final drawings and manual.
7. Concerning the Kitchen space, will a Food Service consultant be required by the A/E firms submitting?
A Food Service consultant will not be required as part of the A/E scope of services. The YMCA will be providing all of the food service equipment. As part of this, The YMCA will provide the specifications of the equipment they will be providing and will provide input on the layout for the equipment. The selected A&E firm shall be responsible for designing the space, utility connections and any ventilation requirements for the specified equipment.
8. Could you confirm the Cost Estimate needed under 2.1.1 is for the architectural and engineering services only. This excludes the cost of construction, correct?
No, the cost estimate we are seeking under 2.1.1 is for construction. The A/E services will not be an estimate and that is the price submitted with your proposal.
9. Should we assume that design and engineering services for all disciplines (structural, mechanical, electrical, plumbing, interior design) should be factored into the cost estimate?
Yes, it is not an estimate; it is your fixed fee.
10. For the 'Lump Sum' cost of the project, again, please confirm if this number is for the design/ engineering services only or if construction is to be included.
The "Lump Sum" cost for the project, for what you submit in your proposal, includes all A&E services as outlined in our RFP and the AIA contract documents. This does not include construction.
11. Should a fee for furniture design and procurement be included as well?
Reference RFP Section 2.1.3 for services regarding FF&E.

12. What is the proposed budget for the daycare project?

The budget will be finalized when a construction estimate is known.

13. What was the construction cost estimate that was developed as part of the 2024 study?

\$1,653,000