



CITY OF JOLIET
ADDENDUM NO. 4

Request For Proposals For RFP 2199-0916

**FACILITIES MAINTENANCE STUDY
CONSULTANT SERVICES**

THE ATTENTION TO ALL PROSPECTIVE PROPOSERS ON THE ABOVE REFERENCED PROJECT IS CALLED TO THE FOLLOWING QUESTIONS THAT HAS BEEN ASKED REGARDING THE REQUESTS FOR PROPOSALS:

1. With regards to Section 3.1 – Item 12: We typically include Ancillary Facilities as a component of the building served. Are you expecting a standalone report for each ancillary facility (ie. gazebo) or are you expecting it as a feature of the building it is included with? **Ancillary facilities can be grouped as a component of the primary building facility served.**
2. With regards to Section 3.1 – Item 15: Can you clarify whether you'd like location, manufacturer, model number, and serial number detail on every individual smoke detector, alarm, etc. or rather as a system level assessment? **In addendum 3, answer 1, the question was answered. We stated, "A brief overview and summary of system including operating condition, approximate age and any deficiencies should be noted. Identify type of system, type of equipment, manufacturer and serial / model numbers for main control panel/head units. Inventory of each component (eg. Pull station, sprinkler head) is not necessary."**
3. Are you planning to award all 10 budget groups listed on the Proposal Form – Company Profile at the same time and have services performed on them as one project? Or will they be treated as standalone facilities and possibly assessed over time as separate project budgets? **At this time, the City of Joliet's plan is to award all 10 budget groups at this time.**
4. RFP section 3.1.5 says "*Parking lots serving City owned buildings;*". Please define the lots that are serving buildings where it is not obvious which lots serve the building? As an example, which lots adjacent to Unit #17, Municipal Building would be included? Another example would be the ballpark. As a way to clarify, you could provide the area of parking to be included with the building in the "*Sq. Ft. Parking*" column in Exhibit A. **There seems to be some confusion regarding parking. Most of the parking is directly adjacent to the building. If it is, we have noted that in the attached revised Attachment A and that scope is to be included as part of your company's proposal. If it is not adjacent to the building, we have indicated thus on attachment A1 (which is also attached) and that is to be included as part of your company's proposal also.**
5. RFP section 3.1.7 says "*For this inventory section....*" Please confirm that an "*inventory*" is only required for HVAC items. **All items listed in 3.1.7 should all be inventoried and assessed.**

6. Addendum No. 2, item 33. Please clarify your definition of *life-cycle cost modeling*. Then, please indicate what you would want us to include for capital assessments on the majority of the facilities that are not to include life-cycle cost modeling per the Exhibit A included with Addendum No. 2. **We have decided to not include life-cycle cost modeling for any of the locations. Items that are to be assessed have been included in the RFP and the addendums.**

7. **Please note item 28 on Attachment A had listed the square footage of the train station building under Parking. That has been moved to square foot general as it is not parking, but an actual building. The parking lots, as noted in answer 4 above are shown in attached maps.**

Please note, the deadline for questions was 8/29/16 at 2 p.m. All questions submitted after that time will not be acknowledged or answered. A reminder that the bid opening is 9/7/16 at 10:15 a.m.

PROSPECTIVE PROPOSERS SHALL ACKNOWLEDGE RECEIPT OF THE APPROPRIATE ADDENDUM NUMBER BY STATING THIS **ON THE OUTSIDE OF THE SEALED ENVELOPE CONTAINING THE PROPOSAL SUBMISSION FOR THE ABOVE MENTIONED CONTRACT. FURTHER, BID PROPOSALS MAY NOT BE OPENED WITHOUT ACKNOWLEDGEMENT OF RECEIPT OF ALL ADDENDUMS FOR THE GIVEN CONTRACT.**

August 30, 2016

Total pages for addendum: 6

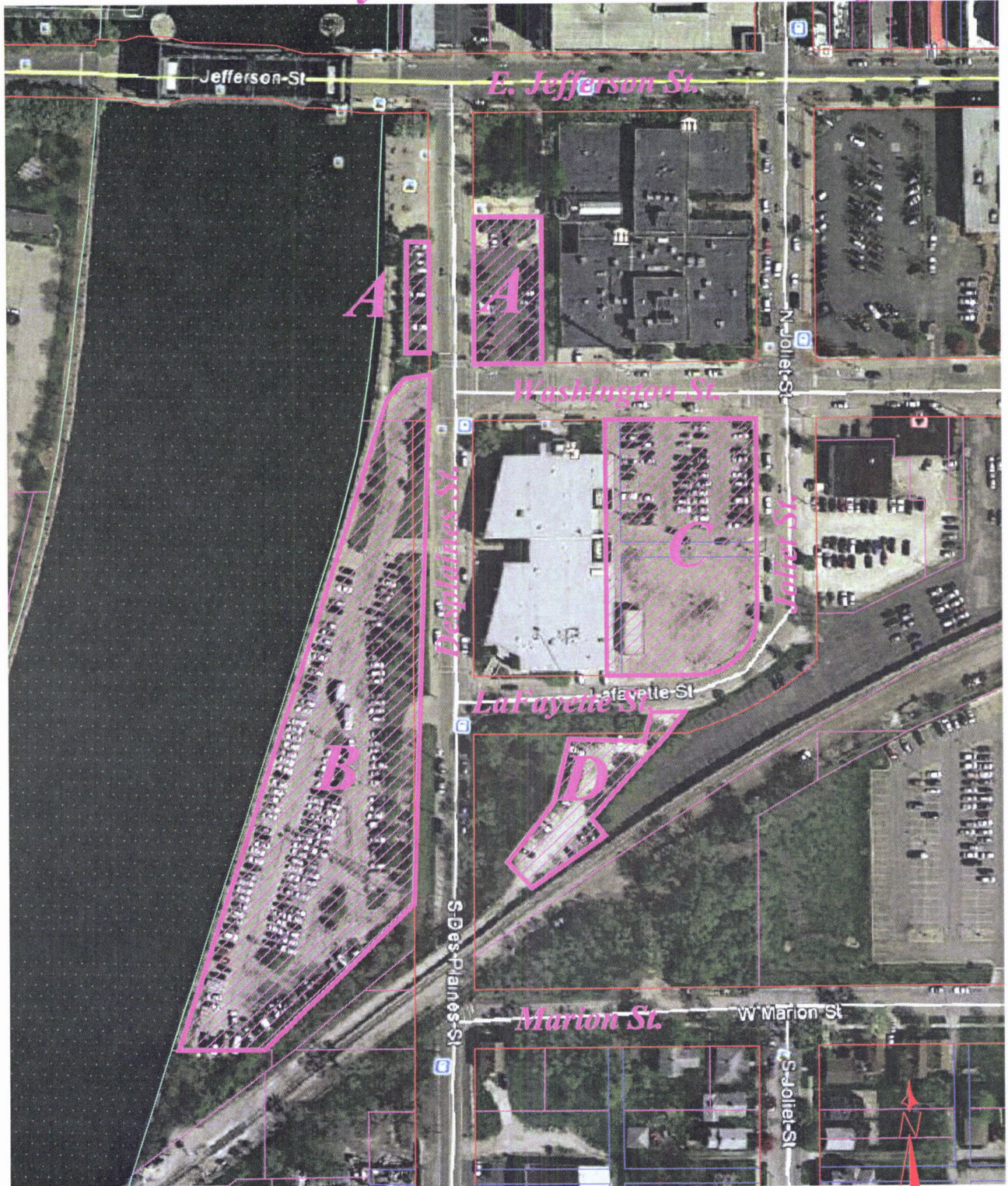
**EXHIBIT A (revised 8/30/16)
CITY OF JOLIET - 2016 PROPERTY SCHEDULE**

Unit #	Location Address	Occupancy Of Structure	Do we have Plans? Yes (Y) or No (N)	Digital (D) Plans or Hard (H) Copy	Sprinkler Y/N	Stories ()	Sq. Ft. General	Sq. Ft. Parking	Sq. Ft. Utility	Group	Contact Name	Contact Number	Life Cycle Cost Modeling
1	201 W. Jefferson, Joliet, IL	Bicentennial Park	Y	H	Y	1	15,088	adjacent to building		BP	GROUP 1	Craig Smith	815-724-3760 or 815-724-3763
2	123 E. Jefferson St., Joliet, IL	Baseball Stadium	Y	D	N	2	110,000	adjacent to building		BS	GROUP 2	Ken Mihelich	815-724-3913
3	101 E. Clinton, Joliet, IL	Fire Station #1	Y	D	N	2	20,000	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
4	125 Houbolt, Joliet, IL	Fire Station #7	N		N	1	5,632	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
5	1599 John D. Paige, Joliet, IL	Fire Station # 10	Y	D	Y	1	15,211	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
6	2049 Oneida, Joliet, IL	Fire Station #6	Y	D	N	1	7,394	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
7	2293 Essington, Joliet, IL	Fire Station #8	N		N	1	9,490	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
8	2300 Michas, Joliet, IL	Fire Station #9	Y	H	N	1	7,394	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
9	450 Laraway Rd, Joliet, IL	Fire Station 3	Y	D	N	1	7,394	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
10	661 Mason, Joliet, IL	Fire Station #5	N		N	1	5,632	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
11	868 Draper Ave., Joliet, IL	Fire Station #4	N		N	1	5,632	adjacent to building		FD	GROUP 3	Ray Randich	815-724-3520
12	402 N. Chicago #1., Joliet, IL	Mechanical Garage	N		N	1	9,190	adjacent to building		FS	GROUP 4	Dave Druzik	815-724-4300
13	402 N. Chicago #2., Joliet, IL	Mechanical Garage	N		N	1	9,197	adjacent to building		FS	GROUP 4	Dave Druzik	815-724-4300
14	19 W. Cass St., Joliet, IL	Historical Museum	Y	BOTH	Y	2	30,500	adjacent to building		HM	GROUP 5	Greg Peerbolte	815-723-5201 ext. 236
15	10 S. Chicago St, Joliet, IL	Office	Y	D	N	2	9,905	adjacent to building		OE	GROUP 6	Brent Fraser	815-724-4010
16	141 E. Jefferson St., Joliet, IL	Stonich Bdg.	N		N	3	16,104	no parking		OE	GROUP 6	Brent Fraser	815-724-4010
17	150 W. Jefferson, Joliet, IL	Municipal Building	Y	BOTH	N	2	71,413	see map A1		OE	GROUP 6	Brent Fraser	815-724-4010
18	150 W. Washington, Joliet, IL	Police Dept.	Y	BOTH	Y	2	62,000	see map A1		OE	GROUP 6	Brent Fraser	815-724-4010
19	30 N. Bluff St., Joliet, IL	Visitor Center	N		N	1	2,730	adjacent to building		OE	GROUP 6	Brent Fraser	815-724-4010
20	319 Grover, Joliet, IL	Nelghorhood Services	N		N	1	5,632	adjacent to building		OE	GROUP 6	Brent Fraser	815-724-4010
21	334 W. Jefferson, Joliet, IL	Old JCA Gymnasium	N		N	2	25,200	no parking		OE	GROUP 6	Brent Fraser	815-724-4010
22	3340 Hennepin Dr., Joliet, IL	Police Radio Bldg.	N		N	1	120	no parking		OE	GROUP 6	Brent Fraser	815-724-4010
23	7195 Caton Farm, Joliet, IL	Municipal Bldg. Satellite	Y	H	N	1	7,516	adjacent to building		OE	GROUP 6	Brent Fraser	815-724-4010
24	7700 Caton Farm Rd., Joliet, IL	Police Radio Bldg.	N		N	1	120	no parking		OE	GROUP 6	Brent Fraser	815-724-4010
25	920 Broadway, Joliet, IL	Rich & Creamy	N		N	1	520	adjacent to building		OE	GROUP 6	Brent Fraser	815-724-4010
26	11 E. Clinton, Joliet, IL	Parking Deck B	Y	D	N	3		147,716		PD	GROUP 7	Tom Schwerha	815-724-4214
27	110 N. Ottawa, Joliet, IL	Parking Deck A	Y	D	N	3		168,807		PD	GROUP 7	Tom Schwerha	815-724-4214
28	50 E. Jefferson St., Joliet, IL	Train Station Bldg	Y	D	Y	2	17,654	see map A1		PD	GROUP 7	Tom Schwerha	815-724-4214
29	107 Twin Oaks Dr., Joliet, IL	Essington Well 10D & WTP	Y	D	N	1		adjacent to building	4,350	PU	GROUP 8	Nick Gornick	815-724-3676
30	1301 Fairmont Ave., Joliet, IL	Fairmont & Garvin WTP	Y	D	N	1		adjacent to building	12,950	PU	GROUP 8	Nick Gornick	815-724-3676
31	1900 Drauden Rd., Joliet, IL	WTP 15D	Y	D	N	1		adjacent to building	2,250	PU	GROUP 8	Nick Gornick	815-724-3676
32	2051 Oneida, Joliet, IL	WTP30D	Y	D	N	1		adjacent to building	2,250	PU	GROUP 8	Nick Gornick	815-724-3676
33	2501 Millsdale Road, Joliet, IL	WTP #29 & Well #29	Y	D	N	1		adjacent to building	2,692	PU	GROUP 8	Nick Gornick	815-724-3676
34	2605 Ingalls/2625 Ingalls	Well 11D & WTP	Y	D	N	1		adjacent to building	4,350	PU	GROUP 8	Nick Gornick	815-724-3676
35	3340 Hennepin Dr., Joliet, IL	WTP 12D	Y	D	N	1		adjacent to building	2,250	PU	GROUP 8	Nick Gornick	815-724-3676
36	4000 Channahon Rd., Joliet, IL	WTP #18D	Y	D	N	1		no parking needs to be assessed	2,250	PU	GROUP 8	Nick Gornick	815-724-3676
37	4430 Mallard, Joliet, IL	WTP #16D	Y	D	N	1		adjacent to building	2,250	PU	GROUP 8	Nick Gornick	815-724-3676
38	800 Arbeiter Road, Joliet, IL	Arbeiter Road Pumping Station	Y	D	N	1		adjacent to building	2,400	PU	GROUP 8	Nick Gornick	815-724-3676
39	813 Campbell, Joliet, IL	Campbell St. Booster Station	Y	D	N	1		adjacent to building	1,000	PU	GROUP 8	Nick Gornick	815-724-3676
40	815 Campbell, Joliet, IL	Station #2 (Old Fire Station #6)	N		N	1		adjacent to building	5,632	PU	GROUP 8	Nick Gornick	815-724-3676
41	8301 Jones Road, Joliet, IL	Black Road WTP	Y	D	N	1		adjacent to building	17,200	PU	GROUP 8	Nick Gornick	815-724-3676
42	921 E. Washington, Joliet, IL	Public Utilities Admin. Building	Y	D	N	2	10,800	adjacent to building		PU	GROUP 8	Nick Gornick	815-724-3676
43	921 E. Washington, Joliet, IL	Public Utilities Services Building	Y	D	N	1	8,150	adjacent to building		PU	GROUP 8	Nick Gornick	815-724-3676
44	921 E. Washington, Joliet, IL	WTP 5D	Y	D	N	1		adjacent to building	2,250	PU	GROUP 8	Nick Gornick	815-724-3676

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45	8301 Jones Road, Joliet, IL	ASCBWWTP	Y	D	N	1		no parking needs to be assessed	16,000	PU-4 bldngs	GROUP 8	Nick Gornick	815-724-3676	
46	1021 McKinley, Joliet, IL	East WWTP Complex	Y	D	N	1		no parking needs to be assessed	22,500	PU-6 Bldngs	GROUP 8	Nick Gornick	815-724-3676	
47	4000 Channahon Rd., Joliet, IL	West WWTP Complex	Y	D	N	1		no parking needs to be assessed	22,500	PU-6 Bldngs	GROUP 8	Nick Gornick	815-724-3676	
48	1203 Cedarwood, Joliet, IL	Street Dept. Maint. Facility West Side	Y	D	N	1	26,710	adjacent to building		PW	GROUP 9	Mike Eulitz	815-724-3650	
49	2001 Arbeiter Road, Joliet, IL	Roadways Maint. Facility	Y	D	Y	1+	14,727	adjacent to building		PW	GROUP 9	Mike Eulitz	815-724-3650	
50	818 E. Cass - Rear, Joliet, IL	Central Services	Y	D	N	2	21,875	adjacent to building		PW	GROUP 9	Mike Eulitz	815-724-3650	
51	818 E. Cass, Joliet, IL	Central Services	Y	D	N	1	15,500	adjacent to building		PW	GROUP 9	Mike Eulitz	815-724-3650	
52	Joliet Public Library, 150 N. Ottawa	Main Library Branch	N				75,320	lot at southwest of Clinton St. & Chicago St.		LIBRARY	GROUP 10	Ken Mihelich	815-724-3913	
							649,750	316,523	125,074					
							59.5%	29.0%	11.5%					
							APPROXIMATE TOTAL SQ FOOTAGE		1,091,347					

Exhibit A1 - City Hall & Police Parking Lots

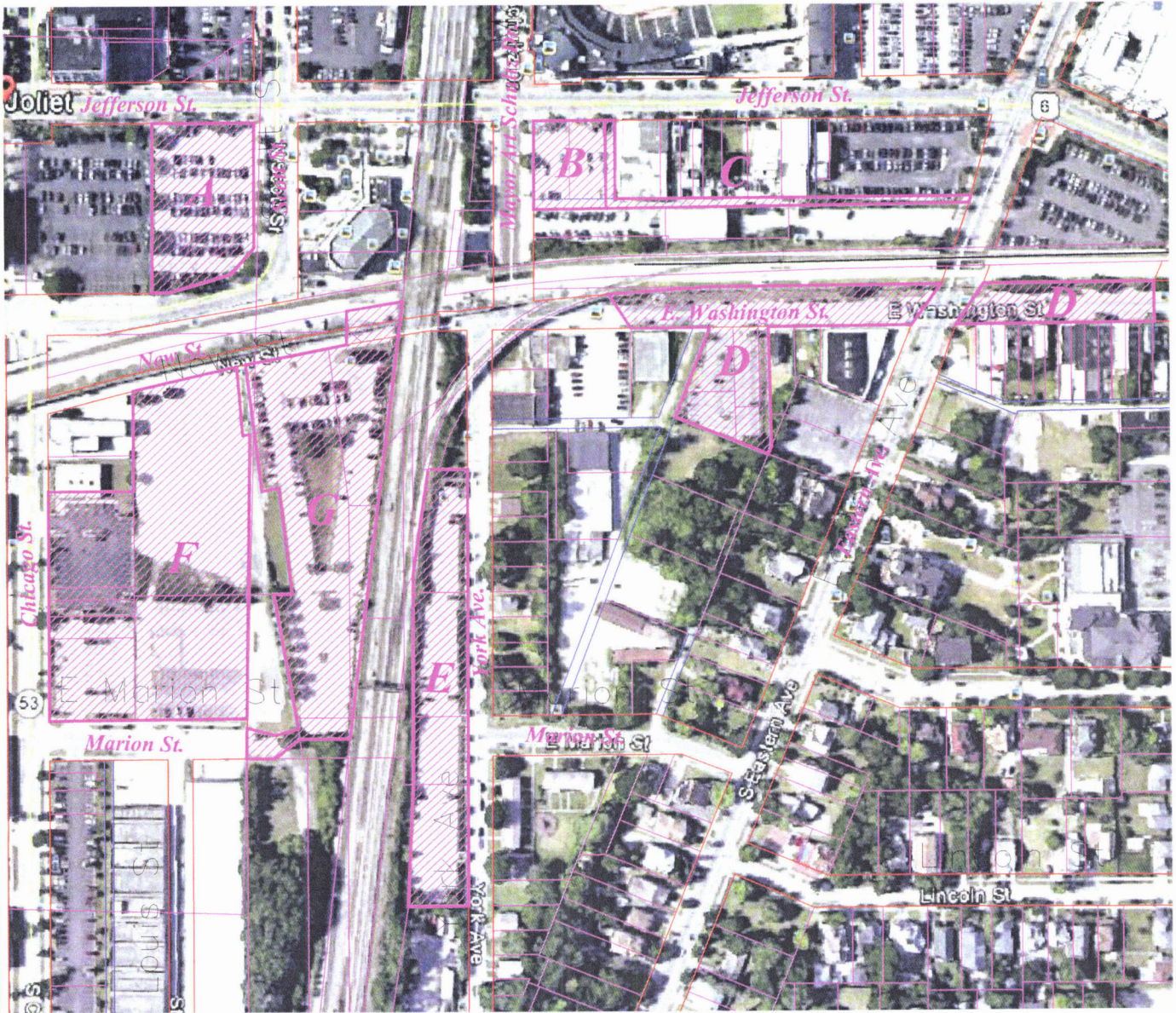


CITY OF JOLIET
DEPARTMENT OF PUBLIC WORKS
150 W. JEFFERSON STREET, JOLIET, ILLINOIS 60431
(815) 724-4200

Legend:

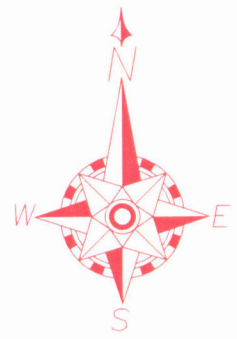
 **Parking Lots**

Exhibit A1 - Union Station Parking Lots



LEGEND

- (A) UNION STATION LOT - (89 SPACES)
- (B) MAYOR ART SCHULTZ LOT TEMPORARILY CLOSED (57 SPACES)
- (C) ROCK ISLAND LOT - (79 SPACES)
- (D) WASHINGTON STREET & LOT - (91 SPACES)
- (E) YORK AVENUE LOT - (124 SPACES)
- (F) CHICAGO / MARION STREET LOT - (398 SPACES)
- (G) NEW STREET LOT - (180 SPACES)



Legend:

 Parking Lots



CITY OF JOLIET
 DEPARTMENT OF PUBLIC WORKS
 150 W. JEFFERSON STREET, JOLIET, ILLINOIS 60431
 (815) 724-4200