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JERSEY CITY REDEVELOPMENT AGENCY

REQUEST FOR PROPOSALS FOR

THE CENTRE POMPIDOU X JERSEY CITY MUSEUM

SECURITY CONSULTANT SERVICES

RFP ADDENDUM #1

Date of Addendum: December 8, 2022

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Proposals for Building Signage and Wayfinding Designer Services posted by the Jersey City Redevelopment Agency (the “JCRA”) on December 5, 2022 (the “RFP”) is hereby modified as set forth in this Addendum #1. The RFP remains in full force and effect, except as modified by this Addendum #1, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

I. Section 2.1

Section 2.1 is hereby amended to read:

2.1 Security Consultant General Scope of Services and Specifics by Phase. Collectively, all services set forth in this Section 2.1 are referred to as the “Services”. The Successful Respondent will provide the following services throughout planning, design, and construction of Centre Pompidou x Jersey City:

A. Coordination

1. The Architects will lead the coordination of the design consultants and work with the design consultants to establish and document the size, location, and parameters of the Project elements.
2. DWG will be the file type for document exchange. All consultants will be responsible to convert or export their files to a .dwg format. The Architects will establish the process for software and document exchange. The Security Consultant will be expected to prepare or contribute to periodic progress sets for coordination and information exchange.
3. The Architects will be developing a REVIT model for coordination purposes and will be able to distribute the REVIT model at key milestones. If the Security Consultant is also working in REVIT, the Architects can arrange for coordination through that format, but it is not required.

B. Documentation

1. The Schematic Design, Design Development, and Construction Document packages will be issued by OMA.
2. The design team, including the Security Consultant, will design the project to budget. A cost estimator will join the team during Schematic Design. All consultants will participate in evaluating cost estimates throughout the design process and assist in preparing and reviewing alternatives for value engineering. The design team will revise documents to incorporate value engineering initiatives to meet the budget.

3. Documents for pricing and coordination will be issued at 100% Schematic Design, 100% Design Development, 50% Construction Documents, and 100% Construction Documents. If a delivery method of Construction Manager with a GMP is pursued, a reconciled/issued-for-construction drawing set will be issued approximately one month after the 100% Construction Documents.
4. Milestone design meetings will take place in Jersey City. The Security Consultant will be expected to attend additional coordination meetings throughout each project phase, either in-person or via video conference. The Security Consultant will also be expected to visit the site as needed during the design phases to review conditions.
5. At every phase, the Architects will issue a design report to the JCRA that the Security Consultant will assist in preparing.
6. The Security Consultant will assist the Architects in preparing criteria and sketches for mockups and evaluating and reporting on the mock-ups when required.

C. During the Assessment Phase

1. Participate in preliminary programming and design review meeting(s) with members of the project team to discuss future security needs and operations.
2. Develop a risk assessment for the project considering the site, art display and handling, daily activities, public programming, and special events.
3. Provide a Preliminary Risk and Security Assessment Report including:
 - a. Identification of security risks including the site perimeter, buildings, visitors, theft, etc.
 - b. A statement of security design intent addressing the security risks including recommended security systems and operations.
 - c. Development of a budget for the new security system.
 - d. Development of a budget for future security operating costs.
 - e. Coordination of the technical and building infrastructural needs of the security systems with the design team.
4. Review the Preliminary Report with the project team and revise as necessary.

D. Design Development

1. Participate in design review meeting(s) with members of the project team to further develop the design of the security system and operations plan.
2. Provide a design narrative, plans, and outline specifications (in an agreed upon format) which comprehensively describe the design for all aspects of the work.

3. Make recommendations, to be approved by the Client team, related to the following:
 - a. Spaces for the display and handling of art
 - b. Personal security for museum staff
 - c. Protection and alarms against unauthorized access, vandalism, and theft
 - d. Design of the central and secondary command stations and auxiliary security control positions
 - e. Mechanical spaces and their contents
 - f. Outline of future security staffing
2. Design a security protocol to work in concert with day-to-day operational needs including:
 - a. Demarcation and control of different user groups' access
 - b. Security command and control – primary, secondary and auxiliary security stations
 - c. Control points and operational protocols for incoming mail, deliveries and supplies
 - d. Systems and protocols to support respectful observation of visitors
3. Drawing files shall contain security devices in plan and elevation.
4. Assist with the procurement of security fixture samples and make recommendations with respect to mockups and prototypes.
5. Provide preliminary security fixture schedule and preliminary specification sheets, including fixture cuts for all standard fixtures and developmental sketches for custom designed fixtures.
6. Provide control system descriptions and annotated security plans as a drawing deliverable indicating control zones for all special security control systems. Provide specifications for the security control system.
7. Design all technical systems for comprehensive electronic monitoring of the site including camera and video recording systems, access control systems (doors and elevators), theft alarm systems, radio communication systems, security monitoring stations, and monitoring of the site perimeter.
8. Design all security related infrastructure including wiring diagrams, conduits and control panels, from the security closets outward to security devices.
9. Coordinate with the Architect and the JCRA for the effective layout and placement of security stations, rooms, closets, and perimeter security such as scanning equipment.
10. Identify both line voltage and low-voltage security systems for the electrical engineer including transformer requirements. The transformers will be addressed within the

power infrastructure designed by the electrical engineer. Indicate required conduit runs to be included on the electrical drawings.

11. Evaluate estimates from the Construction Manager and estimator. Work with the Design team to ensure the project design will meet the budget.

E. Construction Documents

1. Provide a revised system design based on comments from previous phases that will meet security system budget and provide complete and biddable plans and specifications.
2. Prepare the final Construction Documents including drawings and specifications for the security items of the work. Drawing files shall contain security devices in plan and elevation and include electrical information as coordinated with the electrical engineer. Specifications will include, at minimum, the following:
 - a. Hardware (card-readers, door contacts, motion detectors, CCTV cameras and housings, etc.) specifications including performance requirements, detailed mounting requirements, finishes, etc.
 - b. All low-voltage conduit and wiring requirements for the security systems
 - c. Software and programming requirements
 - d. Project documentation requirements including as-built documents and operation and maintenance manuals
 - e. Detailed interface requirements with the fire alarm system and other project systems required
 - f. JCRA training requirements and manuals
3. Provide final security fixture schedule and cut sheets including fixture details suitable for inclusion in the contract set.
4. Provide specifications for all security fixtures and security controls system to support the security design.
5. Review all contract documents relating to security design. Work with the Architect to ensure the security system documents are coordinated with those of the design team.

F. Procurement

1. The consultant will assist the JCRS in procurement matters, as needed, and in accordance with applicable law.

G. Construction Administration

1. Attend pre-construction and construction meetings with the JCRA, the Construction Manager, and subcontractors to answer any questions about design intent or interpretation of the security construction documents.
2. Issue additional sketches and specifications as required in coordination with established communication protocols and timeframes for reviewing and responding to Requests for Information and submittals and responding to field questions.
3. Visit the site as needed throughout the construction phase to observe and report on the progress of construction, to document punch list items and confirm substantial completion, and to report back to the JCRA and the project team.
4. Provide observation during construction as appropriate for specific construction activities necessary for establishing compliance with the construction documents as related to the security scope.
5. Review the Construction Manager's periodic project schedule updates, with respect to the security scope.
6. Assist Paratus Group and the Architects with the review and approval of contractor payment requests, change order requests, and claims related to the security design and specifications.
7. Update security documents as a result of RFIs, changes orders, field conditions, etc., as required.
8. Assist Paratus Group and the Architects in reviewing all security-related electronic and paper documents (contractor as-builts, warranties, guarantees, conformed drawings and specifications, etc.), and any material samples to be turned over to the JCRA after completion.
9. Provide field assistance with directionality and focusing of light fixtures as required to implement the security design of the building exterior, interior spaces and landscaping.
10. Supervise on site, upon completion of construction, the final targeting, focusing and programming of the security, dimming and time clocks, and adjustment of all adjustable fixtures included in security design.
11. Provide a punch list review of security systems to determine contractor's work to be corrected or completed prior to Substantial Completion including initial review and a maximum of two (2) follow-up reviews for completion of work.
12. Work with Institute security staff to ensure appropriate training, understanding of security protocols and proper use of the systems.

H. Further Coordination

1. Select and specify all security devices and fixtures, with alternatives for review by the Architect and the JCRA with respect to appearance. The security designer will work with the Architect to integrate exposed-to-view devices into the architecture in a manner that supports the Architect's design intent.
2. Assist with identifying clearance requirements for concealed or hidden components of security systems and provide product information describing dimensions of concealed or hidden components of security fixtures or security systems.
3. Identify security criteria related to other design disciplines. The Consultant shall coordinate with the work of other consultants, including but not limited to:
 - a. Structural: Assist with the coordination and fit of security system elements with structural engineers.
 - b. Electrical Coordination: Provide detailed power configuration requirements for the security system to the electrical engineer. The electrical engineer will provide power to devices as requested within the security documents. The security consultant will design all security infrastructure (conduit, boxes, low-voltage wiring, security and hardware power supplies, etc.) to all security devices and equipment and show this information in its entirety on security drawings and specifications. All low voltage conduit and cable sizing to support the security systems shall be provided on the security drawings and coordinated with the other services through the Revit BIM model. The security consultant shall participate with the electrical engineer in the coordination of any interaction between the independent fire alarm system and the security alarm networks.
 - c. A/V Coordination: Coordinate any security functions that may integrate or network with audio/visual systems.
 - d. Hardware Coordination: Identify all security requirements and map the security protocol for the doors. The hardware consultant, in coordination with the Architect, will select door operation hardware suitable to the security design, with joint efforts to resolve any conflicts resulting from multi-function requirements for doors. The hardware consultant's role is limited to the door hardware specification. The security consultant will design and specify the related access control system, devices whose sole purpose is door monitoring or electronic access control, and related software criteria. The design and specification of low-voltage wiring networks and diagrams for electronic access control shall be designed and documented by the security consultant.
 - e. Lighting Coordination: Coordinate with the lighting designer to set criteria and program for security lighting, including lighting levels and lighting control during off-hours conditions. Based on JCRA preference and design intent, the site will

primarily be kept dark to fit the surrounding rural context. This may require an IR/thermal detection system, as opposed to line-of-sight devices.

- f. Site Coordination: Coordinate with the Architect, Civil Engineer, and Landscape Architect on aspects of the site design related to security including physical barriers, plantings, site lighting, etc.
4. Coordinate with the commissioning agent to provide requested information and insights into the security system’s design, implementation, programming, sequencing, etc., which are adequate to allow commissioning agent to perform its scope of work.

II. Section 3.1.1

Section 3.1.1 is hereby amended to read:

3.1.1 Time and Place of Proposal Submission

Proposals shall be submitted to JCRA no later than the Submission Date. Respondents shall submit their proposals to the Project Representative at the below address:

Robert Napiorski
4 Jackson Square
Jersey City, New Jersey 07305

Submissions shall be made by hand delivery, mail/return receipt requested or overnight mail. **Proposals submitted via hand delivery shall be delivered Monday – Friday between the hours of 10:00 a.m. and 4:00 p.m.** and shall be accepted until 12:00 p.m. on January 5, 2023. Respondents may submit a thumbdrive, flashdrive or external storage drive containing each Proposal which shall be enclosed in an opaque, sealed envelope or otherwise boxed, marked with the name and address of the Respondent. The outside of the envelope shall be clearly marked **“PROPOSAL: PATHSIDE/84 SIP BUILDING SIGNAGE AND WAYFINDING DESIGNER SERVICES”** Proposals received after the herein stated deadline will be marked “received late” and may be returned unopened to the Respondent.