

ADDENDUM #1

To the Request for Proposals for SECURITY TECHNICAL CONSULTATION SERVICE FOR THE RHODE ISLAND CONVENTION CENTER AUTHORITY

9-17-26

CLARIFICATIONS:

1. The sign-in sheet for the pre-proposal conference is attached to this addendum.

QUESTIONS -GROUP A

1. The Background section defines the security systems as to include “include access control, badging/credentialing, alarm systems, closed-circuit television, mass notifications, and the security staff.” Can you please confirm that all of the design deliverables include all of these systems? Or is this scope only for video surveillance and access control? Are we expected to also assess and design for staffing levels, mass notifications, etc?

Answer: This scope is for video surveillance and access control (which includes door monitoring).

2. What is the product name of the current systems in place and each of these facilities, including the garages, that are to be evaluated during this project?

Answer: There are multiple systems. What is in place now is irrelevant.

3. How many cameras are currently installed in each of the facilities, including the garages?

Answer: Approximately 300 are in place across the complex. The scope is to determine how any and where cameras should be installed for optimal coverage.

4. How many card readers are currently installed in each of the facilities, including the garages?

Answer: See other answers.

5. Can you please share any existing drawings / floor plans which show the current system components (video and access control) such as As-Builts?

Answer: No as-builts of the existing systems exist. Drawings of the Architectural, structural, and MEP drawings exist as PDF's and will be provided to the successful firm.

6. What is the authority's ideal deadline by which all of these services should be completed by? If there are certain elements on varying project schedules, please clarify the order and timeline desired by the Authority.

Answer: The design phase duration is to be stated by the proposer. The construction / commissioning phase is to be assumed at 12 months. There is no "deadline" at this time. It would be advantageous to have the system on line sooner than later. See other answers.

7. Are all four locations to be addressed simultaneously or is there a preferred order to follow?

Answer: The Authority sees this as a single unified system completed at one time, though the work will have to be installed in phases around operational constraints.

8. Under Section 2. Scope of Services, Phase 1 - Assessment and Detail, to what level of detail does the Authority require the requirements identified under Basis of Design for the Security Operations Center? Are high-level recommendations sought or do all recommendations need to be fully engineered to construction-ready specifics?

Answer: The design from this proposer should include a proposed general layout of the area that will be given to an architect / engineer hired by the Authority. All required equipment and technology required for the space must be included in the package delivered by this consultant. That Architect will create construction documents that the Authority will use to build out a space and the integrator shall furnish and install the specified equipment and systems.

9. Please confirm that the Design Team referenced in Phase 2 as being engaged by the Authority is fully at the Authority's cost and should not be accounted for in our bid response.

Answer: Confirmed.

10. For Phase 1, do design files need to be provided in an AutoCAD or Revit format? Or are simpler formats also acceptable? If CAD or Revit are required, are these current and accurate files for every floor and area of each facility being assessed?

Answer: The Authority does not have full CAD drawings of the facilities. It has some CAD files for the Convention Center from a recent fire alarm project, and for small parts of the AMP. What the Authority has will be provided to the awarded consultant. Existing building PDF's will be provided. It is desired to have CAD drawings of the systems from the proposer.

11. In addition to the weekly/biweekly reports, are there any regularly recurring project management meetings that will be required throughout the engagement?

Answer: The meetings called for in the RFP should be sufficient.

QUESTIONS GROUP B

1. Please provide an approximate quantity of existing video surveillance cameras at each facility and parking garage. The RFP requires the Consultant to evaluate every device connected to the existing camera network; please confirm the approximate total device count.

Answer: There are about 300 cameras across the facility. An inventory with limited information will be provided to the awarded consultant. The future number of cameras is to be determined by this consultant.

2. Please provide an approximate quantity of existing electronically controlled doors and an approximate quantity of keyed/manual access points anticipated to be evaluated for conversion to electronic access control.

Answer: The proposer shall recommend the number of controlled access points and those locations. See other answers for counts.

3. Please identify the existing manufacturers/platforms currently utilized for video management, access control, intrusion detection, credentialing/badging, and mass notification.

Answer: Assume these systems are replaced 100 % except for perhaps some of the newer cameras. This proposer shall recommend as part of the design any reuse of existing equipment and cable. Mass notification is not part of the scope.

4. The Background section identifies mass notification as one of the Authority's existing security systems; however, mass notification is not specifically identified within the Phase 1 Security Systems Plan deliverables. Please confirm whether assessment and/or design of the existing mass notification system is included in the Consultant's scope. Additionally, please confirm whether assessment, design, or integration of the Authority's two-way radio communications system is included in the scope.

Answer: Mass notification and radio systems are not part of the scope.

5. Are current electronic security system drawings, device inventories, network diagrams, floor plans, and record/as-built drawings available and will they be provided to the selected Consultant in electronic format?

Answer: No existing systems drawings exist. See other answers.

6. What level of design documentation is expected for the Security Systems Plan? Should the Consultant provide construction-level drawings suitable for bidding and installation,

or design/bridging documents establishing device locations, coverage, performance requirements, and system criteria?

Answer: This is covered in the RFP and other answers.

7. What drawing deliverables are anticipated for the video surveillance and access control systems (floor plans, device layouts, details, riser diagrams, system diagrams, schedules, etc.)?

Answer: The deliverables should be complete enough for an integrator to bid, buy, furnish and install, start up, and commission the specified system.

8. Are AutoCAD/Revit architectural backgrounds available for all facilities and parking structures?

Answer: See other answers.

9. Does the Authority anticipate a specific number of stakeholder interviews/workshops, or should the Consultant propose an appropriate number?

Answer: No specific number is called for by the Authority. There is one group to meet with.

10. Is a formal threat/risk/security assessment included in the requested scope, or is the assessment intended to focus specifically on the existing electronic security systems and operations identified in the RFP?

Answer: A risk assessment report has been completed and will be provided to the selected firm.

11. For the six required cost estimates at 50% and 90%, what level of estimating detail is expected—order-of-magnitude/system-level estimates or detailed quantity takeoffs and unit-cost estimates?

Answer: Estimates should be based on quantities expected to be needed. The pricing detail should be higher at the 90% than the 50% estimates. Square foot pricing for the systems is not sufficient.

12. Has a location for the proposed centralized Security Operations Center already been identified?

Answer: No. The recommended location is part of what the Authority is looking for from this consultant. The Authority will identify possible locations for the consultant to review.

13. Is the Consultant's SOC scope limited to the Basis of Design and security technology/operational requirements, with architectural, MEP, structural, acoustical, lighting, and other building design provided by the Authority's separate design team?

Answer: Yes.

14. Does the Authority anticipate the Security Consultant developing workstation/equipment layouts as part of the Basis of Design, or will the Consultant establish performance and operational criteria for development by the Authority's design team?

Answer: For the control center, suggested layouts are to be provided by the consultant. See other answers.

15. Does the Authority anticipate a single security integrator procurement package covering all facilities and systems, or multiple bid packages/phases?

Answer: The Consultant will recommend the number of packages that will be required. The Authority would prefer the fewer the better.

16. How many integrator proposals should the Consultant assume will require technical evaluation?

Answer: Qualifications and technical aspects of all proposals that are received are to be reviewed.

17. How many finalist interviews/clarification meetings should the Consultant include in the lump-sum fee?

Answer: Up to three integrator interviews per section should be completed.

18. Will the Consultant be responsible for responding to bidder RFIs/questions and preparing technical addenda during procurement?

Answer: Yes.

19. What is the anticipated duration of the security system implementation/construction phase?

Answer: Assume a 12 month construction / commissioning period. See other answers.

20. Is implementation anticipated to occur as one project or through multiple phases/packages across the RICCA, AMP, and parking garages?

Answer: See other answers.

21. What frequency of construction/progress meetings should the Consultant assume during implementation, and is attendance expected to be in person or virtual?

Answer: See other answers.

22. Other than the specifically identified mid-installation review and final commissioning visit, how many additional site visits should the Consultant include in the lump-sum fee

Answer: See other answer.

23. What quantity of submittal/shop drawing review cycles should the Consultant assume for each major system?

Answer: Include what is typical in the industry. Some submittals will require multiple reviews, and some only one.

24. What level of involvement is anticipated for change-order review and RFI responses during implementation?

Answer: Involvement will be as needed to move the project along. Most RFI are due to questions on the bid documents. Some are due to existing conditions issues or Owner requests. The effort should be per industry standards.

25. Is final commissioning expected to consist of 100% functional testing of security devices or representative/sample testing of installed devices?

Answer: 100% testing is required to ensure proper installation and functions.

26. Should the Consultant assume one final commissioning/punch-list visit and one follow-up verification visit, or another number of visits?

Answer: Punch list is an inspection process which is different from Commissioning, which is a validation process. The proposer needs to include what is needed for the two distinct efforts to be done properly.

27. Beyond the requirement to assume a project kickoff approximately three months after proposal submission, does the Authority have target dates for completion of Phase 1, procurement, integrator award, implementation, and final commissioning?

Answer: See other answers.

28. Please confirm that all anticipated consultant travel associated with the required scope, including Phase 1 assessment activities and Phase 3 implementation/commissioning visits, is to be included in the applicable lump-sum phase fees, while the \$5,000 allowance is specifically for non-travel reimbursable expenses.

Answer: Confirmed.

QUESTIONS GROUP 3

Stakeholder Coordination

1. How many stakeholder groups and individual stakeholder meetings should the consultant include in the proposal?

Answer: There is One group.

2. Will stakeholder interviews be conducted jointly or as separate meetings?

Answer: As there is just one group to meet with, plan accordingly.

Existing Systems and Documentation

3. How many existing cameras, access-controlled openings, intrusion devices, servers, monitoring workstations, and other security devices are included in the assessment?

Answer: There are about 300 cameras in the facilities. At the AMP there are 3 card access doors and 3 card access elevator cabs. At the RICC there are 4 card access doors, and 4 push button code access elevator cabs. However, the purpose of this effort is to determine how many are recommended along with the locations. The consultant should determine locations and counts as part of the design.

4. Will the Authority provide existing drawings, device inventories, network diagrams, system programming information, policies, procedures, and other available documentation?

Answer: All that exists will be provided to the successful firm.

5. The RFP requires the consultant to evaluate every device connected to the existing camera network. Is a device-by-device inventory and condition assessment required?

Answer: The consultant will evaluate the system that exists against what the consultant recommends be created to determine what changes to the systems are required.

Security Systems Design

6. What level of design documentation is expected from the security consultant: a conceptual Security Systems Plan and Basis of Design, or complete construction drawings and technical specifications?

Answer: See other answers.

7. Will the Authority's design team incorporate the security consultant's requirements into coordinated architectural, electrical, mechanical, and technology construction documents?

Answer: The Authority's designer will provide a buildable design for a space that is coordinated with the consultant's recommended layout, equipment, and other MEP requirements of the design from the consultant. That all will be coordinated with the integrator during shop drawings, submittal, and implementation phases.

8. How many construction phases or separate security integrator procurements are anticipated?

Answer: We expect to buy the systems at one time from selected vendors and execute this over time as needed to ensure the existing systems stay on line as the new systems are installed and started.

9. Who is the architect that will provide the electronic door hardware?

Answer: The designer for the door hardware will be hired by the Authority. The Consultant should provide enough information for the Designer to specify multiple vendors for the doors and hardware.

Security Operations Center

10. Please clarify responsibility for designing the Security Operations Center. Will the Authority retain a separate architectural and engineering design team to prepare the construction documents, or is any portion of the design expected to be performed by the security consultant or selected integrator?

Answer: See other answers.

11. What is the anticipated division of responsibility among the security consultant, design team, and security integrator for the Security Operations Center, including architectural layout, furnishings, technology, electrical, HVAC, acoustics, ergonomics, and system integration?

Answer: See other answers.

12. For the control room, who will be providing the design? The consultant, architect, engineer?

Answer: See other answers.

Cost Estimates

13. The RFP requires six cost estimates at the 50% and 90% design stages. Please confirm that separate estimates are required for the camera system, access-control system, and Security Operations Center at each milestone.

Answer: The consultant shall provide estimates of the three areas at two milestones for a total of 6 total estimates.

14. Is there an established or anticipated construction budget for the security-system and Security Operations Center improvements?

Answer: The budget is not to be shared at this time.

Phase 3 and Construction Schedule

15. For purposes of establishing comparable proposals, should all proposers assume a 12-month duration for Phase 3 implementation oversight and commissioning services?

Answer: Assume a 12 month duration for the submittals, approvals, fabrication, delivery, and installation of all the systems covered in this request for proposals.

16. If construction extends beyond the assumed 12-month Phase 3 duration for reasons outside the consultant's control, will the Authority authorize a change order for the additional consulting services required during the extended construction period?

Answer: Changes will be per the signed contract between the consultant and the Authority.

17. How many on-site visits should be included during Phase 3 beyond the required mid-installation review and final commissioning visit?

Answer: See other answers.

Commissioning

18. Should commissioning include functional testing of every device and programmed operation, or may the consultant use representative sampling?

Answer: The Authority would expect every device to be tested as part of start up. Commissioning can include representative testing. See other answers.

19. Is the consultant responsible for developing the commissioning plans, procedures, and functional test scripts?

Answer: The commissioning plans shall be written by this consultant.

20. If additional commissioning visits or retesting are required because the integrator's work is incomplete or deficient, will those services be compensated through a change order?

Answer: Changes will be per the signed contract between the consultant and the Authority.

21. Phase 3 Schedule: Request that RICCA provide an anticipated timeframe for Phase 3, including the expected schedule for design, implementation, or construction.

Answer: See other answer regarding the construction and commissioning. The time frame for the design is set by the consultant.

22. Door Hardware Responsibility: Clarify responsibility for specifying and providing door hardware associated with future access control upgrades. The anticipated approach is for the security consultant to provide security-related performance criteria and basis-of-design recommendations, with detailed door hardware selection and specification performed by the architect and/or door hardware consultant.

Answer: See other answers.

23. Existing Security As-Built Documentation: Confirm whether existing as-built drawings, device schedules, floor plans, or other documentation identifying existing camera, access control, intercom, intrusion detection, or other security device locations can be provided to assist with documentation of existing conditions.

Answer: See other answers.

Sign in sheet from walk through on 9-9-26

Security Technical Consultation Service Walk-Through 9/9/26		
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